

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: September 4th, 2025

200 E. Virginia 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 21st, 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.**
- Work Session: LUC-22-00028 | Starview Subdivision– Major Impact**
- 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.

- 10:30 a.m.**
- Work Session: LUC-25-00004 | Lower Verzuh Ranch Subdivision– Major Impact**
- The applicant proposes subdivision of 450 acres into 301 residential lots clustered into neighborhoods centered around a common amenity area. Lot sizes range from 1/8 acre to 3 acres. Secondary residences are allowed on most lots. The proposed development includes approximately 60% open space, including 45% undeveloped open space, with 5.7 miles of trails. Additionally, up to 10 acres of parks and playgrounds, 10 acres of ponds, and a 50-acre hay meadow are proposed, representing 15% of the total site acreage. The applicant proposes central wells and connection to the East River Regional Sanitation District for wastewater treatment.

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.