

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: December 19, 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 November 21, 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.**

**Joint Public Hearing: 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.**

**Joint Public Hearing: 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.

**10:15 a.m.**

**Joint Public Hearing: LUC-22-00028 | Major Impact | Star View**

The applicant proposes subdivision of a 96-acre parcel into 129 residential lots to include 84 single family lots, 40 multi-family units, 12 commercial units, 4 residential units above commercial, 1 lot for CB South Metro District which may include employee housing. The parcel includes a "high density" area that will include 44 units, 22 of which will have some type of deed restriction for local workforce. The remaining 22 units will not be restricted but are smaller in size and according to the applicant will be more affordable than the rest of the neighborhood. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment

## **Adjourn**

**Please click the link below to join the webinar:**

<https://gunnisoncounty-org.zoom.us/j/86337231015>

**Packet Materials are available online: [Planning Commission Meeting Packets](#)**

Or by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View Most Recent Meeting Packet"

**Phone one-tap:**

**+17193594580,,86337231015# US**

**+14086380968,,86337231015# US (San Jose)**

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.