Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation's 2008 Dozen Distinctive Destinations Award Recipient-

-A National Historic District-

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September 11, 2015

Gunnison County Planning Commission

RE: Minor Impact Application Lot 33a Trappers Crossing at Wildcat- Private Trail

Dear Gunnison County Planning Commission,

The intent of this letter is to submit formal comment on the Minor Impact for the constructed private trail located at Lot 33a, Trappers Crossing at Wildcat. As the Commission is aware, the Town of Crested Butte holds the easement for the Green Lake Trail Reception #438114. This trail easement was provided to the Town for public access to the Green Lake Trail by the Trappers Crossing HOA. The Town has a long history of working with numerous property owners, including Trapper Crossing, to secure public access to the surrounding open space and trail in the northern half of the Gunnison Valley.

These partnerships, with private homeowners have been instrumental to the Town building an incredible open space and trail system that our residents and visitors enjoy. The Town would be happy to entertain this new trail becoming public, however, until such a time, the Town also has certain duties as assigned under the agreed upon easement, to maintain and prevent trespass from the Green Lake Trail to private property around the trail easement.

Based upon these duties and obligations the Town would like to raise the following issues with the proposed minor impact application:

1. The constructed private trail has a direct connection to the public Green Lake Trail. (See Picture)
2. No signage exists to prevent trespass from the public trail easement to the private trail.
3. The private trail is currently being used by the public at large.
4. There appears to be no monitoring of usage of the private trail.
5. The Trail is located in the Town's Watershed and no water shed permit was filed with the Town.

The Town would request the Commission address these issues in the review of the application. The

Town respectfully requests the Commission consider the following conditions if the trail is approved:

1. A signage plan is prepared and approved by the Town Planner to alert the general public the trail is a private trail. The Town will provide signage to match existing Town Trail signage once a sign plan is approved.
2. Wildlife friendly fencing or some other physical barrier is constructed between the Green Lake Trail and the private trail, especially from the intersection of Wildcat Trail Road to the illegal trail connection and an additional 200' beyond.
3. A plan is submitted to the Planning Commission and Town on how the private trail will be monitored to prevent trespass from the Green Lake Trail to the private trail.
4. The private trail section connecting to Green Lake Trail be decommissioned and properly signed as closed to the public.
5. The applicant file for a Watershed permit with the Town. At this time, it does appear the private trail may qualify for an exemption under the Town Code. However, this determination will be formalized once a complete application is received.

Thank you for the opportunity to comment on the proposed minor impact application.

Sincerely,

Michael Yerman
Town Planner

CC: Russ Forest, Gunnison County Community Development Director