AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Gunnison County Strategic Plan Implementation Upda

Action Requested:

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Please see the attached memo submitted by Mike Pelletier

Fiscal Impact:

Submitted by: Josh Ost **Submitter's Email Address:** jost@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ○ Required ◉ Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 5/18/2018

○ Consent Agenda ○ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 5/22/2018

Revised April 2015

To: Board of County Commissioners

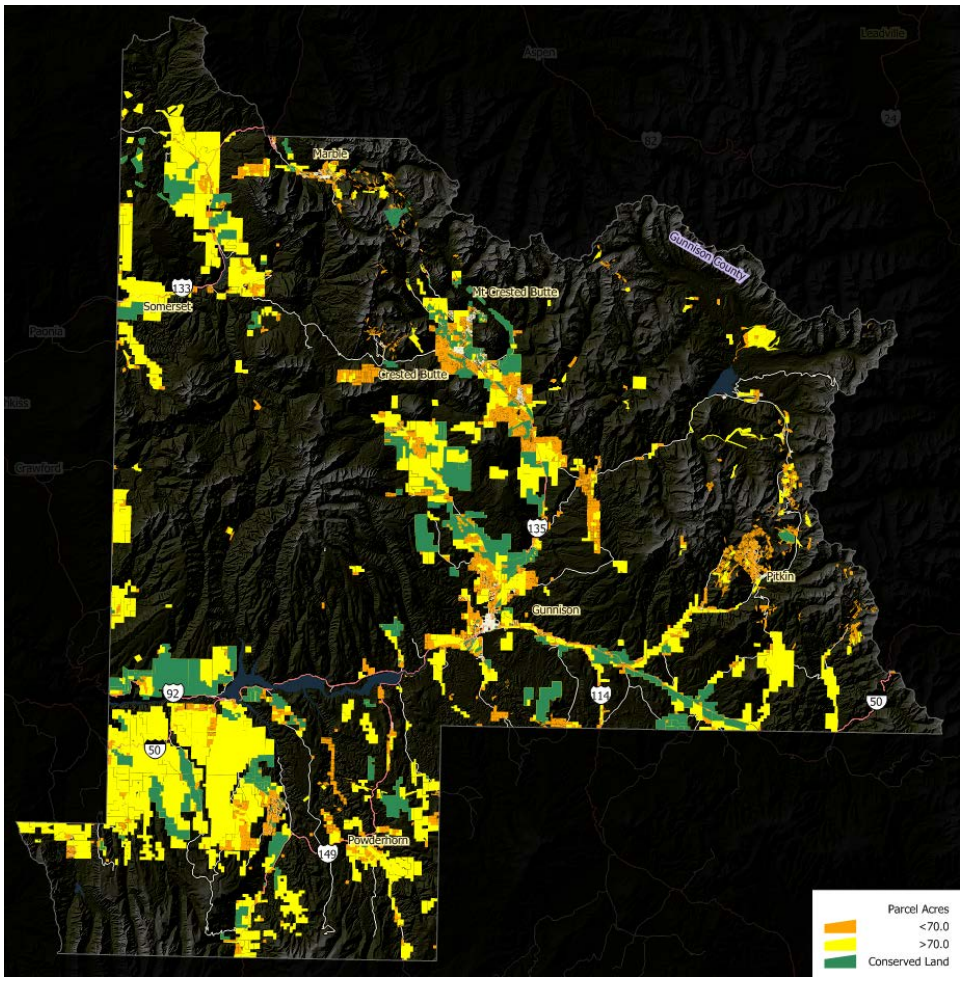
From: Mike Pelletier, GIS Manager

Date: May 22, 2018

RE: Ranchland conservation

The goal is "by December 31, 2018, Gunnison County will work with the ranching community to expand the conserved private ranchland in the County by an additional 10,200 acres." This is for the years 2013 – 2018 and we stand now at 13,369 acres thanks to some large projects, notably the Trampe Ranch and several projects made possible with federal dollars to protect Gunnison Sage-grouse habitat.

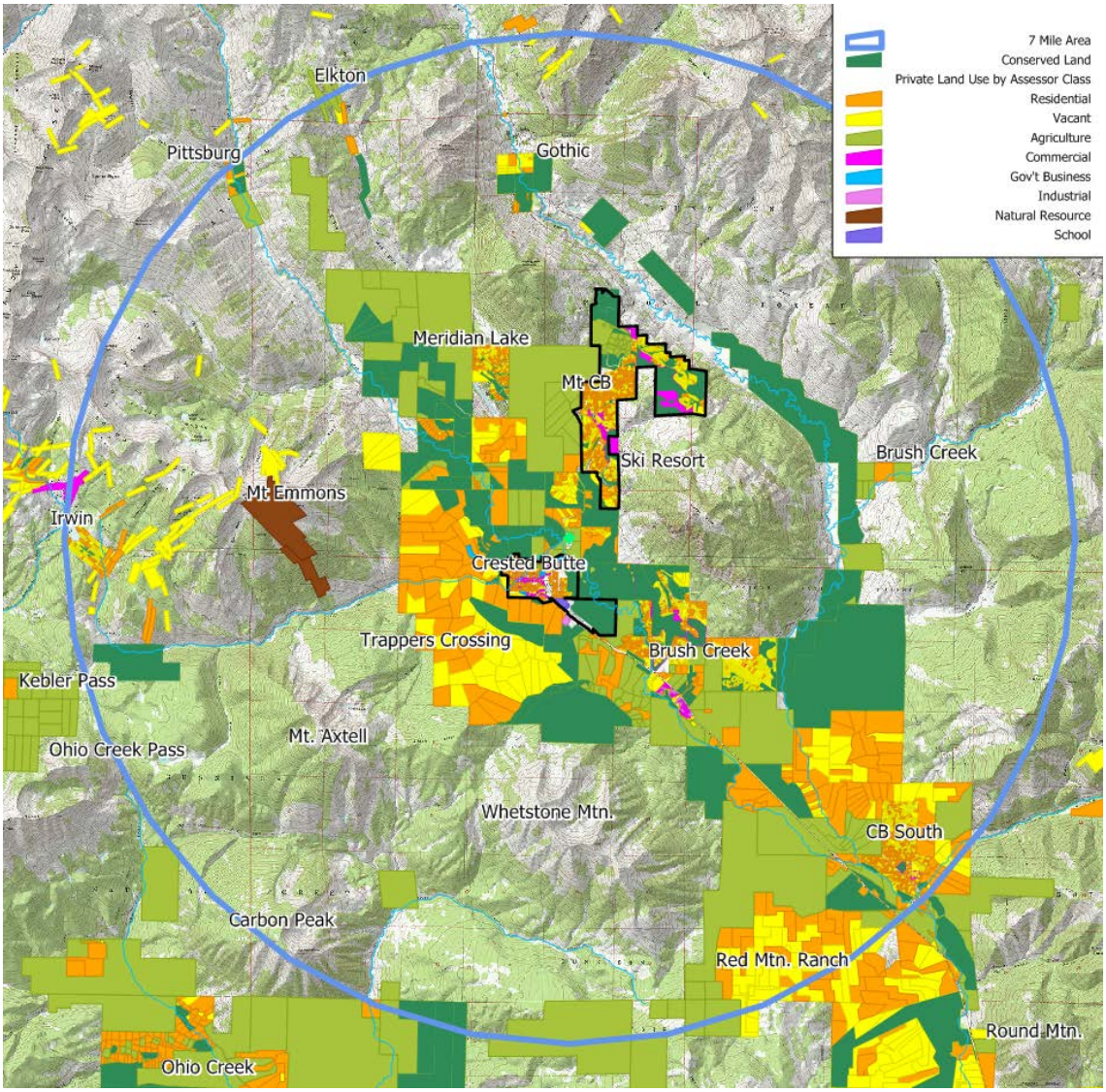
Below is information on how much land has been conserved and how much is not conserved. The map below provides a big picture view of this question for the private land in the County. Parcels less than 70 acres in size have generally been subdivided for development, and properties with conservation easement have removed their development rights. This leaves the yellow area showing undeveloped lands that could relatively easily subdivide.



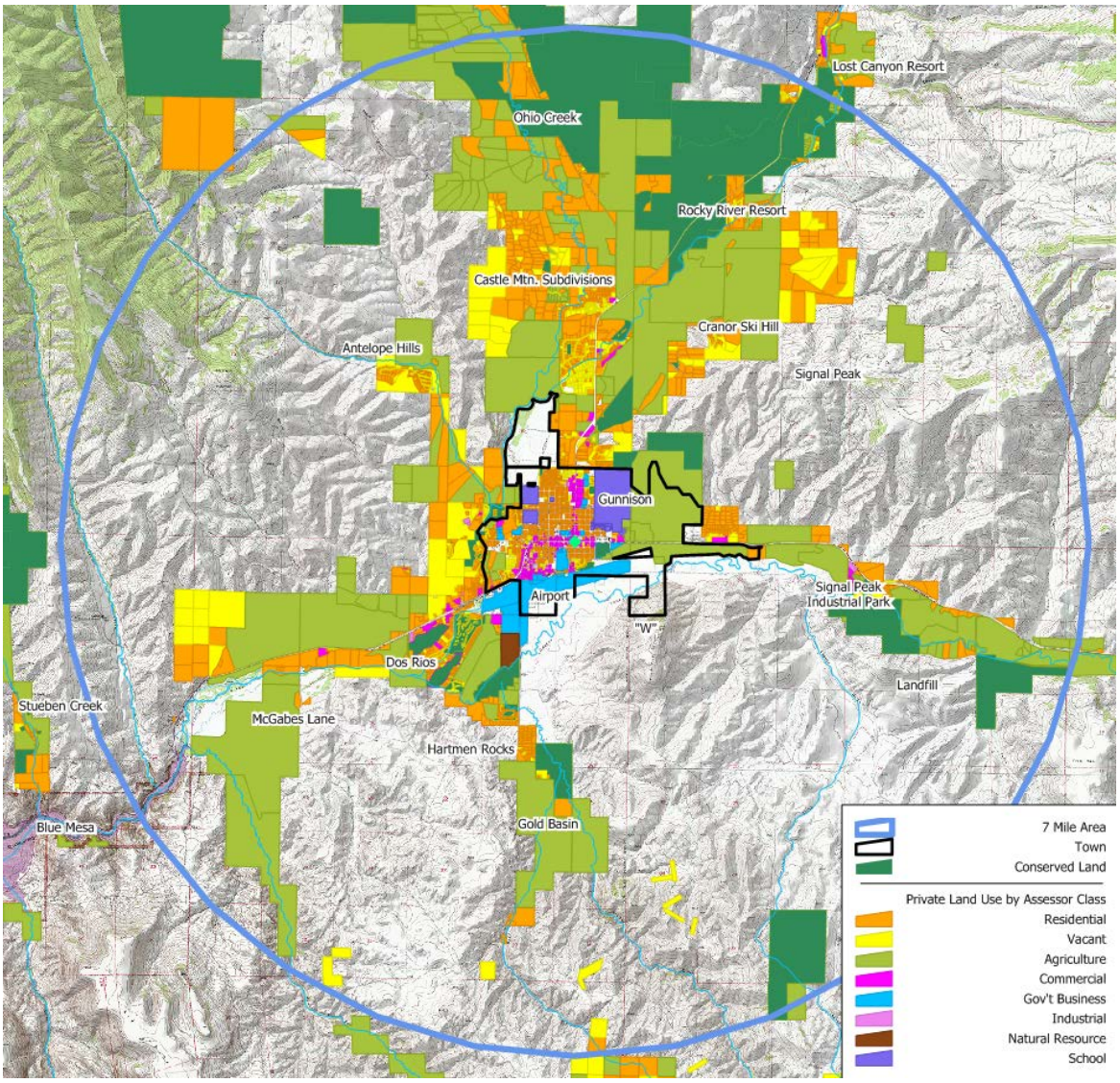
The following two maps show the primary land use for private land around Crested Butte and Gunnison. The primary land use type was determined by summing Assessor values for each improvement type and choosing the type with the highest dollar amount. However, properties greater than 70 acres with agriculture are counted as agriculture even if the residential value is higher. The break at 70 acres is used because Colorado law makes it relatively easy to subdivide a property into 35 acres parcels.

Residential parcels show where housing has been built, while vacant parcels are properties that have been subdivided but where structures have not yet been built. The vast majority of vacant properties are residential. Generally, agricultural areas without a conservation easement can be subdivided for residential development, however, the density of future development in the County is not defined and depends upon the approval of the County Commissioners and Planning Commission.

Crested Butte Area



Gunnison Area



The table below provides the acreages and number of properties for the private land shown in the maps above. The Crested Butte and Gunnison areas show surprisingly similar numbers of residential acreage and number of properties. Gunnison however has significantly less vacant acreage and number of properties.

The amount of land within existing conservation easements countywide is roughly 20%. The amount of acreage in the conservation easement is a little higher in the Crested Butte area versus the Gunnison area. There is also more land unprotected in the Gunnison area.

The data for the last item in the table shows there is large amount of large agricultural land that could be subdivided in comparison to what already has been subdivided (residential plus vacant). This is especially true countywide (72%) but also for the Crested Butte area (25%) and the Gunnison area (35%).

Private Land in Gunnison County						
	All County		CB 7 mile		Gunnison 7 mile	
Description	Acres	Properties	Acres	Properties	Acres	Properties
Residentially assessed	42,480	8,181	6,596	2,749	6,006	2,691
Vacant land assessed	41,103	5,406	5,874	1,654	3,145	553
Agriculturally assessed	305,277	1,550	18,314	187	22,266	207
Conservation Easements	75,176	214	6,738	60	5,961	15
Vacancy of subdivided areas	49%	40%	47%	38%	34%	17%
Agricultural land with 70+ acres and no conservation easement	278,233 72%	684	7,767 25%	28	10,934 35%	42

In addition to the existing lots shown in the above table, the towns have also committed to projects that will create significant amounts of new units that are not reflected in the above table. The City of Gunnison has committed to projects in Gunnison Rising and West Gunnison that include 2,095 residential units. Also, Mt. Crested Butte has approved the North Village and other developments that include 1,947 units. These projects are likely to be revised by future developers and the number of units will change, but it gives a good indicator of these towns' willingness to approve new developments that are roughly half the amount of the current housing in their towns. Of course the speed of that growth will be influenced by local policies and national economics.