

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: July 1, 2025**

**221 N. Wisconsin, Suite D 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.*

**3:00 p.m.**

- Call to order; determine quorum.
- Approval of Minutes from the June 5, 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

**3:15 p.m.**

**Joint Work Session: Gunnison Area Plan**

Discussion of the proposed Gunnison Area Plan with Gunnison County Planning Commission, Gunnison County Board of Commissioners, and City of Gunnison City Council.

**5:00 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.

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, June 5, 2025**

\*\*\*

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom **Present:**

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner- Fred Niederer Commissioner – Julie Baca Commissioner Bill Barvitski Alt. Commissioner- Catherine McBreen Alt. Commissioner Sean Patrick	Director of Planning - Hillary Seminick Planner - Rachael Blondy Planning Technician – Caroline Danielson Others present as listed in text
---	---

**Absent:**

**Recused:**

**Zoom:** Mason, Phillips, McBreen

\*\*\*\*

With a quorum present Chairperson Mason opened the June 5, 2025 regular meeting of the Planning Commission at 8:46 am.

\*\*\*\*

**Moved by** Barvitski, seconded by Phillips to approve Planning Commission meeting minutes, dated May 15, 2025. The motion passed unanimously in support.

\*\*\*

Staff announcements/Miscellaneous:  
Group discussed the upcoming meeting schedule.

\*\*\*

**Public Hearing: LUC-23-00009 | Weber Ridgeline Vantage Minor Impact**

The applicant has requested a Ridgeline Vantage review for a proposed single-family residence located on Lot 18, Trappers Crossing at Wildcat, accessed by Saddle Ridge Rd, Crested Butte.

**Confirmation of Adequate Public Notice**

Seminick confirmed that adequate public notice was given.

**Applicant Presentation**

Cowherd provided an update to the proposed project, including the addition of a protective covenant to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant’s property used for screening.

**Staff Comments**

Seminick noted that the protective covenant had been reviewed by the County Attorney’s Office and staff, and that it was acceptable to the County. She also noted that the site visit that

occurred on May 13, 2025 highlighted the prominent geologic features and made it evident that the proposed building site was well screened from the ridgeline vantage. Seminick noted that a draft decision document had been included in the packet for consideration.

#### Planning Commission Questions

None.

#### Public Comments

None.

#### Commission Response

Phillips expressed appreciation of the addition of the protective covenant. Group discussed roof color, solar panel reflectivity, and solar panel frames. Applicant noted that solar panels are not designed to be reflective, and would only appear reflective if looking from above.

#### Next Steps

Seminick reviewed the draft decision document.

**Moved by** Niederer, seconded by Baca to approve the draft decision document as presented. The motion passed unanimously in support.

**Moved by** Baca, seconded by Phillips to close the public hearing. The motion passed unanimously in support.

#### **Public Hearing: LUC-24-00062 | GCEA Solar Array Minor Impact**

GCEA requested to contract with PowerField Energy, a solar development firm, to install a 4-acre solar array for use as a community solar garden.

#### Confirmation of Adequate Public Notice

Blondy confirmed that adequate public notice was given.

#### Applicant Presentation

Feier summarized the proposed solar array on CR 17 adjacent to existing substation. He noted that the array had been designed to meet 50 ft setbacks from property lines.

#### Planning Commission Questions

Phillips inquired about the change of array location since the prior work session. Feier noted that the array had been shifted to the north in order to meet 50 ft setbacks and parking requirements. Barvitski inquired about the proposed fencing. Applicant explained that they are planning on installing a 6ft high wildlife exclusionary fence with three strands of barbed wire, making it 7ft in total. He noted that CPW requested that they install flagging around the fence for birds.

### Public Comments

Mason opened public comment at 9:38 am.

Dustin Cadwell – neighbor directly to the west, inquired about screening/fencing or the solar array.

Jeff Delaney – represents Gunnison County Planet Crisis Coalition- expressed support of this project and efforts to increase green energy in the valley.

Shay Percival – neighbor directly to the west, expressed concerns with project's potential to disrupt their view of Gunnison. Noted concerns with productivity of the array in the winter months, location of project in neighborhood, and lack of member awareness of proposed project.

Mason closed public comment.

### Applicant Response

Noted water needs of landscaping buffer. Explained that with the 50 ft setbacks, and the panels being only 26 inches off the ground, he believes the existing sagebrush would provide buffer. Mason inquired about the contour of the property. Barvitski inquired about concerns regarding snowfall. Feier noted that the property is fairly flat. He explained that this property was chosen due to proximity to substation, lack of snowfall compared to other areas in the valley, limitations of other properties due to sage grouse habitat, profitability of irrigated lands, and conservation easements. He explained that while there would be some loss of solar production in the winter due to snowfall, this had been factored into the cost analysis.

Dustin Cadwell – Expressed disbelief in productivity of system with snowfall.

Mason reiterated that annual snowfall was factored into calculations for productivity.

Baca expressed appreciation for the proposed fence design.

### Staff Response

Blondy noted that the draft decision document includes that the removal of sagebrush within the 50 ft setbacks would require additional application.

### Next Steps

Blondy summarized the draft decision document. Seminick recommended adding additional condition noting protection of vegetation within the 50 ft setback, with the exception of access roads.

**Moved by** Baca, seconded by Phillips to close the public hearing. The motion passed unanimously in support.

**Moved by** Barvitski, seconded by Baca to approve LUC-24-00062 as amended. The motion passed unanimously in support.

Meeting adjourned at 10:13 AM.



Cathie Pagano, Assistant County Manager

Gunnison County Community & Economic Development Department

Phone: (970) 641-0360

Email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)

Website: [www.GunnisonCounty.org](http://www.GunnisonCounty.org)

From: Cathie Pagano, Assistant County Manager for Community & Economic Development

To: Planning Commission, Board of County Commissioners, Gunnison City Council

Date: June 25, 2025

Re: Draft Gunnison Special Area Regulations and Gunnison Area Plan

Gunnison County and City of Gunnison staff have been working cooperatively with Design Workshop to develop a policy and regulatory framework to address development in specific areas within the City of Gunnison's three-mile boundary. The team has developed two documents to achieve the goals of the Board of County Commissioners (streamlined review process, enable more housing) and the City's Comprehensive Plan as affirmed by the Commissioners and Council at a March 11, 2025 joint meeting:

### **1. Gunnison Area Plan**

The Gunnison Area Plan is a land use development policy document which outlines the goals and recommendations to achieve the desired outcomes and development pattern within the City's three-mile area.

### **2. Special Area Regulations**

The Special Area Regulations (SAR) are the regulatory standards and codes to ensure that the goals of the Gunnison Area Plan are achieved. The SAR establishes the regulatory framework to:

- Streamline development review
- Create opportunities for attainable and Essential Workforce Housing
- Reduce sprawl and proliferation of wells and Onsite Wastewater Treatment Systems (OTWS) in the City of Gunnison water supply
- Enhance multimodal connectivity

### **Goals for the July 1 Joint Meeting**

1. Establish consensus among City and County elected and appointed officials on the content of the Gunnison Area Plan and support for its future adoption.
2. Receive direction from the Planning Commission and Board of County Commissioners regarding the Special Area Regulations, including an initial determination that the SAR meets the standards outlined in Section 1-110: C. of the Gunnison County *Land Use Resolution* (LUR).

## Jurisdiction

The following table illustrates the four development areas, the jurisdictional authority for each area, and the development intent for each area.

<b>Geographic Area</b>	<b>Jurisdiction</b>	<b>Regulatory Application</b>	<b>Utilities</b>	<b>Principles/Intent</b>
Urban Growth Boundary	City of Gunnison. Annexation required for development	City future land use map; land development code; and, annexation regulations apply	City shall serve property (costs and timing per developer)	Parcels that are eligible for annexation shall work with the City annex and connect to City utilities.
Urban Transition Area – North Utility Service Area	Gunnison County, with pre-annexation agreement with City for utility extension. City referral required for infrastructure review (roads, fire, utilities).	Gunnison County Special Area Regulations	City shall serve property (costs and timing per developer)	Parcels that are not currently eligible for annexation and may not be for many years but are within the City future utility service area. Create improved certainty of development outcomes and approval for density and mixed uses. Requires connection to City utilities through pre-annexation agreement. Land uses are generally permitted by the Special Area and reviewed at building permit review.  *Connection to City utilities and pre-annexation shall not be required for the development of a single-family residence and/or a secondary residence on the same parcel of land.
Urban Transition Area – South Utility Service Area	Gunnison County, (No City review/referral, except electric may be applicable)	Gunnison County Special Area Regulations	County (water/sewer); City electric service area may apply	Parcels that are within the County’s existing (Dos Rios) utility service area will not be required to be annexed into the City. Create improved certainty of development outcomes and approval for density and mixed uses. Land uses are generally permitted by the Special Area and

Geographic Area	Jurisdiction	Regulatory Application	Utilities	Principles/Intent
				reviewed at building permit review.

**Community Engagement**

A public open house was held on May 6, 2025, to re-engage the community in the planning process. Approximately 40–60 participants attended. No significant opposition to the draft documents was expressed. All property owners within the proposed special area were notified of the open house via postcard mailing. The open house was also shared on the City’s social media accounts, an ad in the newspaper, and an email blast.

**Next Steps**

The project team will be providing a high-level overview of the proposed Gunnison Area Plan and SAR seeking input. City and County staff will incorporate feedback from this meeting in the Gunnison Area Plan and SAR.

1. Joint Public Hearing per LUR Section 1-110: B. 1.d. with the BOCC and Planning Commission on the proposed SAR.
2. PC Recommendation to BOCC on SAR.
3. Intergovernmental Agreement (IGA) between City and County for the adoption and implementation of the Gunnison Area Plan and SAR.
4. Adoption of the Gunnison Area Plan by the City and County.
5. Adoption of the SAR by the County.

**Attachments:**

1. Draft Special Area Map
2. Draft Special Area Regulations
3. Draft Gunnison Area Plan
4. Public Outreach Summary, 2022 (the formatting is off and we haven’t been able to fix it)
5. March 2023 Community Outreach Summary

# **SPECIAL AREA REGULATIONS**

## **GUNNISON SPECIAL AREA**

*Adoption Date TBD*

DRAFT

**Table of Contents**

**Purpose..... 3**

**Applicability..... 4**

**Relationship to Gunnison County Land Use Resolution ..... 5**

**Definitions ..... 5**

**General Standards and Review Processes..... 6**

**Requirements for Projects in Urban Transition Areas..... 7**

**Preservation of Manufactured Home Parks ..... 20**

**Development Incentives..... 21**

**Development Agreements and Amendments ..... 21**

DRAFT

## SECTION 1. PURPOSE.

### 1.1. Gunnison Special Area.

- A. The Gunnison Special Area Regulations (SAR) have been designated by the Board of County Commissioners of Gunnison County pursuant to Section 1-110: Process for Designating Special Areas of the *Gunnison County Land Use Resolution* ("LUR"), Resolution XXX as a Special Area.
- B. The Gunnison Special Area Regulations applies to all lands identified in the Gunnison Area (Three Mile Plan)

### 1.2. Purpose.

- A. These regulations are intended to ensure development in this area provides appropriate service levels and reflects the community's goals related to land use, housing opportunities, community character, environmental sustainability, natural hazard mitigation, infrastructure access, access to employment centers and services, and multimodal connectivity. These Special Area Regulations shall be liberally construed to further the following purposes:
  - 1. **To simplify the LUR review and approval process.** To simplify the LUR review and approval process for real property wholly contained in the Gunnison Area.
  - 2. **To create a framework for coordinated development patterns in the Gunnison area.** To coordinate development requirements between the City of Gunnison and Gunnison County.
  - 3. **To provide additional opportunities for affordable and attainable housing.** To encourage the development of affordable and attainable housing in the Gunnison Special Area in order to further the goals of the Gunnison County Strategic Plan and the Gunnison Valley Housing Needs Assessment.
  - 4. **To provide opportunities for compatible commercial and light industrial uses.** To provide opportunities to neighborhood scale commercial land uses and light industrial maker spaces, as defined in these Special Area Regulations.
  - 5. **To ensure development is served by adequate infrastructure.** To locate development in areas where connection to existing and planned infrastructure, including water, sanitation, and roads, is possible.
  - 6. **To protect the environment; public health, safety and welfare; public services, facilities and property.** To avoid or mitigate potential impacts caused by land development within the Gunnison Special Area, to the environment, to public services and facilities, property and public safety and welfare, and land use within the Gunnison Special Area, to the maximum extent feasible.
  - 7. **To protect lands with environmental value and natural hazards.** To protect lands with high environmental value and/or natural hazards by limiting development in these areas.

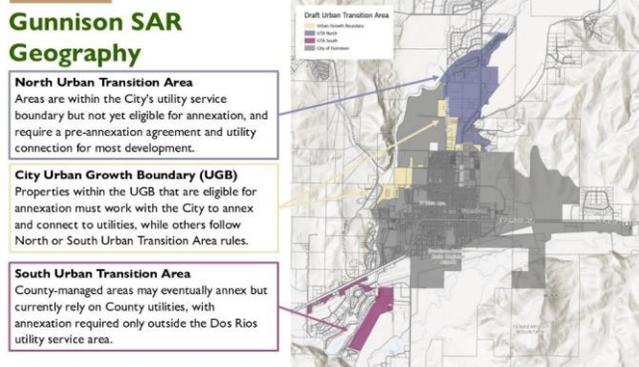
## SECTION 2. APPLICABILITY

**2.1. Regulation Applicability Generally.**

- A. The SAR applies to all development, including the development of new buildings or structures, expansion of existing uses, and change of the use of land or structures within the Gunnison Special Area, including any and all commercial uses.

**2.2. Gunnison Special Area Defined.**

- A. There are four areas identified in the Gunnison Special Area, described in more detail below.  
[Maps to be inserted]



1. City Urban Growth Boundary: For development located in the City of Gunnison Urban Growth Boundary (UGB), all parcels which are eligible for annexation shall work with the City to annex and develop.
  - (a) Development in these areas shall be subject to review by the City of Gunnison and shall work with the City to connect to utilities and annex.
  - (b) Any property located in the City Urban Growth Boundary that is not eligible for annexation, shall be subject to the requirements of the North Urban Transition Area or the South Urban Transition Area, as defined in these Special Area Regulations.
2. North Urban Transition Area: These areas are in Gunnison County that are not immediately eligible for annexation but are within the City of Gunnison utility service area. These areas are appropriate for potential annexation when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development.
  - (a) **APPLICABILITY.** Development is subject to this SAR and shall work with the City to connect to utilities.
  - (b) **PRE-ANNEXATION.** A Pre-Annexation Agreement with the City of Gunnison is required for development in these areas, pursuant to Subsection C.1, below.
  - (c) **EXEMPTIONS.** Connection to City utilities and pre-annexation shall not be required for the development of a single-family residence and/or a secondary residence on the same parcel of land. This exemption shall only apply to a development with four or fewer lots.
3. South Urban Transition Area: These areas are in Gunnison County and are not expected to be annexed into the City. They are served by County utilities and may be served by City electric services. These areas are appropriate for potential annexation if and when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development.
  - (a) **APPLICABILITY.** Development is subject to this Special Area Regulations and applicants shall work with the County to connect to the appropriate utilities.

- (b) **PRE-ANNEXATION NOT REQUIRED.** Parcels located within the Dos Rios utility service area are not required to annex into the City.
- 4. Rural Transition Area: These areas are located in proximity to the City of Gunnison, but do not have immediate adjacency to the City boundary or City utilities.
  - (a) **APPLICABILITY.** Development in these areas is subject to the Gunnison County Land Use Resolution.
  - (b) **PRE-ANNEXATION NOT REQUIRED.** Connection to City utilities and pre-annexation shall not be required for development in the Rural Transition Area.
- 5. Rural Area: These are areas within the Three-Mile boundary that are prioritized for preservation. These areas include lands having high ecological value, lands that are on ridgelines, critical wildlife habitat and migration corridors and hazardous lands. These areas are generally not appropriate for new development, and shall be subject to the Gunnison County Land Use Resolution.
  - (a) Development in the Rural Area is generally inappropriate, but when proposed shall be subject to the Gunnison County Land Use Resolution.
  - (b) One (1) single family residence and one (1) secondary residence are allowed in compliance with County LUR standards.

**SECTION 3. RELATIONSHIP TO GUNNISON COUNTY LAND USE RESOLUTION**

- A. **USES GENERALLY EXEMPT FROM LAND USE RESOLUTION.** Development the Gunnison Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.
- B. **DEFINITIONS.** Terms that are not defined in these Regulations shall be defined pursuant to the Gunnison County Land Use Resolution.
- C. **CONFLICTS.** When there is a conflict with the Regulations herein and the Gunnison County Land Use Resolution, the Land Use Resolution shall control.
- D. **INTERPRETATIONS.** The Gunnison County Community and Economic Development Director shall have the authority to interpret these Regulations, pursuant to Land Use Resolution Section 1-114: *Interpretations*.
- E. **TECHNICAL MODIFICATIONS, TAKINGS, APPEAL AND EXCEPTIONS.** Requests pursuant to the Gunnison County Land Use Resolution Article 8: *Technical Modifications, Takings, Appeal and Exception* shall be reviewed pursuant to the applicable section(s) of Article 8.
- F. **CONSTRUCTION AND WORD USAGE.** Construction and word usage shall be interpreted pursuant to the applicable section(s) of the Gunnison County Land Use Resolution.

**SECTION 4. DEFINITIONS.**

- A. **ANNEXATION.** Annexation is the process by which a city or municipality extends its boundaries to include additional territory. Colorado state law limits annexation to no more than three miles beyond the existing boundary in any year.
- B. **ARTICULATION, HORIZONTAL.** A method of breaking up large horizontal stretches through architectural elements.
- C. **ARTICULATION, VERTICAL.** A method of breaking up large vertical stretches through architectural elements.
- D. **DWELLING UNIT, DUPLEX.** A single building that contains two residences. Also known as Duplex Residence.
- E. **DWELLING UNIT, MULTIPLE-FAMILY.** A single residential building or set of residential buildings on a single lot that contains three or more residences, but not including hotels, motels, or lodges. Units may share common walls or floor/ceilings with one or more units. Also known as Multiple-Family Residence. Examples include:
  - 1. **COTTAGE COURT.** A group of small homes arranged around a shared community space, often a court that's visible from the street. These homes can be attached or detached.
- F. **DWELLING, SINGLE FAMILY.** A building that contains one residence.
- G. **DWELLING, TOWNHOUSE OR TOWNHOME.** A residence attached to other residences with one or both sides sharing common walls, depending on whether the unit is in a center or end

position, erected as single buildings on adjoining lots, each residence being separated from the adjoining unit or units by a party wall or walls extending from the basement floor to the roof along the dividing lot line. Townhomes can be grouped together as small units, such as duplexes or triplexes, or they can be parts of a larger complex.

- H. **MAKER SPACE.** A building, parcel, or portion thereof, that provides an area for artists, community members, and patrons to explore ideas, experiment, and create. These can be configured as individual spaces or as a common space. These spaces involve small-scale production, assembly, and fabrication conducted entirely indoors with minimal external impacts, and are a type of light industrial development. Maker Spaces may include the creation of goods, as well as their sale. Residential uses may be combined with Maker Spaces to create a mixed-use development.
- I. **MIXED USE.** The use of a building, parcel, or portion thereof, used for a variety of different land use types. This can be a single building that is used for a mix of uses, such as Neighborhood Commercial and residential, or it can be a single parcel with different buildings and/or areas used for different uses. In these Special Area Regulations, Mixed-Use developments shall comply with the requirements for Non-Residential Uses.
- J. **NEIGHBORHOOD COMMERCIAL.** The use of a building, parcel, or portion thereof, for active pedestrian-scale businesses and services primarily intended to serve the immediate needs of the local community. Examples include small shops, galleries, cafes, restaurants, personal services, pharmacies, bakeries, breweries, distilleries, and the like.
- K. **NON-RESIDENTIAL USES.** These uses are all land uses, not including residential land uses.
- L. **PARKS AND OPEN SPACE.** An area dedicated to the public and reserved for recreational, education or scenic purposes.
- M. **GOVERNMENT AND INSTITUTIONAL USES.** A building primarily used by a government entity, educational institution or a non-profit organization for organized religious services and supporting uses.
- N. **PEDESTRIAN AMENITY:** These are amenities that create a development pattern that creates safe and comfortable environment for pedestrians.
- O. **SHARED PARKING.** An arrangement in which two or more uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.
- P. **TRANSPARENCY.** The amount of fenestration (windows) on buildings that allows the public to see inside from the sidewalk.

## **SECTION 5. GENERAL STANDARDS AND REVIEW PROCESSES.**

### **A. NORTH URBAN TRANSITION AREA.**

- 1. **PRE-ANNEXATION APPLICATION MEETING REQUIRED.** A pre-annexation meeting with the City of Gunnison and Gunnison County is required for all properties located in the North Urban Transition Area to review applicable requirements and understand requirements related to a Pre-Annexation Agreement.
  - a) Prior to filing an application for development in the North Urban Transition Area, the applicant shall meet with both Gunnison County Community Development Director and the City of Gunnison Community Development Director to obtain information and guidance on annexation eligibility and procedures.
  - b) The pre-application conference is required prior to filing an application for development on a parcel located in the North Urban Transition Area.
  - c) Items to be discussed during the pre-application conference may include, but not be limited to, the following:
    - i. The applicant should provide a written description of the proposed development, accompanied by a survey, site plan or other map illustrating the site's boundaries, and development design concepts.

- ii. The Gunnison County Community and Economic Development Director and the City of Gunnison's Community Development Director should explain the procedures and review standards which apply to the proposed development, including which decision-making body or bodies will review the application, whether public notice is required and the sequence of actions and approximate time required to complete the development review process.

**B. URBAN TRANSITION AREA REVIEW PROCESS: ADMINISTRATIVE PROJECTS THAT DO NOT REQUIRE LAND USE CHANGE PERMITS.** Properties located in the Urban Transition area, are not subject to a Land Use Change Permit, unless otherwise required in these Regulations. This applies to properties located in the city's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).

1. **ADDITIONAL REVIEWS.** The following Administrative Review Projects may require a Building Permit, an On-Site Wastewater Treatment System Permit, an Access Permit, a Reclamation Permit, or other County permit, but shall not require an additional Land Use Change Permit.
2. **COMPLIANCE WITH THE LUR.** Projects shall comply with all the other applicable requirements of the Gunnison County Land Use Resolution.
3. **TRIGGERS FOR A LAND USE CHANGE PERMIT.** If the Community Development Department determines during review of an application, including a Building Permit, that the proposed use exceeds the classification criteria of an Administrative Review Project, the criteria detailed in Gunnison County Land Use Resolution Section 3-111: B. 1: *Additional Criteria* shall be considered and the appropriate review process and submittals for an Administrative Review Project, a Minor or Major Impact Project shall be required and an application for a Land Use Change Permit shall be required to be submitted.
4. **REQUIRED ESSENTIAL HOUSING.** Projects in the Urban Transition Area shall provide Essential Housing, as defined by the Gunnison County Land Use Resolution and as acceptable by the Gunnison Valley Regional Housing Authority, as follows:
  - a) Projects that include one (1) to ten (10) dwelling units shall not have a requirement for Essential Housing.
  - b) Projects with eleven (11) to twenty (20) dwelling units shall provide a minimum of twenty-percent (20%) of the residential units as deed restricted housing.
  - c) Projects in the Urban Transition Area that include twenty-one (21) or more dwelling units per acre shall be subject to the requirements of Section 5, Part C., below, including provision of thirty-percent (30%) of the residential units provided as deed restricted housing.
  - d) Housing shall be provided as built units, dedication of land to Gunnison County equivalent to the required Essential Housing, as a fee-in-lieu according to the most recent adopted fee-in-lieu study (as may be amended from time to time), or a combination thereof.
5. **SUBDIVISIONS.** For Subdivision applications in the Urban Transition Areas, the review for the subdivision shall be completed as an Administrative Review, followed by approval of a Resolution and Plat signature by the Board of County Commissioners.
  - a) The review process shall follow the requirements in Section 6-105 of the LUR, *Submittal For Final Action For Minor Impact Project*

**C. URBAN TRANSITION AREA: ADMINISTRATIVE PROJECTS THAT REQUIRE A LAND USE CHANGE PERMIT.** Projects in the Urban Transition Area that propose twenty-one (21) or more dwelling units per acre shall be subject to the requirements of this Section, in addition to those of Section 5, Part B, above. This applies to properties located in the City's utility service area (North

**Commented [JG1]:** County team, please review this to ensure it reflects your goals for proving a link to the ongoing RRC work.

Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).

1. Thirty-percent (30%) of the total residential units in the development shall be deed restricted as essential housing in accordance with the definitions in the Gunnison County Land Use Resolution. These projects are permitted to utilize the incentives identified in Section 8 of these Special Area Regulations.
2. Applications shall comply with the process identified in Gunnison County Land Use Resolution Section 5-104: *Administrative Review Project Application*.
3. Projects shall comply with all the other applicable requirements of the Gunnison County Land Use Resolution.

D. **APPLICABLE COUNTY LAND USE RESOLUTION REQUIREMENTS.** Development shall comply with the following sections from the Gunnison County Land Use Resolution (LUR), as may be amended:

1. Article 1: General Requirements
  - a) Section 1-112: Use of Maps
2. Article 8: Technical Modifications, Taking, Appeals and Exceptions
3. Article 11: Resource Protection Standards
4. Article 12: Development Infrastructure Standards
5. Article 13: Project Design Standards
  - a) Section 13-107: Installation of Solid Fuel-Burning Devices
  - b) Section 13-109: Signs
  - c) Section 13-112: Snow Storage
  - d) Section 13-113: Fencing
  - e) Section 13-114: Exterior Lighting
  - f) Section 13-115: Reclamation and Noxious Weed Control
  - g) Section 13-118: Water Impoundments
6. Article 15: Right-to-Ranch Policy
7. Article 16: Enforcement

#### **SECTION 6. REQUIREMENTS FOR PROJECTS IN URBAN TRANSITION AREAS**

- A. **PURPOSE.** This section applies to all projects located in an Urban Transition Area. The standards, allowances, and limitations apply to development to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area). Where there are different requirements for an area in the North Urban Transition Area or South Urban Transition Area, these are identified.
- B. **PERMITTED LAND USES AND DIMENSIONAL REQUIREMENTS.** The following land uses and dimensional requirements apply to development located in the Urban Transition Areas.

**TABLE 6-B – URBAN TRANSITION AREA LAND USES AND DIMENSIONS**

Use Classification	Maximum Lot Size (Residential: per Dwelling Unit; Non-Residential per Building)	Maximum Building Height	Off-Street Parking Spaces (Residential per Dwelling Unit; Non-Residential per 1,000 sq ft of Net Leasable)	Building Setbacks (Minimum)				Minimum Build-to-Line	Dwellings Per Acre	
				Front	Street Side	Interior Side	Rear		Minimum	Maximum**
<b>Residential Uses</b>										
Single Family*	12,000	30	Min: 1 Space Max: 2 Spaces	10	5	5	5	At least 50% of building shall be at the minimum setback line	10	20
Duplex*	6,000	30								
Multi Family**	N/A	40								
Mobile Home Park***	See Division 9-202: Mobile Home Communities in the LUR									
<b>Non-Residential Uses</b>										
Neighborhood Commercial	10,000	35	Min: 1 Space Max: 3 Spaces	0	0	5	0	At least 50% of building shall be at the minimum setback line	N/A	20
Makers Space	8,000	35	Min 1 Space Max: 4 Spaces; plus 1 Space for each Dwelling Unit	0	0	5	5			
<b>Public and Institutional</b>										
Government and Institutional Uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parks and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
* Secondary Residences are permitted and may be attached or detached to the primary dwelling unit; up to 1.5 parking spaces per Secondary Residence may be provided										
** Projects that include Multi-Family Dwelling Units of 20 dwelling units or less per acre, shall be subject to the requirements of this Section 6; Projects that include 21 or more dwelling units per acre shall be subject to the requirements of Section 5 Part C of these Special Area Regulations.										
*** Removal of existing mobile home required to be reviewed pursuant to F.4										

C. **URBAN TRANSITION AREA GENERAL REVIEW STANDARDS.** These standards shall apply to all development in the Urban Transition Areas. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area). Certain requirements, including roads and utilities, have different standards depending on the utility service area. These are delineated where applicable.

1. **UTILITY REQUIREMENTS.** All development in Urban Transition Areas shall comply with the following requirements.

a) **GENERAL.**

- i. All utility connections, including all electrical, cable, fiber optic and telephone connections and installation of wires to buildings, shall be placed underground from the nearest available power source.
- ii. The location of transformers and other utility boxes that are placed on the ground, shall be adequately screened, fenced or protected. When permitted by the utility provider, these features should be setback behind the front-most wall of the primary building.
- iii. All meters and pipes near or on a structure, shall be located on a side façade and may not be located on a street facing façade. For corner lots, meters and pipes may be located on a street facing façade, but shall be screened to the greatest extent practicable.
- iv. For all Multi-Family and Non-Residential uses, all utility and mechanical equipment located on a roof or piercing a roof shall be setback from the front-most façade of the building by a distance equal to the height of the equipment. A low wall, meeting manufacturer's specifications, shall be used to conceal roof equipment. This standard shall not apply to renewable energy systems.

b) **WASTE MANAGEMENT.** Waste service shall be located from an alley when one exists.

c) **NORTH URBAN TRANSITION AREA REQUIREMENTS.** Development within Urban Transition Areas that are located within the City's existing or future utility service area, shall be subject to the following requirements.

- i. **GENERAL.** Prior to the issuance of any building permit, all necessary utilities, facilities and services, as required by City of Gunnison LDC *Div. 15.4.011 Adequate Public Facilities*, shall be in place and available to serve the new development.
- ii. **WATER.** Connection to City of Gunnison water source is required and shall be at the sole expense of the developer. If existing water service does not extend to the property, connection to such service shall be included within the Pre-Annexation Agreement.
- iii. **SEWER.** Connection to a public central sewer service is required. This connection can be to a new central sewage service, an existing municipal or other special district central sewage service, or through an extension of an existing central sewage service. Connection shall be at the sole expense of the developer.
- iv. **ELECTRIC.** Connection to the City of Gunnison electric utility is required and shall be at the sole expense of the developer.

d) **SOUTH URBAN TRANSITION AREA REQUIREMENTS.** Development within Urban Transition Areas that are located outside of the City's existing or future utility service area, shall be subject to the following requirements.

- i. **WATER.** Connection to a water source provider is required, where available and shall be at the sole expense of the developer.
- ii. **SEWER.** Connection to a public central sewer service is required. This connection can be to a new central sewage service, an existing municipal or other special

district central sewage service, or through an extension of an existing central sewage service. Connection shall be at the sole expense of the developer.

- iii. **ELECTRIC.** When a property is located within the City of Gunnison Electric Utility area, a project shall connect to the city's system.

**2. TRANSPORTATION.** The requirements of this section identify transportation related improvements, including streets, transit, parking, and pedestrian and bicycle facilities.

**a) STREETS.** This section applies to all development in the Urban Transition Area.

- i. **NORTH URBAN TRANSITION AREA:** A pre-annexation agreement shall be required with the City of Gunnison. The pre-annexation agreement will require compliance with Titles 9 and 12 of City of Gunnison Municipal Code.
- ii. **SOUTH URBAN TRANSITION AREA:** All development in this area is subject to Section 12-103: Road System and the Gunnison County Specifications for Road and Bridge Construction Standards.
- iii. Vehicular access points in the Urban Transition Area shall be minimized to support pedestrian connectivity and are encouraged to be concentrated at mid-block locations.

**b) TRANSIT.** This section applies to all development, including subdivisions with (5) or more lots. Individual single family and duplex dwelling units are exempt from these requirements.

- i. In areas where transit services are anticipated within the next 5–10 years as part of an adopted plan by Gunnison County, the City of Gunnison, RTA, CDOT or other relevant governmental body, the development plan should include considerations for future transit corridors, taking into account pedestrian connectivity to future bus stops, transit stations, and infrastructure such as bike lanes or pedestrian paths.

**c) PARKING.** This section applies to any Land Use Change Permit, all new development and any addition to an existing building in the Urban Transition Area.

- i. The number of required parking spaces shall be determined pursuant to Table 6-2.
  - A. For building additions or a use change to an existing building that would increase the total number of parking spaces required for such building, any additional parking shall only be required for the incremental increase, not the existing building or use.
- ii. Required off-street parking spaces shall be located on the same lot as the structure or business the spaces are intended to serve. Shared parking is permitted, pursuant to the following:
  - A. All developments involved in the shared parking must be located within a 1/8 to a ¼ mile from the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.
  - B. The site or sites involved must contain two or more separate and distinct building activities or functions which, by their nature, can use shared parking without having an adverse impact on traffic circulation or without impairing the overall functioning of the site or sites.
  - C. Shared parking may be required to be set forth in an instrument recorded with the Gunnison County Clerk and Recorder, describing the lands affected by the agreement to ensure unified operation, control, and continuation of multiple use or shared parking facilities

- iii. On-street parking adjacent to a commercial use can be used to meet the parking standards required in Table 6-2. Parallel parking is preferred over head-in parking, and head-in parking is preferred over diagonal parking.
  - iv. Street-facing parking lots are prohibited and parking lots shall be placed behind buildings. Where placement behind buildings is not possible, they shall be located at the rear of the property.
  - v. For single-family and duplex lots, off street parking shall be setback from the front-most façade of the building or accessed from a rear or side alley. A driveway is permitted between a street and a garage.
  - vi. Parking spaces, aisles, and turning areas shall be entirely within lot lines and shall not encroach on any public right-of-way.
  - vii. All parking spaces shall not be less than 9 feet in width and 18 feet in length, except that:
    - A. Up to 20% of parking spaces may be compact parking spaces, which shall measure not less than 7.5 feet in width and 15 feet in length.
  - viii. All parking provided in a common parking garage shall have a minimum clearance of 8 feet in height.
  - ix. Accessible spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) Accessibility Standards for parking space size and quantities or as required during site plan review.
  - x. Parking shall be subordinate to the primary development. Commercial parking facilities are not permitted.
  - xi. Developments shall comply with the following parking calculation provisions:
    - A. Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.
    - B. Where fractional spaces result, the required parking spaces shall be construed as the next highest whole number.
  - xii. Loading facilities are prohibited from being located on street-facing facades and shall be co-located and screened when possible.
  - xiii. Off-street loading spaces shall be located on the same lot as the building or use served and shall not be located within a parking space or an access way or circulation aisle.
  - xiv. Parking lots shall comply with the following requirements to accommodate pedestrian access:
    - A. Parking lot design shall consider pedestrians access to the front of the building.
    - B. Sidewalks and crosswalks shall be designed so that pedestrians can be seen by motorists, and where they can cross most safely with the flow of vehicular traffic.
- d) BICYCLE FACILITIES.** This section applies to all development, including subdivisions with (5) or more lots. Individual single family and duplex dwelling units are exempt from these requirements.
- i. Bicycle racks shall be located on private property whenever possible. Racks may be located within a public or private right-of-way only if there is a clear pedestrian pathway meeting ADA requirements.
  - ii. For projects with 21 or more vehicular parking spaces, bicycle parking shall be provided. Bicycle parking shall comply with the following:
    - A. Bicycle parking shall consist of racks, lockers, or other storage systems providing a safe and secure means of storing a bicycle.

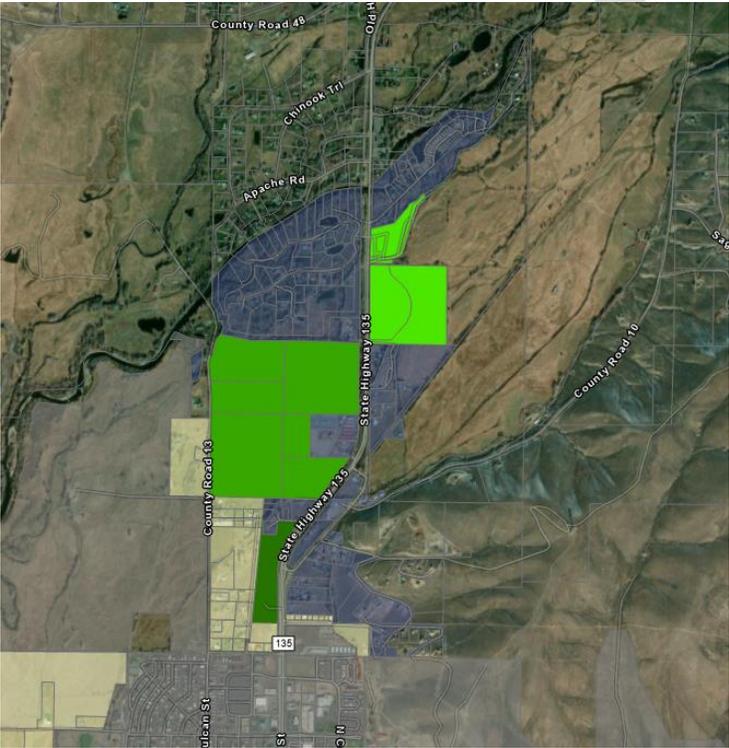
- B. Provide bike parking for one-half the number of vehicular parking spaces (i.e. if 10 parking spaces are required, 5 bike spaces are also required);
  - C. Be directly accessible from travel surfaces;
  - D. Be located a maximum of twenty-five (25) feet from the building's main entrance.
- e) **PEDESTRIAN FACILITIES.** This section applies to all development, including subdivisions with (5) or more lots. Individual single family and duplex dwelling units are exempt from these requirements.
- i. A detached sidewalk, which is separated from the curb or street pavement edge, shall be required for all new development adjacent to the right-of-way along Highway 135 and collector streets. Secondary or residential streets do not require a vegetative buffer, and no buffer is required where on-street parking is present.
  - ii. A minimum six (6) foot sidewalk shall be provided for all sidewalks located within the right-of-way. Sidewalk material in the right-of-way shall be EG concrete, bituminous asphalt, or other material approved by the Gunnison County Public Works Director.
  - iii. A vegetative buffer between the street and sidewalk may be included on secondary or residential streets at the discretion of the developer. If provided, the buffer shall be a minimum of three (3) feet and a maximum of six (6) feet. This area may be used for snow storage and may include vegetation, gravel, or xeriscape.
  - iv. Sidewalks shall meet accessibility requirements.
3. **LANDSCAPING.** This section applies to all development, including subdivisions with (5) or more lots. Individual single family and duplex dwelling units are exempt from these requirements.
- a) **REQUIRED DESIGN ELEMENTS.** The following standards shall be met.
- i. A minimum of 1 tree and 3 shrubs per 1,000 sq. ft. of designated landscaped area is required for all development.
  - ii. Vegetation shall be maintained by property owners in such a way that it does not interfere with visibility, reduces fire risk, and enhance the aesthetic quality of the area. In locations where new development alters visually attractive and distinctive natural landscapes, the selection and arrangement of new plantings should be designed to complement and enhance the natural landscape character of the site.
  - iii. Healthy existing trees, grasses and shrubs shall be incorporated into the landscape to the maximum extent feasible. If located between the edge of curb and gutter and the property line, no existing tree of four inches diameter at breast height (DBH) or greater, or dense stand of trees or shrubs of four or more feet in both depth and height shall be removed, unless permitted by plant health, access, safety or identification of the premises, all as determined by the Community and Economic Development Department.
  - iv. Design of the landscape shall take existing trees and shrubs into consideration with an adequate area provided around each tree that is free of impervious material to allow for infiltration of water and air. This pervious area shall be equal to the drip line of the tree. Root zones of existing trees and shrubs to be preserved shall be protected from unnecessary disturbance due to cut or fill grade changes.
  - v. The selection and arrangement of new plantings shall be planned to create visual appeal, to provide effective screening, to define site circulation and to enhance the use of the site.
- b) **GENERAL DESIGN GUIDELINES.** Whenever possible, landscaping shall incorporate the following low-water principles and practices to reduce water consumption:
- i. Locate plant materials with similar water needs in the same area.
  - ii. Design a balanced landscaped area with a mixture of turf and plant types.

- iii. Minimize the use of expansive turf areas. When turf is incorporated it shall be located so that it is effective or functional in terms of visual experience and use.
  - iv. Incorporate a variety of plant materials that have low water needs and are indigenous to the area. Plant hardy, low water usage materials in south and west exposures. Use grasses that remain green with a limited amount of irrigation.
  - v. Utilize soil amendments that enhance the ability of the soil to conserve moisture, such as organic matter, and certain fertilizers and polymers.
  - vi. Use rock, bark, pole peelings, or other natural mulches to keep moisture in the soil around the planted materials and to control weeds.
  - vii. Irrigation should be minimized. When included, an automatic irrigation system shall be designed and installed to provide maximum efficiency. The system should be adjustable to meet actual precipitation requirements of the various planting zones and should operate only when necessary. The type of irrigation components should be selected to meet the needs of the type of planting.
4. **STORMWATER DETENTION AND TREATMENT REQUIREMENTS.** All non-residential development, subdivisions with five (5) or more lots, and areas within one-hundred (100) feet of a waterbody as defined by the LURSECTION 13-117 Drainage, Construction and Post-Construction Storm Water Runoff, in Urban Transition Areas shall comply with the following requirements. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- a) **NORTH URBAN TRANSITION AREA.** Development within the North Urban Transition Areas, shall be subject to the following requirements.
    - i. Prior to the issuance of any building permit, all necessary stormwater detention and treatment facilities and services, as required by City of Gunnison LDC *Div. 15.4.011 Adequate Public Facilities*, shall be in place and available to serve the new development.
    - ii. Permanent stormwater detention facilities are required to be multipurpose facilities designed to detain flows to historic peak discharge rates and to provide water quality benefits. Runoff after construction shall not exceed the level of runoff that occurred before construction.
    - iii. All non-residential development is required to meet or exceed the standards of City of Gunnison, the Colorado Department of Public Health and Environment, and the U.S. Environmental Protection Agency with regard to water pollution control, stormwater control, and stormwater management. It is both the property owner's and applicant's responsibility to ensure compliance with state and federal regulations
    - iv. Stormwater design shall comply with Section 700, Storm Sewer, Culvert and Irrigation System Specifications, of City of Gunnison Construction Standards.
    - v. All development shall provide adequate surface, subsurface, and road storm drainage facilities and appurtenances as required by the *City of Gunnison Stormwater Management Plan*, as it may be amended.
  - b) **SOUTH URBAN TRANSITION AREA.** All development within the South Urban Transition Areas, shall be subject to LUR Section 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff*.
5. **PARKS, TRAILS AND OPEN SPACES.** This section applies to all development, including subdivisions with (5) or more lots. Individual single family and duplex dwelling units are exempt from these requirements. Development that does not meet these thresholds may voluntarily apply

these standards for the design of parks, trails, and public spaces. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area). Met Rec recreation master plan

**a) PARKS.**

- i. Parks shall be required in the following locations:
  - A. As identified in the MetRec Regional Recreation Master Plan adopted by the county that identify future park locations; or
  - B. As identified in the Park Service Area Map(s)  
[Maps to be inserted]





- ii. Parks shall be a minimum of 1,000 sq ft and a maximum of 1/2 acre.
- iii. The design should promote continuity of parks and public spaces. Design shall ensure pedestrian, bicycle, and vehicular access is reasonably provided to the spaces.
- iv. The location, shape, size, and character of park land shall be provided in a manner to meet the needs of the development.
- v. The park area(s) shall not include any area designated as a roadway, unit space, or storage area.
- vi. The park area should be conveniently located and free from all natural hazards.
- vii. The park area may count toward applicable minimum landscape requirements.
- viii. Parks shall be dedicated for public use.
- ix. Parks shall permit subgrade utility easements without limitation.

**b) TRAILS.**

- i. Trails shall be required in the following locations:
  - A. In those locations shown on the MetRec Master Plan adopted by the county that identify future trail locations.
  - B. Where determined by the Community Development Director to be necessary to link the property to schools, shopping areas, parks, trails, greenbelts, and other public facilities, to the maximum extent practicable; and
  - C. Where determined by the Community Development Director to be necessary to provide public access and fishing easements to adjacent lakes, rivers, and streams, to the maximum extent practicable and consistent with state law.

- ii. Trails shall be a minimum 15-foot right-of-way or easement dedicated for public use and have a minimum 8 foot wide tread way surface which should be centered on the easement center line.
  - iii. Trails shall be dedicated for public use.
  - iv. The trail easement may overlap and include property previously included in other easements such as ditch, canal, utility and conservation easements, and public or private open space, provided it does not compromise the purpose or functional use of any easement with which it overlaps.
  - v. Parks shall permit subgrade utility easements without limitation.
  - vi. Access to the trail should be provided within the subject property or from the subdivision, and be fully accessible to the general public during reasonable hours.
  - vii. All trails should be designed and constructed in accordance with the Americans with Disabilities Act (ADA) and the specifications defined in the City of Gunnison Non-Motorized Transportation Plan, as it may be amended.
- c) OPEN SPACE.**
- i. Public spaces may include open lands. Trails may be included on designated open space.
  - ii. The proposed development should promote continuity of public spaces. Design shall ensure pedestrian, bicycle, and vehicular access is reasonably provided to the spaces.
- d) MAINTENANCE REQUIREMENTS.** For any Park, Trail, or Open Space, the following maintenance requirement applies.
- i. The long-term maintenance of all designated parks, trails and open space shall ensure the safety and longevity of the improvements. All improvements shall be owned and maintained as public areas by the developer, owner of the property, or an organization established for its ownership and maintenance, unless otherwise approved by the County Community and Economic Development Department.
- 6. URBAN TRANSITION AREA DESIGN STANDARDS.** Development within the Urban Transition Areas are subject to the following design standards. These standards shall apply to the design of multi-family uses, and non-residential uses, and single-family and duplex development when part of a proposed subdivision with five or more lots. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- a) MINIMUM STANDARDS.** These design standards are intended to ensure a minimum level of design is achieved. If an alternate design can be shown to meet the intent of these standards, or where it can be shown that strict compliance with these standards would cause negative environmental impacts, or would result in adverse conditions on- or off-site because of unusual topography, size or shape of the lot, existing vegetation, or other exceptional situations or condition, then the County shall have authority to accept the alternative. The evaluation shall consider whether the alternative will provide for an equivalent level of public safety and whether the alternative will be equally durable, so that normally anticipated maintenance costs will not be increased.
- b) DESIGN STANDARDS.**
- i. **BUILDING PLACEMENT AND ORIENTATION.** The following standards are intended to create a development pattern that reinforces the street grid and provides a high-quality pedestrian experience.

- A. All buildings should be oriented to the street where one exists. All building facades shall be oriented to be parallel to the adjacent street.
- B. Build-to-Lines shall comply with Table C.3.
- ii. **ENTRANCES.** A building entrance shall include a door and entry feature that provides visitors with direct access to the building.
  - A. For Residential buildings, the following standards apply:
    - 1. The entry door shall be setback no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.
    - 2. For duplex, triplex, or multi-family residential buildings with more than one entrance, at least one shall be no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.
  - B. For Non-Residential buildings the following standards apply:
    - 1. The facade closest to the front lot line shall have an operable entrance facing the street and a walkway to the nearest sidewalk.
    - 2. An operable building entrance is required to be open and accessible during normal business hours. The entrance shall comply with applicable ADA standards.
    - 3. Each building shall have clearly defined customer entrances that include at least two (2) of the following features:
      - a) Canopies, porticos, arcades, or overhangs;
      - b) Recesses or projections;
      - c) Over the door or peaked roof forms;
      - d) Arches;
      - e) Outdoor patios or plazas;
      - f) Display windows;
      - g) Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; and/or
      - h) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    - 4. Buildings on corner lots are encouraged to have corner entrances. A chamfered corner is permitted to accommodate this type of entrance. Where a corner entrance is not provided, the building plan shall provide an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.
- iii. **TRANSPARENCY.**
  - A. Residential Uses shall have a minimum transparency of 15% of each street-facing façade at the ground level. This may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.
    - 1. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.
    - 2. Garage doors shall not be used to meet this requirement.

3. Glass blocks, frosted glass, and other forms of privacy glazing do not meet this standard.
- B. Non-Residential and Multi-Family Residential Uses shall meet minimum transparency requirements.
  1. 40% of each street-facing façade at the ground level shall be transparent.
  2. A minimum of 20% transparency is required for second levels.
  3. Transparency may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.
  4. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.
- iv. **STREET LEVEL DESIGN.** The following standards apply to Non-Residential Uses, Mixed-Uses, and Multi-Family Uses.
  - A. For all ground floor neighborhood commercial or maker space in new development, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor area associated with a residential use, the minimum height must be at least 10 feet.
  - B. All non-residential eating and drinking establishments are encouraged to provide street-side outdoor/cafe seating and dining patios. Where possible, this area shall be between the public right-of-way and the front facade along primary streets.
- v. **BUILDING ARTICULATION.** A clear visual division shall be maintained between the ground level floor and upper floors, for example, by using a belt course, transom, awning, canopy, or similar division.
  - A. All buildings with three or more stories shall be articulated with varied massing to create dynamic facades and prevent flat, static streetscapes. Development should clearly articulate a horizontal hierarchy (base, middle, top), properly scaled to the height of the structure.
    1. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.
    2. Horizontal articulation shall be achieved through one or more of the following architectural features:
      - a) Wall Plane Offsets: Wall plane offsets shall be a minimum of 1 foot with a minimum width of 3 feet.
      - b) Accent Lines: Accent Lines shall have a minimum projection from the primary wall plan of 4 inches and a minimum width of 4 inches.
      - c) Bay windows: Bay windows shall be a minimum of 2 feet in depth and 4 feet in width;
      - d) Recessed entrances or windows: These shall be recessed a minimum of 4 feet in depth and 6 feet in width;
      - e) Niches: Niches shall be a minimum of 2 feet in depth and 4 feet in width;
      - f) Gateways that are a minimum of 4 feet in width;
      - g) Porches measuring at least 48 square feet; or
      - h) Colonnades that are a minimum of 4 feet in width.

- B. All non-residential buildings are required to provide variation in facades to prevent long blank walls. These standards apply to all facades.
  - 1. Structures greater than 60 feet in length, but less than 120 feet in length must exhibit a prominent shift in the facade of the building so that no greater than seventy five percent (75%) of the length of the Building Facade appears unbroken. Each shift shall be in the form of either a 10 foot change in Building Facade alignment or a 10 foot change in the Building Height, or a combined change in Building Facade and Building Height totaling 10 feet.
  - 2. Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a 15 foot change in Building Facade alignment or a 15 foot stepback on upper levels.
- vi. **ROOF FORMS.**
  - A. The measurement of building height shall be based on the Gunnison County Land Use Resolution.
  - B. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams.
  - C. Where roofs will drip onto pedestrian, other public, or parking areas, buildings shall provide a system of gutters and downspouts to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in these areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
  - D. Eaves and fascia shall generally be responsive and proportional to the design of the building.
  - E. The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.
- vii. **FENCES AND SCREENING.** All buildings shall comply with Gunnison County LUR Section 13-113: *Fencing*.
- viii. **LIGHTING.** All buildings shall comply with Gunnison County LUR Section 13-114: *Exterior Lighting*.
- ix. **SIGNAGE.** All buildings shall comply with Gunnison County LUR Section 13-109: *Signs*.

## SECTION 7. PRESERVATION OF MANUFACTURED HOME PARKS

- A. The requirements of this Section apply to any existing manufactured home park in that contains five or more occupied manufactured homes and is currently operating, where the park is being proposed for a change of use other than renting or offering space for manufactured homes, or if the park is being proposed for closure, either in whole or in part. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- B. The requirements of this Section shall not apply if, prior to the change of use, the land owner and at least 75% of the manufactured home park tenants have entered into an agreement to waive the requirement for the conversion impact report. The agreement shall be provided to the County and shall be in a form satisfactory to the County Recorder.
- C. Mobile homes provide an important housing option for members of the community. The County prefers that existing Mobile Home Parks are preserved, consistent with the policies of the Regional Housing Study. To support these goals, providing mobile home residents the opportunity

- to become a Resident Owned Community (ROC) is preferred (See also Colorado House Bill 20-1201).
- D. A conversion impact report shall be completed and submitted to the County Community and Economic Development Department. The report shall include the following information:
1. The names, addresses, and manufactured home site identification numbers of all persons living in or owning manufactured homes in the manufactured home park.
  2. The age and type of each manufactured home in the park, by site identification number, including date of manufacture, characteristics, and size.
  3. A list of known available manufactured home sites in comparable manufactured home parks within a 50-mile radius of the subject park.
  4. A schedule of site rental rates for each comparable manufactured home park and the criteria of the management of each park for acceptance of new homeowners and used manufactured homes.
  5. A relocation plan, including the proposed date for closing the manufactured home park, what, if any, relocation assistance payments will be offered to the park tenants, and the method of calculation of such assistance.
  6. The intended use of the property following closure of the manufactured home park, including conceptual plans describing the proposed new use.
  7. Other information as may be required by County Staff or the BOCC.
  8. Certification from the applicant that the conversion impact report has been delivered to all of the owners and tenants of manufactured homes in the manufactured home park at least 60 days prior to the first public hearing.
- E. The County Community and Economic Development Department and the Board of County Commissioners have the authority to review the conversion impact report and evaluate the proposed use of the property following closure of the manufactured home park. While property owners have the right to propose new uses, approval is subject to compliance with zoning regulations, land use policies, and community impact considerations. The County may impose conditions, require modifications, or deny the proposed use if it is found to be inconsistent with adopted plans, regulations, or if the impacts on displaced residents are deemed inadequately addressed.

## **SECTION 8. DEVELOPMENT INCENTIVES.**

- A. Affordable and attainable housing opportunities are needed throughout the Gunnison Valley to ensure housing is available for local residents and workforce. Housing is generally considered to be affordable (or attainable) when the monthly housing payment is equal to no more than 30% of a household's gross income. New housing opportunities located within The Urban Transition Area is a specific goal of the Gunnison Area Plan. This section provides incentives for the inclusion of deed restricted housing in these areas. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- B. **APPLICABILITY.** Projects shall receive incentives for complying with at least one (1) of the following options:
1. Development of essential housing, as defined in the Gunnison County Land Use Resolution.
  2. 40% of the total residential units in the development are deed restricted as affordable housing in accordance with the definition of essential housing in the Gunnison County Land Use Resolution.

C. **BENEFITS.** Developments may receive the following benefits:

1. Decreased setbacks by up to 50% for all development on the applicable site or subdivision.
2. Increased height allowance up to 45 feet for all development on the applicable site or subdivision.
3. Expedited Review Process. All projects that meet the applicability requirements in Section G.1, shall be reviewed pursuant to Section E, regardless of location or density.
4. Reduction in required amount of open space by up to 50%.
5. Reduction in required minimum parking by 100%.

**SECTION 9. DEVELOPMENT AGREEMENTS AND AMENDMENTS**

**A. DEVELOPMENT IMPROVEMENT AGREEMENT**

1. A Development Improvement Agreement shall be required for all development undertaken pursuant to these regulations. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
2. A Development Improvement Agreement shall meet the requirements of LUR Section 16-118: *Development Improvement Agreement Required*.

**B. AMENDMENT AND REPEAL**

1. Unless amended or repealed in accordance with this Section, these Regulations shall remain in full force and effect. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
2. These Regulations may be amended, modified, or repealed in whole or in part upon Acknowledgement by the Board of County Commissioners.

## DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

Environmental Graphic Design

22860 Two Rivers Road Suite 102

Basalt, Colorado 81621

970-925-8354

970-920-1387 fax

designworkshop.com

## Gunnison Area Plan Draft Narrative

To: *Gunnison County*  
Cathie Pagano, Assistant County Manager  
Hillary Seminick, Planning Director  
Rachael Blondy, Planner  
*City of Gunnison*  
Anton Sinkewich, Community Development Director  
Andie Ruggera, Senior Planner

From: *Design Workshop*  
Jessica Garrow, Principal  
Reilly Thimons, Project Manager  
Emily Burrowes, Project Planner

Date: June 23, 2025

Project Name: Gunnison Project

Subject: Gunnison Area Plan Updated Draft

---

Below is an updated initial outline for the City and County's review in advance of a conversation about next steps for the Plan document.

### **Gunnison Area Plan Draft Narrative**

#### **1. Introduction**

The development of the Gunnison Area Plan ("Plan") is a critical component in envisioning the future of both the City of Gunnison (City) and Gunnison County (County). The development of this Plan fulfills the State of Colorado's requirement for a three-mile plan and comes shortly after the adoption of the City of Gunnison's Comprehensive Plan (2020) and Strategic Plan (2022) to ensure that the City and County are aligned across documents and goals.

As part of this effort, multiple documents and studies were reviewed to provide a foundation for historical policy evolutions and a deeper understanding of existing conditions across the County. This Plan, while a stand-alone document, works in collaboration and coordination with several other documents. It seeks to support, rather than duplicate or overwrite, previous efforts. Each of the following documents were reviewed to identify goals, recommendations, and findings to incorporate and bring forward into the Plan:

- City of Gunnison 2030 Comprehensive Plan –The Comprehensive Plan was developed to help the City navigate its growth and transition by proactively mitigating challenges and leveraging opportunities as it moves into the future.
- Intergovernmental Agreement - This document is a legal agreement between City of Gunnison City Council and Gunnison County Board of County Commissioners. It provides direction to regulate development that may have significant impacts on the Three-Mile Area.
- Gunnison Valley Housing Market Update 2024 - This assessment was developed to understand the existing conditions of housing in Gunnison Valley. It supports local jurisdictions, non-profits, and private sector developers in identifying housing opportunities through highlighting existing housing gaps, home price ranges, and overall housing needs.

- Gunnison County Board of Commissioners Strategic Plan (2022, 2024) – This document helps guide the priorities of the County Board of Commissioners. This plan provides focus for capital projects and improvements and identifies how the County prioritizes resources such as staff dedication and funding.
- Gunnison City Council Strategic Plan 2024 - This document seeks to address key topics identified by the community through engagement efforts. It provides a framework to align staff and financial resources to achieve critical results in addressing the community's most important issues.
- City of Gunnison Water Master Plan – This plan analyzes the City's water quality and quantity. It summarizes the capability of the existing system and identifies necessary improvements to meet future water demand, regulatory requirements, and delivery needs.
- City of Gunnison Source Water Protection Plan – This plan identifies methods to ensure that the City's water source is protected, and potential threats are mitigated.
- One Valley Resiliency Roadmap - The One Valley Resilience Roadmap (OVRR) was developed in collaboration with all municipalities that make up Gunnison County. Given the anticipated growth and changes for the Valley, it guides future goals on topics including housing affordability, land use, transportation, infrastructure planning, climate change, equity and inclusion, and a sense of community.
- MetRec 2025 Regional Recreation Master Plan - The Master Plan outlines a strategic vision for the future of parks, recreation, and multimodal connectivity within the Gunnison Area Plan area. The MetRec plan includes specific recommendations for trail connections and parks developed from key themes developed during the community engagement process.

a. Purpose

The Gunnison Area Plan is intended to align with, and support, the land use vision and policies outlined in the Community Plans listed above, fostering sustainable growth and development in the region. The Plan focuses on responsible land use management and infrastructure development within a three-mile radius surrounding the City limits. By prioritizing compact, mixed-use development patterns that enhance connectivity and reduce urban sprawl, the Plan mirrors the community's goals of promoting vibrant, walkable neighborhoods while preserving open spaces and natural resources. Emphasizing diverse housing options, improved transportation networks, and integrated green spaces, the Plan not only supports economic vitality and community resilience but also ensures that development adheres to environmental stewardship principles supported by the greater Gunnison community.

This Plan seeks to guide future development within the three-mile planning area outside of the City of Gunnison by:

- Supporting affordable and attainable housing,
- Streamlining development processes,
- Coordinating infrastructure and utility planning, and
- Aligning parks and trails development with the recommendations of the MetRec Regional Master Plan;
- Furthering the goals of the City of Gunnison 2030 Comprehensive Plan;
- Addressing the housing needs identified in the 2024 Gunnison Valley Housing Needs Assessment;
- Protect water quality and address existing and future water needs as identified in the City of Gunnison Water Master Plan and City of Gunnison Source Water Protection Plan
- Aligning land uses in the specified area with the County's Strategic Plan, and
- Aligning with the goals of the City's Strategic Plan.

b. Statutory Requirements

Colorado state legislature made changes to annexation laws in 1987 (Community Development Office, n.d.). These changes limited municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Additionally, Colorado legislature requires municipalities in Colorado to adopt a Three-Mile plan prior to annexing property into their territorial boundaries (C.R.S. 31-12-105 et. Seq). The requirement states that the plan must “generally describe the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.”

This requirement enforces a strategic approach to managing growth and development in a coordinated and sustainable manner. A three-mile plan does not require any property owner to annex into the City of Gunnison, nor does it mean that the City of Gunnison is intending to annex all areas within the three-mile plan area. The Gunnison Area Plan identifies land that could be considered for annexation, pending negotiations with individual landowners and compliance with specific standards. This document is a long-range plan that identifies the areas where annexation into the City of Gunnison will be considered and how services will be provided to them while sustaining adequate capacity for existing development. The State of Colorado’s annexation requirements can be found online at [Laws | Colorado General Assembly](#) and is currently stated in C.R.S. 31-12-105.

## 2. Gunnison Area Plan Framework

### a. Context

The City of Gunnison and the surrounding three-mile growth area is situated in the middle of Gunnison County, surrounded by the Rocky Mountains and Gunnison National Forest. The City is the gateway to the Gunnison Valley, located at the intersection of Highway 50, running east and west through the region, and Highway 135, running north to Crested Butte. The City’s proximity to surrounding nature and recreation attracts both new residents and year-round outdoor enthusiasts.

Both the County and the City are at a pivotal point of growth and change with both areas anticipated to see a 2-4% increase in population by 2028<sup>1</sup>. The City of Gunnison is seeing more significant growth and as a result, transitioning from a rural mountain town to a small city. A critical consideration is where this increase in population will live and work and where the new development to provide for future residents will occur.

In response to this anticipated growth, Gunnison County and the City of Gunnison began the update to the Gunnison Area Plan and associated maps to identify appropriate areas for growth. These are further outlined in the sections following.

### b. City UGB / UGB Map

Urban Growth Boundaries are a growth management tool that defines where urban development is permitted and delineates between urban and rural development patterns. In the City of Gunnison, the Urban Growth Boundary aims to control sprawl by designating specific areas for development, protecting natural landscapes and agricultural lands. For the purposes of this document, the Urban Growth Boundary line serves as a hard transition out from the City into the three-mile planning area beyond which applicable land use development regulations shift from City to County.

The maps below indicate the current 2025 Urban Growth Boundary and the three-mile planning area.  
*(Graphics to be included in formatted document – UGB Map / Three Mile Planning Area Map)*

---

<sup>1</sup> US Census Bureau; Esri Business Analyst; Houseal Lavigne Associates Houseal Lavigne Associates

c. Urban Transition Areas / Map

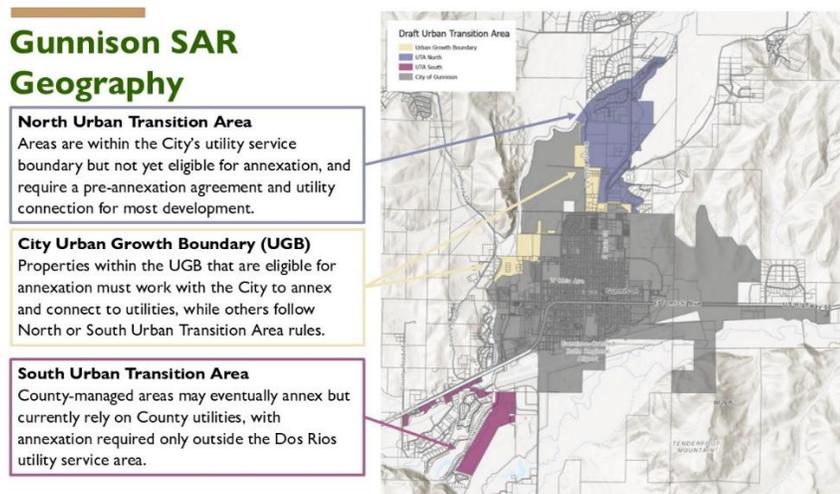
Since the adoption of the last three-mile plan, three major changes to the City’s boundary have occurred. These include Gunnison Rising (633 acres), Van Tuyl Ranch (386.9 acres), and Gunnison North (11.93 acres). Within the Gunnison Rising annex, in addition to areas in West Gunnison, the City has undeveloped land that can accommodate growth and development through new households and commercial areas.

Opportunities for this land may include economic development, increased housing-mix diversity, retail attractions, and employment opportunities. As more people move to the area, additional opportunities such as increasing stores, more accessible shopping locations, more parks, greenways, cultural offerings, as community services become possible.

To provide order and framing to these opportunities, and others outside the UGB, a growth framework has been created to define several “Urban Transition Areas”. These areas are defined as:

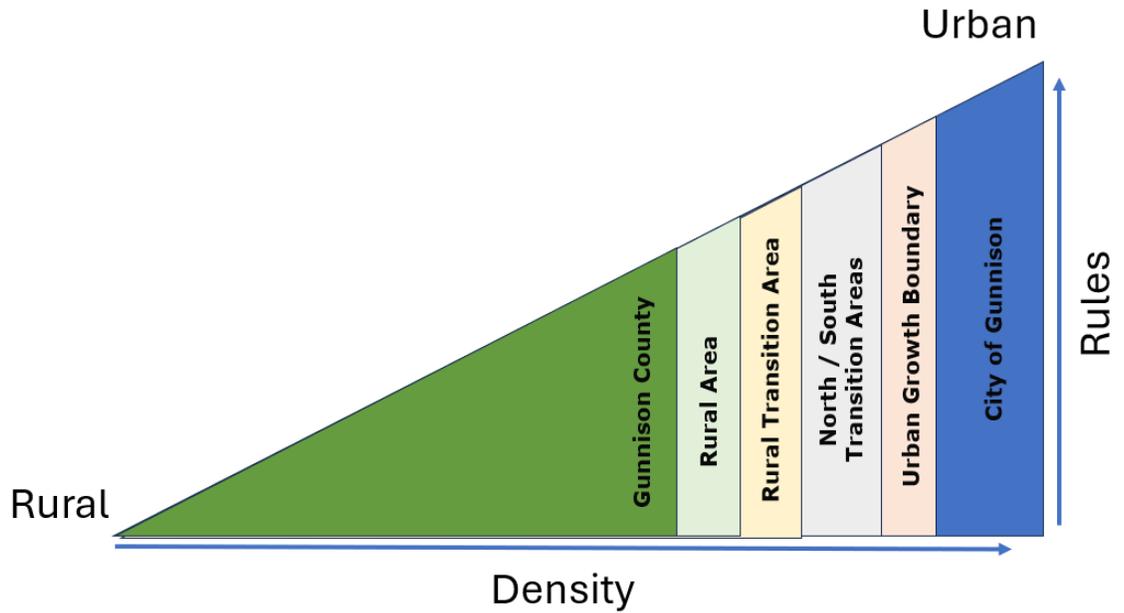
- City Urban Growth Boundary
- North Urban Transition Area
- South Transition Area
- Rural Transition Area
- Rural Area

These Urban Transition Areas provide a hierarchical system used to categorize different levels of preferred development and expansion to control potential of urban sprawl in the County lands. New growth should be directed to the City Urban Growth Boundary before North / South Transition Areas and so on with the exception of lands identified with the Rural Area which has been identified for preservation vs. development. The map following illustrates the Urban Transition Areas:



The Graphic below illustrates how these areas increase in density and are subject to more stringent regulations the closer they are to the City of Gunnison.

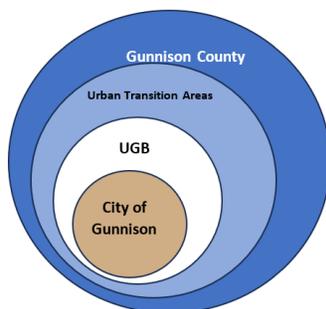
*(Graphic to be included in formatted document – Urban Transition Area Maps / Density Graphic)*



d. Jurisdictional Review and Annexation Process

The City of Gunnison is an incorporated home rule municipality with specific regulations related to zoning, density, and development standards. The City has jurisdiction over all land located within the municipality and its Urban Growth Boundary includes defined areas within the three-mile boundary area where potential Annexation and expansion of City Services may occur. The three-mile planning area defined in Map XX, encompasses land within the three-mile boundary outside of the City of Gunnison but within unincorporated Gunnison County. These lands are governed by an Intergovernmental Agreement (IGA) that creates the legal framework for joint decision-making related to growth and development in the planning area. (This document has been updated as part of this planning process). Gunnison County has jurisdiction over all unincorporated lands in the County, covering rural planning and infrastructure reviews such as septic systems, wells, and private roads. Lands located within the three-mile boundary area are subject to Special Area Regulations within the County's Land Use Resolution.

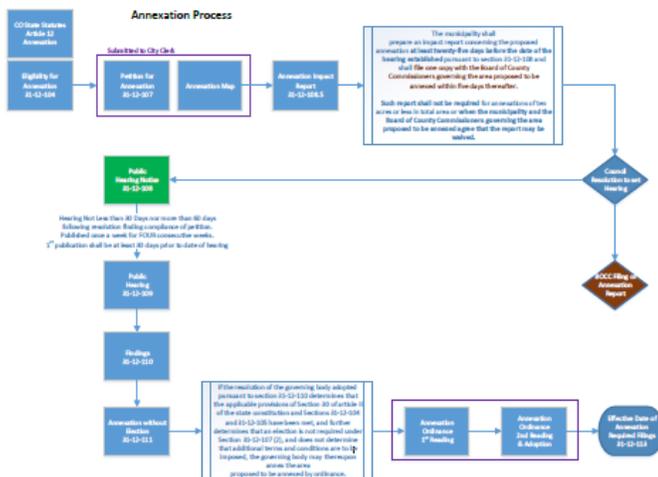
These relationships are illustrated in the graphic below:



When a property is determined to be eligible for annexation, based on criteria found in C.R.S. 31-12-104, an applicant can apply for annexation and is subject to the City of Gunnison land use regulations. The steps for determining annexation are outlined below and are reflected in the Annexation Pathway graphic:

- Eligibility Determination: A property must meet statutory requirements for annexation, including contiguity to the City boundary and compliance with the City’s Three-Mile Plan.
- Pre-Annexation Coordination: For properties within the North Urban Transition Area, a Pre-Annexation Agreement is required. This agreement outlines the terms under which development may occur prior to full annexation, including commitments for utility connections, infrastructure improvements, and land use compatibility.
- Annexation Application: Property owners must submit a formal annexation petition to the City. The application includes legal descriptions, maps, and documentation demonstrating compliance with state and local annexation criteria.
- City Review and Public Hearings: The City conducts a review of the annexation proposal, including staff analysis and City Council deliberation. Public hearings are held to gather community input.
- Annexation Agreement and Ordinance Adoption: If approved, the City and applicant enter into a formal Annexation Agreement that details development expectations, utility provisions, and any special conditions. The City Council adopts an ordinance finalizing the annexation and initial zoning is applied.
- Post-Annexation Development: Once annexed, the property becomes subject to the City’s zoning, development standards, and infrastructure requirements. Development may proceed in accordance with City plans, codes, and permitting processes.

(Graphic to be included in formatted document – Annexation Pathway)



### 3. Urban Transition Areas

The following sections define the Urban Transition Areas and include information on the intent and vision for development and applicability to regulations.

#### a. City Urban Growth Boundary

- Description: For development located in the City of Gunnison Urban Growth Boundary (UGB), all parcels eligible for annexation will be directed to annex into the City and connect to City utilities. Development applications will be reviewed by the City of Gunnison.
- Intent and Vision: The UGB area is intended to be the primary location for coordinated future growth through required annexation and connection to City services. Development here must align with the City’s comprehensive plans and infrastructure investments, creating an efficient and sustainable urban expansion that strengthens the City’s core.

- **Development Patterns:** Development will occur through annexation and required connection to City utilities. All projects must comply with City standards, focusing on walkability, compact urban form, and mixed-use potential. Densities and uses will reflect urban characteristics, including multi-family housing and neighborhood commercial opportunities.
- **Zoning is Required:** Development within the City Urban Growth Boundary (UGB) will require annexation into the City and will be zoned through coordination with the City of Gunnison, aligning with anticipated residential, mixed-use, commercial, and light industrial districts. Zoning will be finalized at annexation to ensure consistency with City established zone districts, infrastructure and land use goals.

*(Graphics to be included in formatted document – City Zoning Map, Map and Character Photos)*

#### **b. North Urban Transition Area**

- **Description:** These areas are in Gunnison County that are not immediately eligible for annexation but are within the City of Gunnison utility service area. These areas are appropriate for potential annexation when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development. Development applications in these areas are reviewed by Gunnison County, with City coordination required to meet all City utility and Right of Way requirements and will proceed with a pre-annexation agreement with the City of Gunnison. . Development of single-family and secondary residences are exempt from City utility connection and pre-annexation requirements.
- **Intent and Vision:** This area serves as a growth corridor where future annexation is likely. It acts as a bridge between the County and the City, intended to accommodate urban-scale development that is phased and infrastructure-ready, supporting the long-term vision for expansion of the City's service area.
- **Development Patterns:** Development will emphasize connectivity to existing infrastructure and utilities through a Pre-Annexation Agreement. It will allow for moderate to high densities and mixed uses with right of way design and utility standards meeting City codes. Pedestrian-friendly layouts and access to services are prioritized. Development will expand multi-modal connectivity using the recommendations of the MetRec 2025 Regional Recreation Master Plan. Parks should be established in "service areas" intended to provide an outdoor gathering space for the surrounding area. Parks should be between 1,000 sq. ft. and ½ acre in size.

*(Graphics to be included in formatted document – Map and Character Photos)*

#### **c. South Urban Transition Area**

- **Description:** These areas are in Gunnison County and are not expected to be annexed into the City. They are served by County utilities and may be served by City electric services. These areas are appropriate for potential annexation if and when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development. Development applications in these areas are reviewed by Gunnison County, with coordination as needed for potential future annexation or utility connections.

- Intent and Vision: Although not expected to annex into the City, this area is envisioned to accommodate growth that complements adjacent urban development. It is intended to support residential and light commercial uses while utilizing existing County infrastructure systems.
- Development Patterns: Growth in this area will be served by County utilities (and City electric where available), with a focus on moderate-density residential development and small-scale non-residential uses. Development must maintain strong design standards and promote multimodal connectivity without assuming future annexation. Development will expand multimodal connectivity using the recommendations of the MetRec 2025 Regional Recreation Master Plan. Parks should be established in “service areas” intended to provide an outdoor gathering space for the surrounding area. Parks should be between 1,000 sq. ft. and ½ acre in size.

*(Graphics to be included in formatted document – Map and Character Photos)*

**d. Rural Transition Area**

- Description: These areas are located in general proximity to the City of Gunnison, but do not have immediate adjacency to the City boundary or access to City utilities. Development applications in these areas are reviewed by Gunnison County Planning Commission under County standards and regulations.
- Intent and Vision: The Rural Transition Area is intended to serve as a low-density buffer between urbanized areas and preserved rural lands. It is a place for limited residential development that respects the area’s transitional character and environmental constraints.
- Development Patterns: Development is limited and regulated under the existing Gunnison County Land Use Resolution. Urban infrastructure and annexation are not expected. Growth will consist primarily of single-family residences and must be compatible with the surrounding rural landscapes.

*(Graphics to be included in formatted document – Map and Character Photos)*

**e. Rural Area**

- Description: These are areas within the Three-Mile boundary but are generally not appropriate for development due to their existing conditions and location. These areas include lands having high ecological value, lands that are on ridgelines, critical wildlife habitat and migration corridors, and hazardous lands. These areas are generally not appropriate for new development and shall be subject to the Gunnison County Land Use Resolution. Development applications in these areas are reviewed by Gunnison County under County standards and regulations.
- Intent and Vision: The Rural Area is prioritized for preservation, aiming to maintain ecological value, protect natural resources, and limit development. These lands serve critical environmental, scenic, and agricultural purposes.
- Development Patterns: New development is generally discouraged. When allowed, it is limited to very low-intensity uses, such as one single-family home and a secondary residence, in accordance with County standards. These areas are not intended for urban services or infrastructure expansion.

*(Graphics to be included in formatted document – Map and Character Photos)*

