

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: October 17, 2024

221 N. Wisconsin, Suite D Gunnison CO, 81230

In person or on Zoom

Disclaimer: agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.

8:45 a.m.

- Call to order; determine quorum.
- Approval of Minutes from the October 3, 2024, Planning Commission meeting
- Approval of Minutes from the October 8, 2024, Planning Commission meeting
- Unscheduled Citizens: A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
- Miscellaneous/Staff Reminders/Announcements

9: 00 a.m.

Work Session: LUC-24-00035 | Graham 2 Lot Subdivision Minor Impact

The Applicant, Kevin Graham, proposes a two lot subdivision of the 2.19 acre lot commonly known as 225 Columbine Rd., Gunnison, CO. The resultant two lots would be: 1.12 acres (Tract A) and 1.09 acres (Tract B) acres in size. The parcel currently contains a 1,296 sq. ft. residence with a 720 sq. ft. detached garage and a 1,056 sq. ft. unfinished basement. The existing residence, OWTS, and existing well would remain on the resultant parcel (Tract A).

9:20 a.m.

Work Session: LUC-24-00036 | Knerr 2 Lot Subdivision Minor Impact

The Applicant, Gary Knerr, represented by Michael O'Loughlin Esq., proposes to subdivide the existing 7.5 acre parcel, commonly known as 967 Ute Ln., Gunnison, CO, into 2 parcels. The resulting parcels are: Parcel 1 (4.87 acres) and Parcel 2 (2.51 acres). Parcel 1 contains the Applicant's existing single-family residence, and Parcel 2 contains an existing dwelling unit (log home). The existing parcel is currently residential in use and the resulting 2 parcels would remain residential. Traffic impacts would be negligible as there is currently an easement in place to access resultant Parcel 2, and no significant increase in traffic is expected from this minor subdivision. No new structures or construction are planned for either resultant parcel.

Adjourn

Packet Materials are available online

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NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.