

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: November 20, 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 November 6, 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-24-00008 | Treasure Mountain Ranch | Minor Impact**

Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development with a 1.9-acre building envelope in the Crystal townsite. Treasure Mountain Ranch, who owns 700 acres over the 16 parcels, proposes to retire four structures, construct a 4,900 sq. ft. maintenance barn, and build four new cabins totaling approximately 5,000 sq. ft. to replace four decommissioned cabins in the townsite. The proposal includes wayfinding and interpretive signage for the historic Crystal Mill site and the intention of pursuing landmark designation for six structures.

**10:00 a.m.**

**Public Hearing: LUC-25-00034 | Crested Butte Fire Protection District | Location and Extent**

The Crested Butte Fire Protection District (CBFPD) have submitted a Location and Extent review for a 85-foot wireless telecommunications device with associated equipment shelter, back-up generator, and utility connections pursuant Colorado Revised Statute (CRS) § 30-28-110<sup>1</sup> and Land Use Resolution (LUR) Section 1-106:H *Location and Extent Review Projects* on October 16, 2025. Per CRS § 30-28-110, a Location and Extent application must be submitted prior to the construction of a public facility for review by the Gunnison County Planning Commission within 30 days. We therefore conclude that **the November 20<sup>th</sup> hearing is likely the sole opportunity to receive public input and review the proposal.**

**11:15 a.m.**

**Work Session: LUC-25-00031 | Ohio City Store | Minor Impact**

The Applicant was approved for a 4-unit remodel to The Mother Lode store and bar in Ohio City in February 2025 under LUC-24-00057. As part of the building permit process under BP-25-00143, the Applicant amended their plans to add a 5th, owner occupied unit.

**11:45 a.m.**

**Work Session: LUC-24-00014 | Zeck Residence | Minor Impact**

The applicant proposes to build a 1,497 sq. ft. secondary residence with a 920 sq. ft. garage at 720 Hidden Mine Rd., Crested Butte, CO. Currently, the existing primary residence is 4,007 sq. ft. with a 1,132 sq. ft. garage. The aggregate square footage of the existing and proposed buildings is 7,556 sq. ft., which is 556 sq. ft. over the maximum aggregate square footage of 7,000 sq. ft.

**12:15 p.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:**

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**+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.

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<sup>1</sup> Importantly, and as expressly discussed at least in part elsewhere in this memo, CRS § 30-28-110.1 normally applies only to county land use regulations, and does not, for example, apply to building permits as well as certain other statutory requirements.