

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, September 19, 2024**

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The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom **Present:**

Chairperson-Roland Mason Vice-Chairperson- Fred Niederer Commissioner- Eric Phillips Commissioner- Julie Baca County Commissioner-Jonathan Houck County Commissioner-Laura Puckett-Daniels County Commissioner- Liz Smith	Assistant County Manager for Community and Economic Development-Cathie Pagano Planning Director – Hillary Seminick Planner I- Rachael Blondy Planning Technician – Jena Greene Others present as listed in text
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**Absent:** Alt. Commissioner Catherine McBreen; Commissioner Matt Schwartz, Alt. Commissioner- Bill Barvitski

**Recused:** None

**Zoom:** None

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With a quorum present Chairperson Mason opened the September 19, 2024, regular meeting of the Planning Commission at 9:04 am.

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**Approval of Minutes** – Mason noted that the minutes weren't posted with the packet and that they would need to be reviewed and approved the next meeting.

**Miscellaneous/Staff Reminders/Announcements**

Seminick reminded the Commission that they would be going on a site visit to Harmels and Discount Storage on 10.3. Staff would reach out with details.

Seminick also reminded the Commission that a Joint Public hearing would be held for the Whetstone project on October 8, 2024, which would be held in the BOCC meeting room.

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**Public Hearing: Joint Public Hearing LUC-24-00020 Minor Impact | Larkspur/Terraplen Subdivision**

Mason opened the public hearing at 9:08 am. The applicant was present, Sebastian Puente, along with attorney Jacob With.

Confirmation of Public Notice

Blondy confirmed adequate public notice.

Applicant Presentation

With gave a recap of the project. Improved community amenities agreement was in place with the HOA, and the HOA was in support of the project. He also addressed the comment that came in concerning parking, noting that there was an agreement in place with the HOA which

addressed parking, and that if the parking or open space wanted to be reconfigured, that they could address it with the HOA at a later time.

Planning Staff Comments – None.

Questions by Review Body

Mason asked what type of change would trigger for the project to come back. Staff replied that it would depend on what was proposed.

There was one public comment that some members had trouble opening, Blondy stated that the comment was in support of the project.

Public Comment – None

Applicant Response – None

Planning Staff Response

Mason entertained a motion to recommend approval of LUC-24-00020. So moved by Baca, Seconded by Niederer. The motion passed unanimously in support.

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BREAK

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### **Work Session: LUC-22-00028 Major Impact | Star View**

Mason opened the Work Session at 9:25 am, noting that this was the fourth Work Session for the project.

Staff Presentation - Pagano reviewed the staff memo, which noted the items that the commission had requested of the applicant after the previous work session which included delineation of the allowed square feet and size, identification of recreation amenities, address wild life concerned, clarify if ADUS were allowed and where, consult with GVRHA on Possible deed restrictions, clarify road maintenance with CB South metro, and to provide renderings and/or comparable photos of berms.

Applicant Presentation – Gary Huresky gave a presentation the applicant. The April 18, 2024 plat. reviewed the minimum and maximum square footage for the lots and garage requirements for each of the proposed lot. Lots 1-2 and 69-85 (excluding lot 80, designated CB South metro lot) minimum 1200 square fee minimum and a two -car garage; Lots 53-8: minimum 1000 sf and 1 car garage; High density townhome are: minimum 800 sf with a one car garage. Also had a proposed reduced setback for lots 58-66

GVRHA - Spoke with GVRHA, and modified restrictions for deed restricted units to 80%, would allow for long term rental with a time restriction, and a 4% resale cap. Planned to have 22 deed restricted units.

RTA - Spoke with RTA, who noted they would prefer flag stops on cement creek road as opposed to having people on HWY 135. Noted that there was a conversation about the possibility of a roundabout in this area in the future, and that and RTA stop would also probably be school bus stops.

CPW - Comments Vegetive screening, concerns for bears that used the south end, down lighting, education bearproof containers. Appreciative of development on the highway,

Proposed berms – shared renderings of different views from Highway 135 showing the proposed berms and development.

Planning Commission Discussion:

Commission noted that the applicant provided the requested information from the last work session.

Clarified that the flag stops would be the responsibility of the applicant.

HOA documents - Pagano noted that there was a general idea of what those documents would be, but that the public hearing would help inform the requirements of potential subdivision covenants.

Proposed reduced setbacks. The applicant noted that the idea was to reduce the setbacks and have a lot of open space. Noted that there was 69% open space including the wetlands.

Allowing of ADUs was discussed. Pagano encouraged the applicants to keep the possibility of ADUs for the project, the applicants noted that they were open to that.

The Berms were reviewed and discussed. Applicants proposed a path that would meander through the berms, or a possible pump/single track. Also discussed location of single story, duplexes, and patio homes and how they would be spread throughout the subdivision.

Next Steps:

The commission requested more clarity for what the pocket parks would look like and locations on the map; as well as more details concerning the amenities for the public hearing.

The planning commissioners agreed that the project could move to a Public Hearing. The applicant would work with staff to get the remaining items, and then a date for the Public Hearing would be set.

Meeting adjourned at 10:18 am