Community Development
221 N Wisconsin, Suite D
Gunnison, CO 81230

January 10, 2017

To Whom It May Concern,

First, I hope you are having a wonderful day, quite the winter so far. I am writing in regards to Land Use Change Permit Application for the Subdivision of 38-Acres by Homestead Cabin LLC, the meeting is currently set for January 20th, 2017 at 10am in Gunnison.

I would like to officially submit these comments and concerns for review and discussion. I look forward to participating in the discussion at the meeting. My husband and I own 105 Big Sky in Pitchfork, and live at 105 Big Sky full-time with our 21 month-old daughter.

I think we can all agree that Pitchfork Residents, the land-owner and the future home-owner will impact each other. Personally I'd love to come to a win-win situation for all involved, so that we can create a positive impact on each other, and I believe I have a few ideas that may lead to this ideal situation.

- It is my understanding that the intention of the landowner is to subdivide <u>one time</u>. I'm concerned more about future subdivision plans than simply one home. Construction and household traffic for one home is vastly different than for nine or more. **Would the landowner be willing to place a conservation easement on their property, with a 5-acre single-family home development envelope, thereby securing their desired building envelope and protecting the other land for forever?**
    - I imagine the home owners that live on the fence line would love to know what the fate of the land out their back window is.
    - My family loves when the cows come to visit! So cool to get to see them up close and personal. It is my understanding that cattle grazing can and does occur on land that has a conservation easement (i.e. Lower Loop).

- **Would the landowner consider allocation of snow-storage space that Pitchfork so badly needs?** Bluntly it would save our HOA a lot of money, and likely be a small impact to the Landowner.

- **Would the landowner consider permitting a dirt non-motorized single-track path (1-2 miles in length), for Pitchfork Residents to use with leashed dogs?**
    - Toad Property Management has verbally agreed to install and maintain an additional dog waste station.
    - I imagine there are simple legal ways to protect the landowner for generously allowing public access onto this path.

    - I believe there are several possible locations for this path that are in areas that are far from the 5 acre building window, and that are too steep and/or difficult for future construction.
    - It would provide an amazing health benefit for those looking to walk with their kids and/or dogs away from the highway/car traffic.
    - It would be my vision to work with the pros at CMBA to design a sustainable quality trail. If they were involved I would assume bikes would need to be allowed too...

- Logically I am confused why Big Sky is the preferred access point.
    - Big Sky is a one-way road, therefore by using Big Sky as the access point, the homeowner would also need to travel on Horseshoe and Pitchfork to leave the property, there by impacting the entire block.
    - There are far more homes impacted by the use of Big Sky instead of Pitchfork, which is a two way street.
    - Is this property accessible from further up the mountain on Paradise Road?
    - **Why is Big Sky the preferred access point?**

- I am concerned about construction traffic; the speed and size of the vehicles present a risk to my child in our front yard. **What kind of controls will be put in place to safeguard children?** The corner on Big Sky is sharp, and doesn't allow much time for a parent to react when traffic comes around the blind corner when playing out in the front yard.

- I am also concerned about the road wear and tear and/or damage that will occur during the construction phase of this home. **How will the landowner or homeowner compensate the HOA for this impact?**

- The last idea I have that would yield an amazing amenity for the families in Pitchfork would be a small space to place a playground. Possibly the same space as the snow storage in the winter.

Thank you so much for your time! I look forward to seeing you at the meeting on January 20th, 2017.

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