

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: December 18, 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.**

**Joint Public Hearing: LUC-22-00028 | Starview Subdivision | Major Impact**

The applicant proposes subdivision of a 96-acre parcel into 107 residential lots (83 single-family residence lots and 24 deed restricted units); and a building for the Crested Butte South Metropolitan District. The subject parcel is located at the southeast corner of the intersection of Highway 135 and Cement Creek Rd.

**11:30 a.m.**

**Work Session: WUI Code Updates**

Updates to the wildfire code to be no less stringent than the State Wildfire Resiliency Code as required by Senate Bill 23-166.

**1:45 p.m.**

**Work Session: LUC-25-00004 | Lower Verzuh Subdivision**

The applicant proposes subdivision of 450 acres into 309 residential lots ranging in size from 1/8 acre to 3 acres. The parcel is legally described as 450 acres in Sections 7, 8, 17, and 18, Township 14 South, Range 85 West, 6th 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:**

**+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.