

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: August 21, 2025

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 August 7, 2025, 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.** **Public Hearing: LUC-24-00013 | Coconut Holdings LLC Minor Impact**
The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way.
- 9:30 a.m.** **Work Session: LUC-25-00021 | Henke Subdivision Minor Impact**
Request to subdivide a 3.63-acre Lost Canyon parcel at 511 Roper Lane, Gunnison into two 1.81 acre lots.
- 10:30 a.m.** **Work Session: LUC-24-00008 | Treasure Mountain Ranch Minor Impact 2-4 Residential Units**
Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change at 3881 Forest Service Road 314 to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development, including four new residential structures (5,089 sq. ft.) and one maintenance barn (4,900 sq. ft.) within a 1.9-acre building envelope in the historic Crystal townsite.
- 11:30 a.m.** **Adjourn**

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"

Use this link to join the Webinar on Zoom: <https://gunnisoncounty-org.zoom.us/j/86337231015>

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.