

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: August 21, 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.*

- 8:45 a.m.**
- Call to order; determine quorum.
  - Approval of Minutes from the August 7, 2025, Planning Commission meeting
  - **Unscheduled Citizens:** A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
  - Miscellaneous/Staff Reminders/Announcements
- 9: 00 a.m.**    **Public Hearing: LUC-24-00013 | Coconut Holdings LLC Minor Impact**  
The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way.
- 9:30 a.m.**    **Work Session: LUC-25-00021 | Henke Subdivision Minor Impact**  
Request to subdivide a 3.63-acre Lost Canyon parcel at 511 Roper Lane, Gunnison into two 1.81 acre lots.
- 10:30 a.m.**    **Work Session: LUC-24-00008 | Treasure Mountain Ranch Minor Impact 2-4 Residential Units**  
Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change at 3881 Forest Service Road 314 to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development, including four new residential structures (5,089 sq. ft.) and one maintenance barn (4,900 sq. ft.) within a 1.9-acre building envelope in the historic Crystal townsite.
- 11:30 a.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, August 7, 2025**

\*\*\*

The Gunnison County Planning Commission conducted a regular meeting in the Board of County Commissioners Board Room at 200 E. Virginia Gunnison, CO and on Zoom **Present:**

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Bill Barvitski Alt. Commissioner - Catherine McBreen  BOCC - Jonathan Houck BOCC - Liz Smith	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy  City of Gunnison – Anton Sinkewich  Others present as listed in text
--	--

**Absent:** Niederer, Patrick, Puckett Daniels

**Recused:**

**Zoom:** McBreen, Smith

\*\*\*\*

Mason seated alternate Planning Commission member McBreen. With a quorum present Chairperson Mason opened the August 7, 2025 regular meeting of the Planning Commission at 8:46 am.

\*\*\*\*

**Moved by** Baca, seconded by Barvitski to approve Planning Commission meeting minutes, dated July 17, 2025. The motion passed unanimously in support with the insubstantial amendments as noted by Barvitski.

\*\*\*

**Joint Public Hearing: SG-25-00001 | Gunnison Area Plan Special Area Regulations**

Discussion of the proposed Gunnison Area Plan and Special Area Regulations with Gunnison County Planning Commission and Gunnison County Board of Commissioners.

**Staff Presentation**

Pagano provided an overview of the Gunnison Area Plan and Special Area Regulations.

**Planning Commission Questions**

Mason requested clarification on how utility connection would work. Pagano clarified that generally wells and septic systems would not be permitted in the Urban Transition Areas, and that this would be discussed in a pre-annexation agreement. She noted that this is to protect City of Gunnison water supply, the City and County may contemplate extending water and sewer service to this area.

Mason opened public comment at 9:33 a.m.

### Public Comments

Adam Ostmeyer – Represented landowner in the proposed South Urban Transition Area. Requested direction for landowners that are actively in the process of developing plans.

Donna Guerrieri – Expressed concern with what would occur to the land owned by the land trust. Group clarified that the Gunnison Area Plan is to create guidelines and guardrails for future development, and that the County is not looking to be the developer.

Peter Kupferpurd – Landowner near the Tall Texan, inquired about annexation requirements. Pagano clarified that this area would not be eligible for annexation.

Scott Arnold – Landowner on CR 11, inquired about plans for HWY 135 with expanded development. Pagano noted access control plan with CDOT regarding HWY 135.

Katie Smith – Inquired about annexation requirements, the definition of development, and outreach for this plan.

Erin Brubanker – Landowner in Rainbow Acres, inquired about the vision for this subdivision. Pagano clarified that it would be maintained as a SFR development.

John Guerrieri – Landowner north of Gunnison, inquired about the cost of sewer. Pagano clarified that nothing would change if they were to keep the property the same.

Carol Arnold – Landowner on CR 11, Inquired about sewer fees and connecting to City Water.

David Smith – Expressed concern with more development while properties within the City remain vacant. Inquired about the Colorado State Forest Service parcel. Pagano clarified that this property is owned by the Valley Housing Fund, and that they would need to annex to be put on city utilities.

Susan Teale – Inquired about Tomichi Heights. Pagano clarified that this area was not included in the plan given Gunnison Rising plans.

Patrick Homley – Landowner in Riverwalk Estates, inquired about annexation requirements in the NUTA. Pagano noted that annexation would be eligible for parcels contiguous to the City boundary.

Pagano clarified that no one would be forced to annex. If the use of the property were to continue as is, there would be no need for annexation. If a vacant property in the Urban Growth Boundary were to develop, annexation would be required to obtain city utilities. In the Urban Transition Areas, development of SFRs would be permitted without annexation. If denser developments, a pre-annexation agreement would be required.

Sandra Cortner – Landowner on Snowflake Ln, inquired about opportunities to voice opposition to large developments and commercial developments. Pagano noted that public hearings would not be required if development met standards of the Special Area Regulations.

Gail Sovick – Landowner on CR 13, suggested a transition between dense development and Van Tuyl Ranch. Would like to see plan for trailheads, parking, and walking and bike paths along CR 13 and near Van Tuyl. Pagano noted that the City was working on the recreation master plan.

Steve Westbay – Landowner on Fairway Ln, suggested a focus on essential housing, expressed concern with HWY 50 travel. Pagano and Houck clarified that CDOT would be involved.

Dr Seth Nienhueser – Represents two properties on HWY 135. Inquired about deed restrictions.

Scott Arnold – Inquired about reducing the speed limit on HWY 135 from Garlic Mikes into town. Pagano noted that CDOT was changing their approach on how they change speed limits.

David Smith – Inquired about the open space in Van Tuyl Ranch. Sinkewich noted that residential and commercial developments were not allowed there.

Matt Feier – GCEA, Noted that they have large trucks at their facility in the SUTA.

Kaite Smith – Landowner on CR 13, inquired about annexation requirements.

Mason closed public comment at 10:39 a.m. Pagano responded to inquiries.

Phillips inquired about the transition between open space or low density and high density developments. Group clarified that there could be dense development adjacent to open space or low density.

#### Next Steps

Mason continued the public hearing to September 18, 2025 at 9 a.m. Noted that individuals may submit public comments prior to the meeting, and that there would be opportunity for public comment at the upcoming meeting.

Meeting Adjourned at 11:11 a.m.

**To: Gunnison County Planning Commission**

**RE: LUC-24-00013 | Public Hearing | Minor Impact Residence over 5,000 sq. ft.**

**Date: August 14, 2025**

**Date of Public Hearing: August 21, 2025**

**1. Project Summary**

The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way. The property comprises two units: the primary residence and the guest house, with a total aggregate living area of 6,865 square feet. There is an existing guest house on the lot in question.

The primary residence is planned to be 5,338 square feet, including an attached garage of 922 square feet. The existing guest house is 1,527 square feet of residential living space. The proposed residence will remain in the previously approved building envelope as shown in the plat map.

Planning Commission met on July 17, 2025. The Commission discussed that if the Applicant were to detach the garage, the main residence would remain under 5,000 sq. ft. Staff noted that, because the building is within 125 feet of the Taylor River, the Applicant must comply with LUR Section 11-107, *Protection of Water Quality*. This includes providing an engineered drainage plan, as shown on page 5 of Exhibit B. Site plans and silt fencing will also be required at the time of construction. The Commission agreed that the build site is well shielded from the road.

**2. Impact Classification**

The Project has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution Section 6-102:B MAXIMUM BUILDING SIZE LARGER THAN 5,000 SQ. FT. AND AGGREGATE SQUARE FOOTAGE LARGER THAN 7,000 SQ. FT. No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless a land use change permit is approved pursuant to Section 13-105: Residential Building Sizes and Lot Coverages.

**3. Land Use Resolution Compliance**

The proposal has been comprehensively reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, Staff Report. Staff has outlined how the proposal meets more substantive LUR standards below.

**Section 11-103: Development in Flood Hazard Areas**

The proposed development is not within the FEMA National Flood Hazard, per SGM's HEC-RAS Study 100 year Flood Plain Line established December 19, 2007 nor is it mapped within the floodplain per 2013 FEMA mapping.

### Section 11-107: Protection of Water Quality

As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. The Applicant has provided silt fencing and erosion control plans, as seen in Exhibit B, page 5. These requirements will be further reviewed upon submittal of the building permit.

### Section 13-105: Residential Building Sizes and Lot Coverages

Section 13-105:D.2 states that no building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. unless a land use change permit approves the greater size. Planning Commission must determine if the proposed 5,338 square foot residence meets the required findings for coverage exceeding standard, listed below. The proposed primary and secondary residences will be clustered within the building envelope, and will be sharing access, water and sewage treatment. All utilities will be underground.

### Section 13-105:G Impact Classification And Required Findings For Coverage Exceeding Standard

1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:
  - a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; **and**
  - b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to provide effective screening is acceptable in combination with other screening techniques.
  - c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.
2. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.

Staff has not completed a site visit to determine visibility of the proposed structures from County Road 742. Staff has compared satellite imagery, topographic maps and Google Street View and believes the proposed development will not be visible from County Road 742. Planning Commission discussed visibility as part of the work session and agreed that the build site was not obtrusively visible from County Road 742.

#### Section 13-111 Landscaping and Buffering

Planning Commission must determine if there is a need to shield neighboring properties from any adverse external effects of this proposed residence, or if there is a need to shield this proposed residence from neighboring properties. Further buffering standards can be found in Section 13-111:M of the LUR.

#### **4. Exhibits**

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00013. Click on "Attachments".

- A. Staff Report
- B. Site Plans
- C. Building Plans
- D. Draft Decision Document



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: Minor Impact, over 5,000 sqft  
 Application No: LUC-24-00013  
 Date application scheduled with Planning Commission: July 10, 2025  
 Prepared by: Rachael Blondy

<b>Applicant Name:</b>	Wright Angle Construction
<b>Property Owner Name:</b>	Coconut Property Holdings LLC
<b>Project Description:</b>	Applicant is requesting approval of a primary residence over 5,000 square feet. The primary residence is proposed to be 5,338 sq. ft. There is an existing guest house on the property that is 1,904 sq. ft. Aggregate square footage on the parcel would be 6,865 sq. ft.
<b>Property Location:</b>	874 Wildwater Way, Wilder on the Taylor <ul style="list-style-type: none"> <li>• <a href="#">Parcel # 3433-000-05-003</a></li> </ul>
<b>Surrounding Land Uses:</b>	Residential, Agricultural, USFS
<b>Agency and Department Review:</b>	A copy of the application was sent to the following referral agencies by email on March 12, 2024: <ul style="list-style-type: none"> <li>• United States Forest Service</li> <li>• Colorado Parks and Wildlife</li> <li>• Gunnison Conservation District</li> <li>• Gunnison County Fire Protection District</li> <li>• Gunnison County Public Works</li> </ul>
<b>Pre-Application Conference:</b>	n/a
<b>Status of Application:</b>	Complete.
<b>Attached Exhibits:</b>	Please refer to <a href="#">Citizen Access</a> → Projects → Application → Search: 'LUC-24-00013' → Click on 'Attachments'
<b>Planning Commission Tasks at Initial Work Session:</b>	<ul style="list-style-type: none"> <li>— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application</li> <li>— Hear applicant presentation</li> <li>— Identify and consider issues</li> <li>— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</li> <li>— Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted</li> </ul>

		<ul style="list-style-type: none"> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>
<b>Initial Impact Classification:</b>		Minor Impact Project, based upon classification found in <i>Section 6-102: Projects Classified as Minor Impact Projects</i>
<b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b>		<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
<b>STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE</b>	<b>Plan complies, or compliance will be determined during review</b>	<b>Staff Comments/ References to specific documentation</b>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 9-101:E STANDARDS FOR DEVELOPMENT OF A DETACHED SECONDARY RESIDENCE OR SECONDARY STRUCTURE INTENDED FOR SLEEPING. A secondary detached residence or secondary structure intended for sleeping shall meet these standards:</p>

		<ol style="list-style-type: none"> <li>1. SECONDARY SMALLER THAN PRIMARY RESIDENCE.</li> <li>2. LOCATION</li> <li>3. DESIGNATION OF BUILDING ENVELOPE</li> <li>4. ADEQUATE PARKING</li> <li>5. SHARED WATER SUPPLY AND WASTEWATER TREATMENT SYSTEM</li> <li>6. COMPLIES WITH DEED RESTRICTIONS OR PROTECTIVE COVENANTS</li> </ol> <p><i>Staff Response: The proposed development, a secondary residence, is within Wilder on the Taylor, which allows secondary residences. The proposed residence is clustered with the existing residence and will share both water supply and wastewater treatment system. The well permit allows up to three single family homes. There will be adequate parking.</i></p> <p><i>The proposed development meets the standards outlined in LUR 9-101:E.</i></p>
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.

9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-103: Residential density	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: All standards listed in Section 11-102 are voluntary.</i>
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable. The proposed development is not within the FEMA National Flood Hazard, per SGM's HEC-RAS Study 100 year Flood Plain Line established December 19, 2007 nor is it mapped within the floodplain per 2013 FEMA mapping.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable.  <i>Staff Response: The Geologic Hazard mapping shows the proposed development area as having a high-water table. Gunnison County does not regulate development within high-water table areas, but the design team should take this element into consideration when designing the structure.</i>

<p>11-105: Development in wildfire hazard areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p><i>Staff Response: The proposed development is mapped as high wildfire hazard. Development will be required to comply with applicable Fire and WUI codes at time of permit. A Warning and Disclaimer of Wildfire Hazards will be required for this development.</i></p> <p><i>All future development will need to be referred to and reviewed by Gunnison County Fire Protection District.</i></p>
<p>11-106: Protection of wildlife habitat areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>Section 11-106:F states that The Community Development Department shall refer Land Use Change Permit applications for Minor or Major Impact projects to the local office of the Colorado Division of Parks and Wildlife for that agency’s review and comments to make use of the expertise and judgment of that agency in the protection of sensitive wildlife habitat, and its recommendations, if any, to reduce or eliminate adverse impacts to sensitive wildlife habitat and species that may result from proposed development.</p> <p><i>Staff Response: The proposed development is in a sensitive and critical wildlife habitat, as it is along a main elk migration corridor. It is also mapped sage grouse territory. CPW comments are as follows:</i></p> <p>“This pinch point of the EGBUC occurring on Wilder on the Taylor is highly constricted; potential alternative routes are limited based on the rugged topography and vegetation of the surrounding landscape within the Taylor River Canyon. It’s unknown how elk will respond and/or adapt to increased development and associated human activity within this migratory pinch-point, with what may be limited opportunity for mitigation. However, given that this particular site plan is for a parcel on the eastern margin of the EGBUC pinch-point (ie. Lot 9), it will likely not pose a significant barrier to ungulate movement as most</p>

		migrating animals seem to currently be using the remaining undeveloped space between Lots 5 and 7 during annual movements. With that said, CPW remains concerned that lot owners will continue to propose second residences along the Taylor River, which will create additional barriers, and further diminish landscape permeability for migrating elk and other wildlife over time.
11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 11-107:C APPLICABILITY. Unless otherwise exempted, this Section shall apply to all Land Use Change Permit applications that involve uses within 125 feet of water bodies.</p> <p>Section 11-107:D SUBMITTAL REQUIREMENTS</p> <ol style="list-style-type: none"> <li>1. Site Plan</li> <li>2. Plan for Water Quality Protection <ol style="list-style-type: none"> <li>a. Topographic Features, Development and Property Lines</li> <li>b. Grading Plan</li> <li>c. Soil and Soil Stockpiles</li> <li>d. Equipment and Waste Material Storage</li> <li>e. Drainage Facilities</li> <li>f. Water Quality Data</li> <li>g. Location of Proposed Permanent and Temporary Roads</li> </ol> </li> </ol> <p><i>Staff Response: As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. These requirements will be reviewed upon submittal of the building permit. Please refer to the Applicant's Protection of Water Quality Narrative found in Citizen Access.</i></p>
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.

11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS  Section 12-103:C MEETING WITH PUBLIC WORKS DEPARTMENT  Section 12-103D RECOMMENDATION OF PUBLIC WORKS DEPARTMENT</p> <p><i>Staff Response: A driveway and parking area are depicted in the site plan. Public Works will determine compliance with road and bridge construction standards upon submission of a Building and Access Permit. The application was referred to Gunnison County Public Works on March 12, 2024 but no comments were received.</i></p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development.</p> <p><i>Staff Response: The property is served by well permit #292170, issued on August 5, 2013, on which no more than three single family dwellings are allowed. As this is a secondary residence, this well can supply the proposed development with adequate water supply.</i></p>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 12-106:D. SUBMIT EVIDENCE OF ADEQUACY OF ON-SITE WASTEWATER TREATMENT SYSTEMS</p>

		<i>Staff Response: The existing residence is served by ISDS-13-00030, which is rated for 12 persons. The proposed development will be attaching to the existing wastewater treatment system. The evidence of adequacy will be confirmed upon building permit application.</i>
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT  <i>Staff Response: Applicant will be required to work with the Gunnison County Fire Protection District to ensure they meet standards. The application was referred to GFPD on March 12, 2024 but no comments were received.</i>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: The site and building plans will meet County standards, including height measurements. The proposed height as of May 2025 is 22 feet.</i>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: The site plan meets County setback requirements of 25' front setback and 15' side and rear setbacks.</i>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  13-105:E.2 MAXIMUM BUILDING SIZE AND MAXIMUM AGGREGATE OF ALL STRUCTURES. No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless: a. LAND USE CHANGE PERMIT APPROVES GREATER SIZE  13-105:F. BUILDING ENVELOPE. 1. BUILDNGS SHALL BE CONFINED IN ENVELOPE 2. BUILDINGS SHALL SHARE SAME SERVICES a. SHARE SEWAGE DISPOSAL b. SHARE WATER SUPPLY

		<p>c. BE LOCATED IN SAME DRAINAGE BASIN  d. SHARE ROAD AND DRIVEWAY</p> <p>Section 13-105:G IMPACT CLASSIFICATION AND REQUIRED FINDINGS FOR COVERAGE EXCEEDING STANDARD.</p> <p>1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:</p> <p>a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; <b>and</b></p> <p>b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to</p>
--	--	--

		<p>provide effective screening is acceptable in combination with other screening techniques.</p> <p>c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.</p> <p>2. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.</p> <p><i>Staff Response: The proposed development would require approval of square footage of the primary residence being larger than 5,000 sq. ft. The total square footage on the property would be 6,865 sq. ft.</i></p> <ul style="list-style-type: none"> <li>• Existing guest house is 1,904 sq ft.</li> <li>• Main house is proposed to be 5,338 sq. ft</li> </ul> <p><i>The proposed siting of the development is far from CR 742, but is near the residence built on Lot 8 of Wilder on the Taylor. The landscaping plan does minimize visibility of the neighboring buildings.</i></p> <p><i>The buildings are clustered on the lot. They share sewage disposal, water supply and a driveway. All utilities will be underground.</i></p> <p><i>Planning Commission must determine if the proposed development meets the standards listed above in 13-106.</i></p>
--	--	--

13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable.  <i>Staff Response: When submitted, building plans must abide by Section 13-107.</i>
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  This section is to determine necessary permanent off-road parking facilities sufficient to minimize traffic congestion and provide safe vehicular access, pursuant to all of the requirements of this Section and with snow storage requirements in 13-112.  <i>Staff Response: The site plan meets County requirements. There is adequate parking for the primary residence, between the garage and the motor court, and there will be two guest parking spots for the second residence. For a three-bedroom home, the minimum required parking spaces is 2 spaces.</i>
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable.  Every land use change that is classified as Minor or Major Impact Project, pursuant to Section 3-111: Classification of Impact shall provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that there is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or there is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.  <i>Staff Response: Planning Commission must determine if there is a need to shield neighboring properties from any adverse external effects of this proposed residence, or if there is a need to shield this proposed residence from</i>

		<i>neighboring properties. Further buffering standards can be found in Section 13-111:M of the LUR.</i>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: Applicant has not yet submitted building plans. The site plan will meet County requirements for snow storage upon building permit application.</i>
13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: Applicant has not yet submitted building plans. The exterior lighting will meet County requirements.</i>
13-115: Reclamation And Noxious Weed Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.  <i>Staff Response: These items will be assessed at time of building permit.</i>
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable.  <i>Staff Response: If development creates 10,000 sq. ft. or more of impervious surface area, applicant will be required to have a Colorado licensed engineer design a drainage plan.</i>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-119: Standards To Ensure Compatible Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  Section 13-119:A GENERAL. Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following:  1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of

		<p>design, location, basic character, or of planned or reasonably expected growth.</p> <p>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</p> <p><i>Staff Response: The proposed development is unlikely to create any hazards or nuisances. It is unlikely to have adverse impacts to adjoining land, as the surrounding uses are also residential.</i></p>
--	--	---



### GENERAL NOTES:

- ALL ON-SITE AND OFF-SITE WORK SHALL BE IN ACCORDANCE WITH ALL THE WILDER ON THE TAYLOR COMMUNITY ASSOCIATION AND GUNNISON COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND ELEVATIONS TO AVOID POTENTIAL CONFLICTS, AND SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE DISCOVERED.
- THE CONTRACTOR SHALL NOTIFY THE WILDER ON THE TAYLOR ASSOCIATION, AND OTHER REGULATORY/PERMITTING AGENCIES, AS APPROPRIATE, BEFORE CONSTRUCTION ACTIVITIES BEGIN.
- THE CONTRACTOR SHALL SLOPE ALL TRENCH WALLS AND/OR SHORE WALLS AS REQUIRED TO COMPLY WITH STATE AND FEDERAL CODES TO PROTECT LIFE AND SAFETY OF WORKERS DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITY SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SITE SECURITY. THE CONTRACTOR'S REQUIREMENT TO BE RESPONSIBLE FOR JOBSITE SAFETY SHALL BE CONTINUOUS AND NOT LIMITED TO WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS FREE AND CLEAR OF ANY DEBRIS THAT CAN BE TRACKED FROM THE SITE. ANY DEBRIS OR SOIL ACCUMULATIONS BEYOND THE CONSTRUCTION LIMITS DUE TO HAULING, GRADING, OR EROSION SHALL BE REMOVED IMMEDIATELY.
- ALL EXCAVATIONS WITHIN STREETS AND ROADS SHALL BE BACKFILLED TO THE ADJACENT GRADE BY THE END OF EACH WORK DAY. STREETS AND ROADS IMPACTED BY THE PROPOSED PROJECT WILL BE FULLY FUNCTIONAL DURING OFF-WORK HOURS.
- THE CONTRACTOR SHALL KEEP AND UPDATE AN AS-BUILT SET OF DRAWINGS DURING THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO AND DURING CONSTRUCTION, ALL ACCESS ROADS SHALL BE SERVICEABLE AND MAINTAINED FOR FIRE PROTECTION AND EMERGENCY VEHICLE ACCESS.
- THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL ADJACENT PROPERTIES, PROVIDING AN EASY RIDING CONNECTION TO TURNOUTS AND DRIVEWAYS.
- THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT WITHIN THE WILDER ON THE TAYLOR RIGHT-OF-WAY OR PROPERTY WITHOUT APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEAN-UP OF SPILLS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT AND SHALL REPORT ALL AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS, SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS THAT MAY THREATEN THE PUBLIC OR THE ENVIRONMENT, TO THE APPROPRIATE AUTHORITIES AND THE PROJECT MANAGER. ANY SPILLS OVER 25 GALLONS SHALL BE REPORTED TO THE NATIONAL RESPONSE CENTER AT 1-800-424-8802. ANY SPILLS ASSOCIATED WITH THE PROJECT SHALL BE CLEANED-UP BY THE CONTRACTOR. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF THE COST OF CLEAN UP OF SUCH SPILLS.
- EXISTING ELEVATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY SGM, INC. SURVEYOR. THE CONTRACTOR WILL BE PROVIDED A POINT FILE FOR CONSTRUCTION STAKING OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND APPURTENANCES NECESSARY TO COMPLETE THE WORK INTENDED AND SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER PERMITS REQUIRED TO COMPLETE THE PROJECT.

### EROSION CONTROL NOTES:

- STORM WATER POLLUTION PREVENTION PLANS AND EROSION CONTROL SHALL BE IMPLEMENTED BY CONTRACTOR TO PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND SHALL BE KEPT IN PLACE UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT IS REQUIRED ONCE SILT AND SEDIMENT HAS REACHED HALF THE HEIGHT OF THE SILT FENCE.
- EROSION CONTROL DEVICES SHALL BE CHECKED AND MAINTAINED PER USEPA REQUIREMENTS AND THE GENERAL CONSTRUCTION PERMIT.

### BENCH MARK

SITE SURVEY - SGM

SITE BENCHMARK  
FOUND 5/8" REBAR AND 1.25" BLUE PLASTIC CAP PLS 38388  
EL. -8280.5'



BENCHMARK LOCATED ON PROPERTY LINE. SEE I.L.C.

### CONTROL

THE CONTRACTOR SHALL ESTABLISH AND PRESERVE SECONDARY HORIZONTAL AND VERTICAL CONTROL.

### LEGENDS

#### SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GRAVEL PAVEMENT
	SNOW STORAGE
	RAIN GARDEN
	STONE PAVERS
	ROCK RETAINING WALL

#### GENERAL LEGEND

PROPERTY LINE	
BUILDING ENVELOPE	
EXISTING CONTOURS (MAJOR/MINOR)	
PROPOSED CONTOURS (MAJOR/MINOR)	
EDGE OF PAVEMENT	
FLOOD PLAIN LIMITS	
FINAL GRADES	
FLOW DIRECTION	

#### UTILITY LEGEND

	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND POWER LINE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	CABLE

#### EROSION CONTROL LEGEND

	SILT FENCE (SF)
	GRASS LINED SWALE
	VEHICLE TRACKING CONTROL (VTC)
	SEDIMENT CONTROL LOG (SCL)

Sub.#	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

SB DESIGN AND DRAFTING  
Serving the Gunnison Valley  
shdesignanddrafting@gmail.com  
719-331-5847



GENERAL NOTES  
**FARLEY RESIDENCE**  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE: 5/14/2025

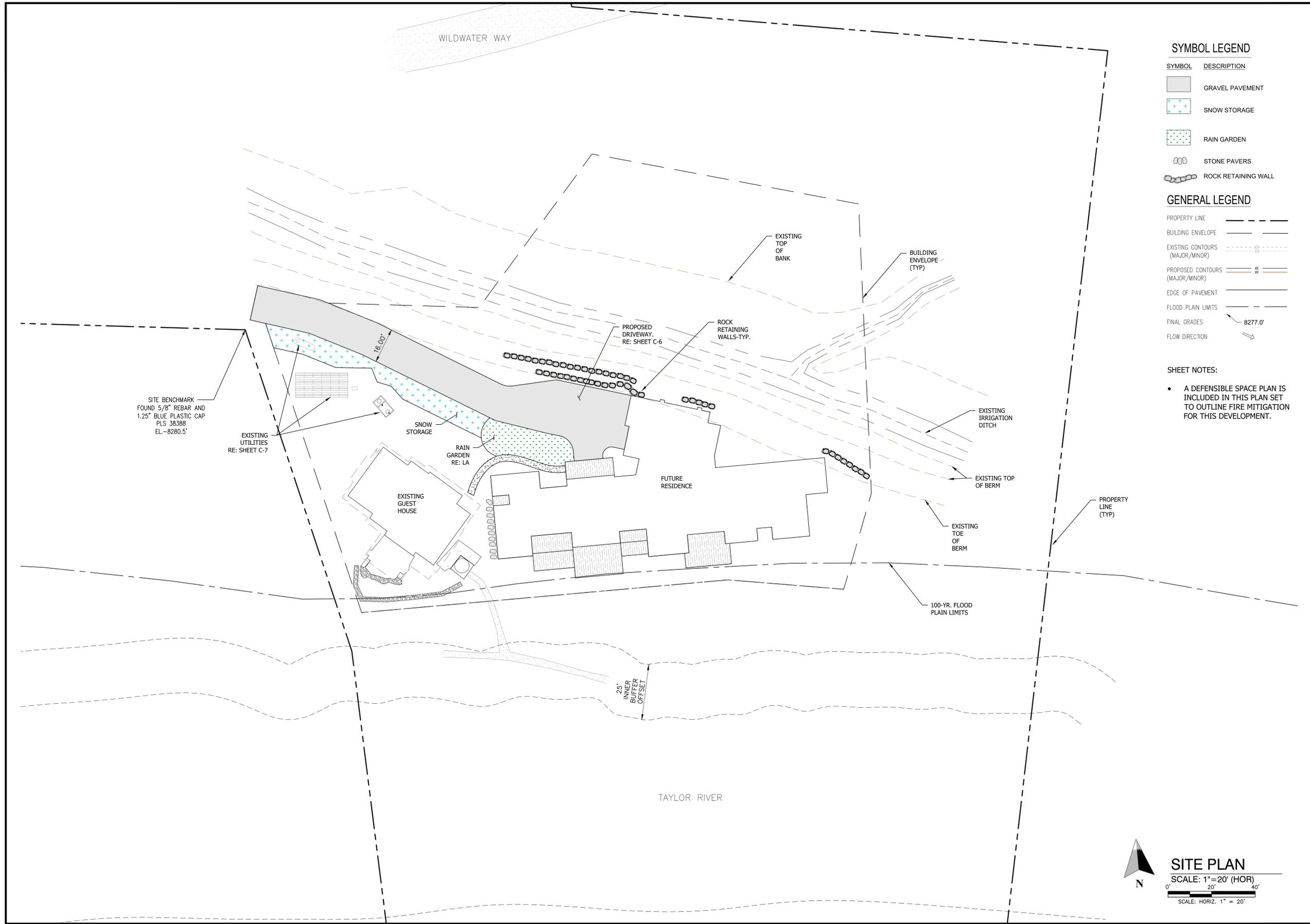
Designed	Drawn	Checked
SB	SB	JG

Date:  
Scale: Horiz: SEE PLAN  
Vert: N/A

Project No: 25-031225

Sheet: C-2





**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[Hatched Box]	GRAVEL PAVEMENT
[Blue Cross-hatch Box]	SNOW STORAGE
[Dotted Box]	RAIN GARDEN
[Circle Pattern]	STONE PAVERS
[Circle Pattern]	ROCK RETAINING WALL

**GENERAL LEGEND**

PROPERTY LINE	---
BUILDING ENVELOPE	---
EXISTING CONTOURS (MAJOR/MINOR)	---x---
PROPOSED CONTOURS (MAJOR/MINOR)	---x---
EDGE OF PAVEMENT	---
FLOOD PLAIN LIMITS	---
FINAL GRADES	8277.0'
FLOW DIRECTION	→

**SHEET NOTES:**

- A DEFENSIBLE SPACE PLAN IS INCLUDED IN THIS PLAN SET TO OUTLINE FIRE MITIGATION FOR THIS DEVELOPMENT.

Sub.#	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

**SB DESIGN AND DRAFTING**  
 Serving the Gunnison Valley  
 sbdesignanddrafting@gmail.com  
 719-331-5847

**CIVIL SITE PLAN**  
**FARLEY RESIDENCE**  
**874 WILDWATER WAY, LOT 9**  
**WILDER SUBDIVISION**  
**ALMONT, COLORADO**



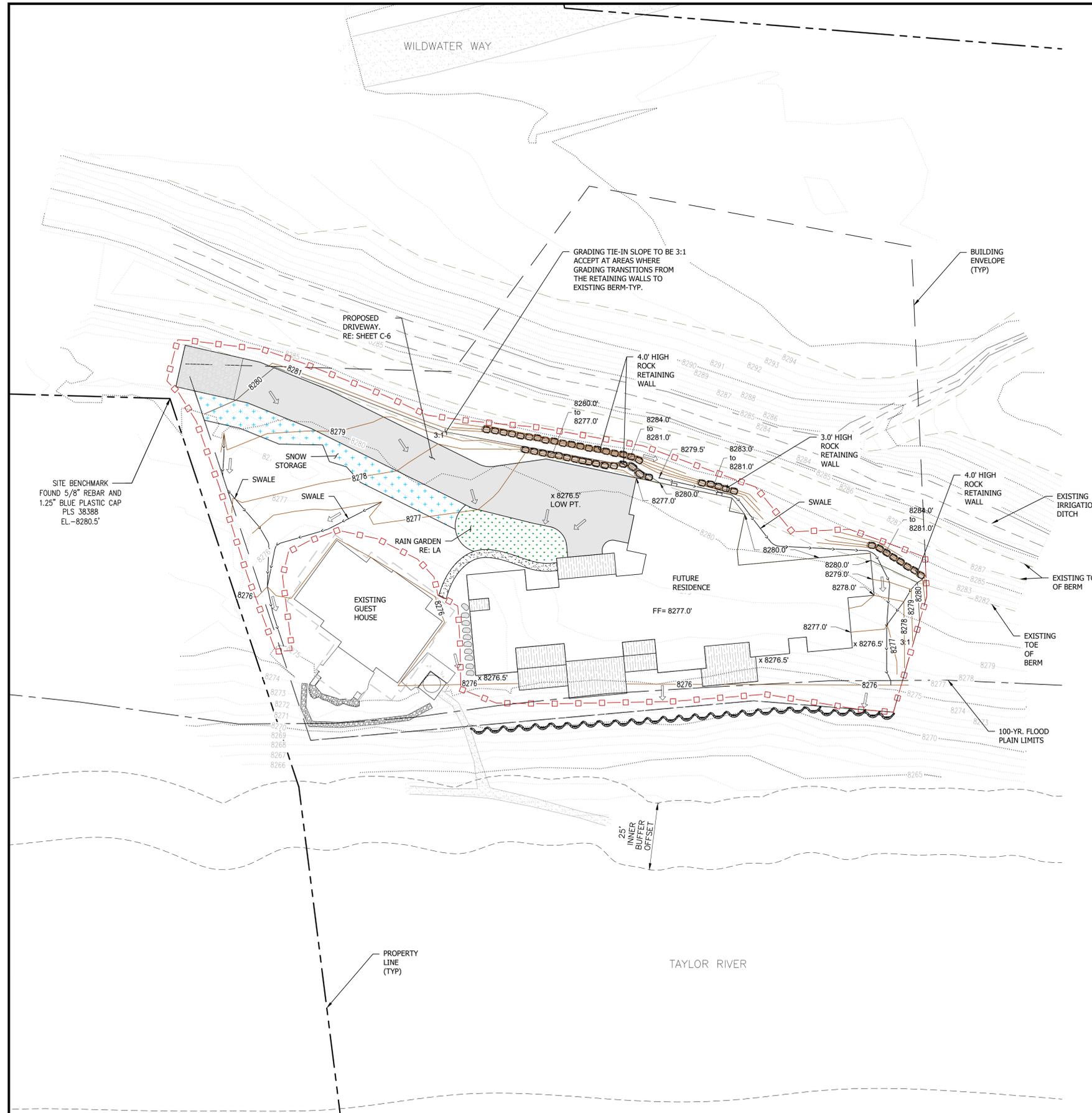
DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date: \_\_\_\_\_  
 Scale: Horiz: SEE PLAN  
 Vert: N/A  
 Project No: 25-031225  
 Sheet: C-4



**SITE PLAN**  
 SCALE: 1"=20' (HOR)  
 0' 20' 40'  
 SCALE: HORIZ. 1" = 20'



**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[Grey Box]	GRAVEL PAVEMENT
[Blue Box]	SNOW STORAGE
[Green Box]	RAIN GARDEN
[Circle]	STONE PAVERS
[Wavy Line]	ROCK RETAINING WALL

**EROSION CONTROL LEGEND**

[Red Line]	SILT FENCE (SF)
[Green Line]	GRASS LINED SWALE
[Yellow Line]	VEHICLE TRACKING CONTROL (VTC)
[Black Line]	SEDIMENT CONTROL LOG (SCL)

**GENERAL LEGEND**

[Dashed Line]	PROPERTY LINE
[Solid Line]	BUILDING ENVELOPE
[Dotted Line]	EXISTING CONTOURS (MAJOR/MINOR)
[Solid Line]	PROPOSED CONTOURS (MAJOR/MINOR)
[Dashed Line]	EDGE OF PAVEMENT
[Dotted Line]	FLOOD PLAIN LIMITS
[Arrow]	FINAL GRADES 8277.0'
[Arrow]	FLOW DIRECTION

**GENERAL NOTE:**

1. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE SWALES AND DITCHES, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
2. STRIPPED TOPSOIL (IF ENCOUNTERED), SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN THE LOCATION.

**GENERAL EROSION CONTROL NOTES:**

THE GRADING AND DRAINAGE PLANNING FOR THE PROPOSED FARLEY RESIDENCE PROJECT HAS BEEN DEVELOPED TO BEST DIRECT DRAINAGE TO THE EXISTING ON SITE FEATURES. DETENTION AND SNOW STORAGE AREAS HAVE BEEN ADDED TO CAPTURE FLOWS AND INFILTRATE STORM WATER BACK INTO THE GROUND SURFACE. WATER QUALITY BMP'S (BEST MANAGEMENT PRACTICES) HAVE BEEN INCORPORATED AND ARE OUTLINED BELOW:

THE OBJECTIVES FOR EROSION AND STORMWATER QUALITY CONTROL DURING CONSTRUCTION INCLUDE THE FOLLOWING:

1. CONDUCT ALL LAND DISTURBING ACTIVITIES IN A MANNER THAT EFFECTIVELY REDUCES ACCELERATED SOIL EROSION AND REDUCES SEDIMENT MOVEMENT AND DEPOSITION OFF-SITE.
2. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE TOTAL AMOUNT OF SOIL EXPOSED AT ANY GIVEN TIME TO REDUCE THE PERIOD OF ACCELERATED SOIL EROSION.
3. ESTABLISH TEMPORARY OR PERMANENT COVER ON AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED.
4. DESIGN AND CONSTRUCT ALL TEMPORARY OR PERMANENT FACILITIES FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE DISTURBED AREA TO LIMIT THE FLOW OF WATER TO NON-EROSIVE VELOCITIES.
5. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM SURFACE RUNOFF WATER BEFORE IT LEAVES THE SITE.
6. STABILIZE THE AREAS OF LAND DISTURBANCE WITH PERMANENT VEGETATIVE COVER OR STORMWATER QUALITY CONTROL MEASURES.
7. IMPLEMENT OTHER BMP'S SUCH AS SPILL CONTAINMENT AND CONTROL MEASURES AND PROPER MATERIALS STORAGE PRACTICES TO MINIMIZE IMPACTS TO STORMWATER QUALITY.

**BMP'S FOR OTHER POTENTIAL POLLUTANTS INCLUDE:**

8. FUELS, FERTILIZERS, AND OTHER CHEMICALS WILL NOT BE STORED ON THIS SITE.
9. TRASH ON SITE WILL BE PICKED UP AND DISPOSED OF IN COVERED CONTAINERS AND REMOVED FROM SITE.
10. NO VEHICLE WASHING WILL BE PERFORMED ONSITE.

**SEQUENCE FOR INSTALLATION & REMOVAL OF BMP'S**

	BEFORE GRADING ACTIVITIES BEGIN	SITE GRADING	UTILITY INSTALLATION	PAVING OPERATIONS	FINAL STABILIZATION
SILT FENCE	[X]				
VEHICLE TRACKING PAD	[X]				
INLET PROTECTION & SEDIMENT CONTROL LOGS		[X]	[X]		
REVEGETATE DISTURBED AREAS					[X]



**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

SCALE: 1" = 20' (HOR)  
SCALE: HORIZ. 1" = 20'

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

**SB DESIGN AND DRAFTING**  
Serving the Gunnison Valley  
shades@gnandrafting@gmail.com  
719-331-5847

PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN  
**FARLEY RESIDENCE**  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date: \_\_\_\_\_  
Scale: Horiz: SEE PLAN  
Vert: N/A  
Project No: 25-031225  
Sheet: C-5

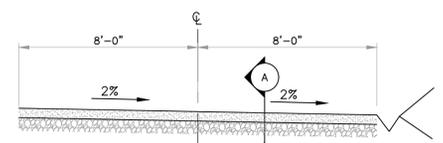


**SYMBOL LEGEND**

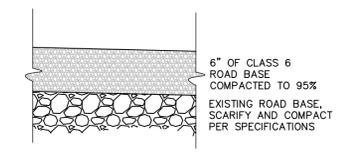
SYMBOL	DESCRIPTION
[Grey Box]	GRAVEL PAVEMENT
[Blue Dotted Box]	SNOW STORAGE
[Green Dotted Box]	RAIN GARDEN
[Circle Pattern]	STONE PAVERS
[Rock Pattern]	ROCK RETAINING WALL

**GENERAL LEGEND**

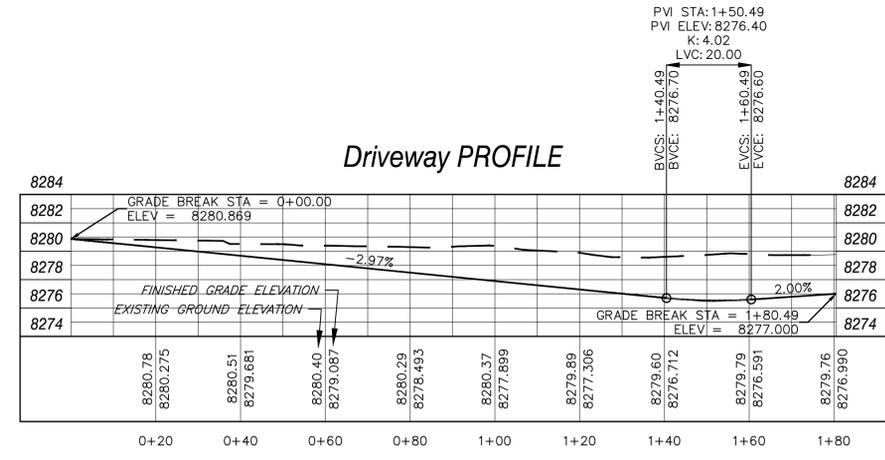
---	PROPERTY LINE
---	BUILDING ENVELOPE
---	EXISTING CONTOURS (MAJOR/MINOR)
---	PROPOSED CONTOURS (MAJOR/MINOR)
---	EDGE OF PAVEMENT
---	FLOOD PLAIN LIMITS
---	FINAL GRADES
---	FLOW DIRECTION



TYPICAL DRIVEWAY X-SECTION -N.T.S.



TYPICAL DRIVEWAY SECTION A-A



**DRIVEWAY PLAN & PROFILE**

SCALE: 1"=20' (HOR)  
SCALE: HORIZ. 1" = 20'

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

**SB DESIGN AND DRAFTING**  
Serving the Gunnison Valley  
sbdesignanddrafting@gmail.com  
719-331-5847

**DRIVEWAY PLAN & PROFILE**

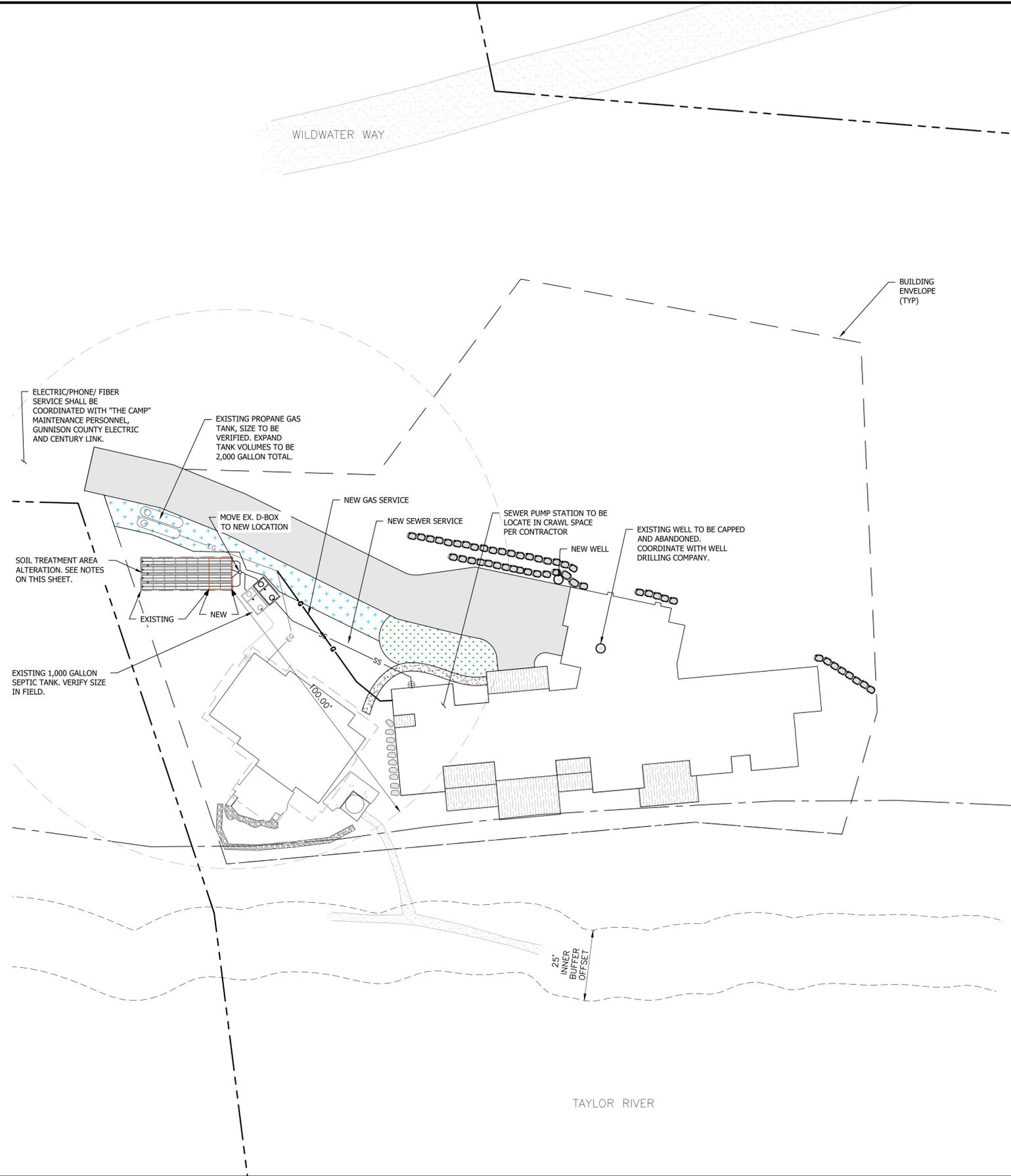
FARLEY RESIDENCE  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE:	5/14/2025
Designed:	SB
Drawn:	SB
Checked:	JG
Date:	
Scale:	Horiz: SEE PLAN Vert: N/A
Project No:	25-031225
Sheet:	C-6

GENERAL NOTES:

- RECORDS INDICATE A 1,000 GALLON SEPTIC TANK WAS INSTALLED WHEN THE GUEST HOUSE WAS BUILT. WITH THE ADDITION OF THE NEW RESIDENCE, THE TOTAL MINIMUM TANK SIZE WILL BE 1,750 GALLONS. VERIFY EXISTING TANK SIZE IN THE FIELD.
- THE SOIL TREATMENT AREA WILL NEED TO BE EXPANDED IN ORDER TO MEET CURRENT GUNNISON COUNTY REGULATIONS.
- CALCULATIONS SHALL BE PROVIDED TO GUNNISON COUNTY FOR THE SEPTIC ALTERATION PERMIT.



UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- P — UNDERGROUND POWER LINE
- TL — TELEPHONE PEDESTAL
- L — ELECTRIC TRANSFORMER
- CY — CABLE

SYMBOL LEGEND

- GRVEL PAVEMENT
- SNOW STORAGE
- RAIN GARDEN
- STONE PAVERS
- ROCK RETAINING WALL

GENERAL LEGEND

- PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- EDGE OF PAVEMENT
- FLOOD PLAIN LIMITS
- FINAL GRADES
- FLOW DIRECTION

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

**SB DESIGN AND DRAFTING**  
 Serving the Gunnison Valley  
 sbdesignanddrafting@gmail.com  
 719-331-5847

**UTILITY PLAN**  
**FARLEY RESIDENCE**  
**874 WILDWATER WAY, LOT 9**  
**WILDER SUBDIVISION**  
**ALMONT, COLORADO**



DATE:	5/14/2025		
Designed:	Drawn:	Checked:	
SB	SB	JG	
Date:			
Scale: Horiz:	SEE PLAN		
Scale: Vert:	N/A		
Project No:	25-031225		
Sheet:	C-7		



**UTILITY PLAN**  
 SCALE: 1"=20' (HOR)  
 0' 20' 40'  
 SCALE: HORIZ. 1" = 20'



**WILDLAND URBAN INTERFACE**  
 LOCAL WILDFIRE HAZARD (GIS): HIGH HAZARD  
 LANDSCAPED WILDFIRE HAZARD (GIS): HIGH HAZARD  
 REQUIRED DEFENSIBLE SPACE (TABLE 603.2): 50 FEET DEFENSIBLE SPACE  
 DEFENSIBLE SPACE: MIN. 50 FEET (USE OF 1.5 X 50' (CONFORMING) = 75 FEET)

WATER SUPPLY: CONFORMING  
 IGNITION-RESISTANT CONSTRUCTION (TABLE 503.1): CLASS IR-3 (MUST MEET SECTION 506 FOR IGNITION RESISTANT CONSTRUCTION)

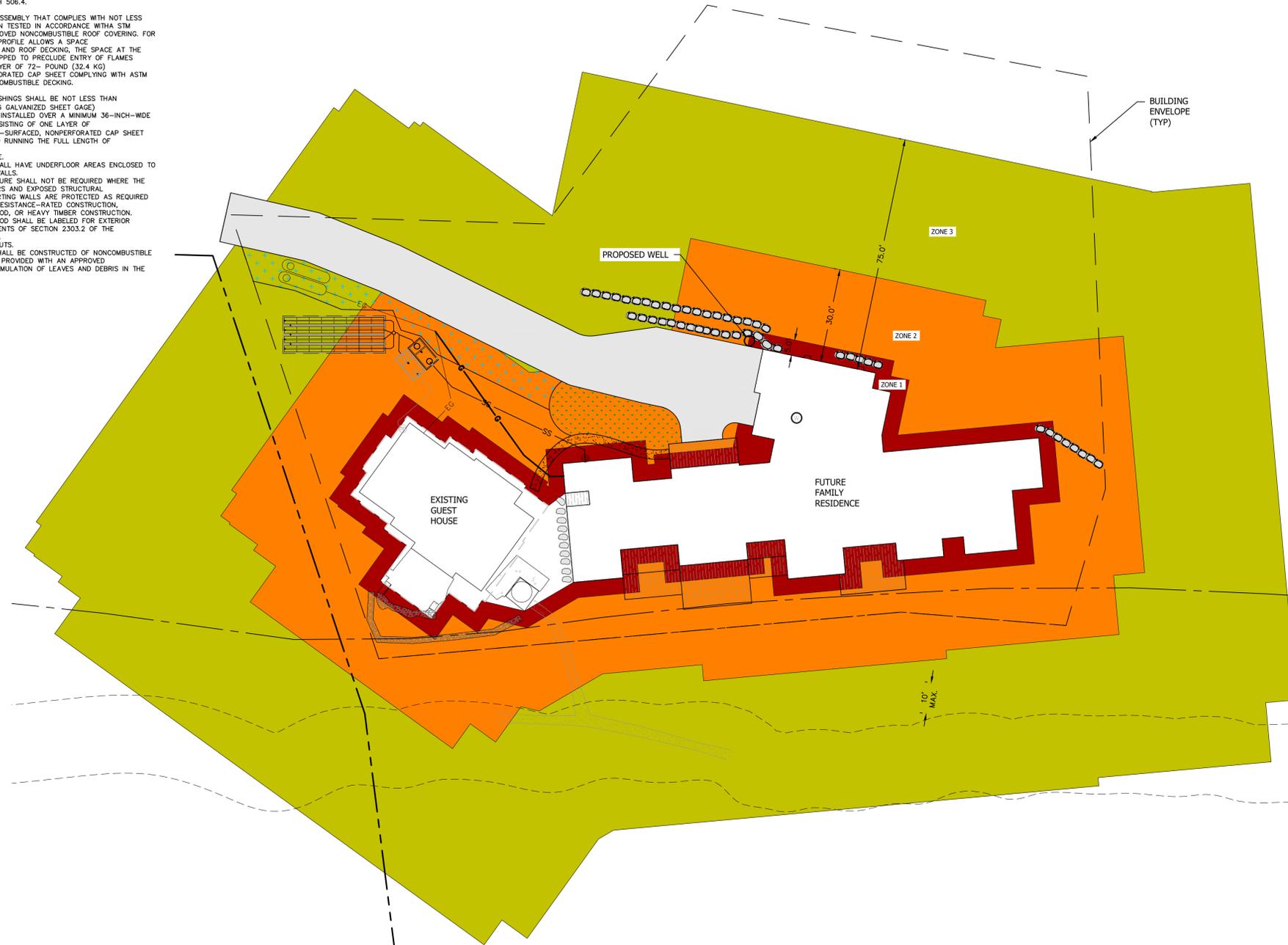
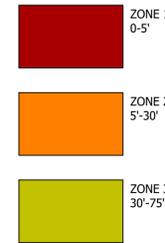
- CONSTRUCTION NOTES**
- 1.) TREES WITHIN DEFENSIBLE SPACE SHALL BE SPACED 10 FEET APART AND 10 FEET FROM ANY STRUCTURE.
  - 2.) HARDENED ZONE: PROVIDE A 5FT NON-COMBUSTIBLE PERIMETER AROUND ENTIRE STRUCTURE USING ROCK, GRAVEL, OR PAVERS.
  - 3.) FUEL GAS CONTAINERS, SUCH AS LP, SHALL BE LOCATED WITHIN THE DEFENSIBLE ZONE. (NONE)
  - 6.) MAINTENANCE OF THE DEFENSIBLE SPACE SHALL BE THE RESPONSIBILITY OF THE OWNER.

**SECTION 506**  
 CLASS 3 IGNITION-RESISTANT CONSTRUCTION  
 506.1 GENERAL  
 CLASS 3 IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 506.2 THROUGH 506.4.  
 506.2 ROOF COVERING  
 ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS C RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS, OR HAVE ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.  
 506.2.1 ROOF VALLEYS  
 WHERE PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.44 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.  
 506.3 UNDERFLOOR ENCLOSURE  
 BUILDINGS OR STRUCTURES SHALL HAVE UNDERFLOOR AREAS ENCLOSED TO THE GROUND WITH EXTERIOR WALLS.  
 EXCEPTION: COMPLETE ENCLOSURE SHALL NOT BE REQUIRED WHERE THE UNDERSIDE OF EXPOSED FLOORS AND EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED FOR EXTERIOR 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, FIRE-RETARDANT-TREATED WOOD, OR HEAVY TIMBER CONSTRUCTION. FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.  
 506.4 GUTTERS AND DOWNSPOUTS  
 GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

**TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION**

DEFENSIBLE SPACE <sup>a</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

<sup>a</sup> Access shall be in accordance with Section 403.  
<sup>b</sup> Subdivisions shall have a conforming water supply in accordance with Section 402.1.  
 IR 1 = Ignition-resistant construction in accordance with Section 504.  
 IR 2 = Ignition-resistant construction in accordance with Section 505.  
 IR 3 = Ignition-resistant construction in accordance with Section 506.  
 N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.  
<sup>c</sup> Conformance based on Section 603.  
<sup>d</sup> Conformance based on Section 404.  
<sup>e</sup> A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.



**GENERAL NOTES:**

**DEFENSIBLE SPACE ZONES**  
 ZONE 1: 0 - 5 FEET FROM THE STRUCTURE  
 GOAL: THIS ZONE IS DESIGNED TO PREVENT FLAMES FROM COMING IN DIRECT CONTACT WITH THE STRUCTURE. USE NONFLAMMABLE, HARD SURFACE MATERIALS IN THIS ZONE, SUCH AS ROCK, GRAVEL, SAND, CEMENT, BARE EARTH OR STONE/CONCRETE PAVERS.

**CRITICAL STEPS:**

REMOVE ALL FLAMMABLE VEGETATION, INCLUDING SHRUBS, SLASH, MULCH AND OTHER WOODY DEBRIS

DO NOT STORE FIREWOOD OR OTHER COMBUSTIBLE MATERIALS INSIDE THIS ZONE

PRUNE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FUELS WITHIN 10 FEET OF CHIMNEY

REGULARLY REMOVE ALL PINE NEEDLES AND OTHER DEBRIS FROM ROOF, DECK AND GUTTERS

RAKE AND DISPOSE OF PINE NEEDLES, DEAD LEAVES, MULCH AND OTHER ORGANIC DEBRIS WITHIN 5 FEET OF ALL DECKS AND STRUCTURES. REMOVE ALL DEBRIS WITHIN 5 FEET FROM STRUCTURES. RAKING MATERIAL WILL NOT BE REMOVED UNLESS IT REDUCES THE LIKELIHOOD OF IGNITION AND CAN NEGATIVELY AFFECT OTHER TREES.

DO NOT USE SPACE UNDER DECKS FOR STORAGE

**ZONE 2: 5-30 FEET FROM THE STRUCTURE**

GOAL: THIS ZONE IS DESIGNED TO GIVE AN APPROACHING FIRE LESS FUEL, WHICH WILL HELP REDUCE ITS INTENSITY AS IT GETS NEARER TO YOUR HOME OR ANY STRUCTURES

**CRITICAL STEPS:**

MOW GRASSES TO 4 INCHES TALL OR LESS

AVOID LARGE ACCUMULATIONS OF SURFACE FUELS SUCH AS LOGS, BRANCHES SLASH AND MULCH.

REMOVE ENOUGH TREES TO CREATE AT LEAST 10 FEET OF SPACE BETWEEN CROWNS. MEASURE FROM THE OUTERMOST BRANCH OF ONE TREE TO THE NEAREST BRANCH ON THE NEXT TREE - SMALL GROUPS OF TWO OR THREE TREES MAY BE LEFT IN SOME AREAS OF ZONE 2. SPACING OF 30 FEET SHOULD BE MAINTAINED BETWEEN REMAINING TREE GROUPS TO ENSURE FIRE DOES NOT JUMP FROM ONE GROUP TO ANOTHER.

REMOVE LADDER FUELS UNDER REMAINING TREES. THIS IS ANY VEGETATION THAT CAN BRING FIRE FROM THE GROUND UP INTO TALLER FUELS.

PRUNE TREE BRANCHES TO A HEIGHT OF 6-10 FEET FROM THE GROUND OR A THIRD OF THE TOTAL HEIGHT OF THE TREE, WHICHEVER IS LESS.

REMOVE STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS. THIS REDUCES THE AMOUNT OF VEGETATION AVAILABLE TO BURN AND IMPROVES FOREST HEALTH. COMMON GROUND JUNIPERS SHOULD BE REMOVED WHENEVER POSSIBLE BECAUSE THEY ARE HIGHLY FLAMMABLE AND TEND TO HOLD A LAYER OF FLAMMABLE MATERIAL BENEATH THEM - YOU CAN KEEP ISOLATED SHRUBS IN ZONE 2, AS LONG AS THEY ARE NOT GROWING UNDER TREES. KEEP SHRUBS AT LEAST 10 FEET AWAY FROM THE EDGE OF TREE BRANCHES - PERIODICALLY PRUNE AND MAINTAIN SHRUBS TO PREVENT EXCESSIVE GROWTH.

REMOVE DEAD STEMS ANNUALLY

SPACING BETWEEN CLUMPS OF SHRUBS SHOULD BE AT LEAST 2 TIMES MATURE HEIGHT. EACH CLUMP SHOULD HAVE A DIAMETER NO MORE THAN TWICE THE MATURE HEIGHT OF THE VEGETATION. EXAMPLE: FOR SHRUBS THAT GROW 6 FEET TALL, SPACE CLUMPS 15 FEET APART OR MORE (MEASURED FROM THE EDGE OF THE CROWNS OF VEGETATION CLUMPS), EACH CLUMP OR THESE SHRUBS SHOULD NOT EXCEED 12 FEET IN DIAMETER

**ZONE 3: 30-100' FROM THE STRUCTURE**

GOAL: THIS ZONE FOCUSES ON MITIGATION THAT KEEPS FIRE ON THE GROUND, BUT ITS ALSO SPACE TO MAKE CHOICES THAT CAN IMPROVE FOREST HEALTH. HEALTHY FORESTS INCLUDE TREES OF MULTIPLE AGES, SIZES AND SPECIES, WHERE ADEQUATE GROWING ROOM IS MAINTAINED OVER TIME. IF THE DISTANCE OF 100 FEET TO THE EDGE OF ZONE 3 STRETCHES BEYOND YOUR PROPERTY LINES, IT'S ENCOURAGED TO WORK WITH ADJOINING PROPERTY OWNERS TO COMPLETE AN APPROPRIATE DEFENSIBLE SPACE. IF YOUR HOUSE IS ON STEEP SLOPES OR HAS CERTAIN TOPOGRAPHICAL CONSIDERATIONS, THIS ZONE MAY BE LARGER.

**CRITICAL STEPS:**

MOWING GRASSES IS NOT NECESSARY IN ZONE 3

WATCH FOR HAZARDS ASSOCIATED WITH LADDER FUELS. THE CHANCE OF A SURFACE FIRE CLIMBING INTO THE TREES IS REDUCED IN A FOREST WHERE SURFACE FUELS ARE WIDELY SEPARATED AND LOW TREE BRANCHES ARE REMOVED

TREE CROWN SPACING OF 6-10 FEET IS SUGGESTED. CONSIDER CREATING OPENINGS OR MEADOWS BETWEEN SMALL CLUMPS OF TREES SO FIRE MUST TRANSITION TO THE GROUND TO KEEP MOVING

ANY APPROVED METHOD OF SLASH TREATMENT IS ACCEPTABLE IN THIS ZONE, INCLUDING REMOVAL, PILING AND BURNING, LOP AND SCATTER, OR MULCHING, LOP-AND-SCATTER OR MULCHING TREATMENTS SHOULD BE MINIMIZED IN FAVOR OF TREATMENTS THAT REDUCE THE AMOUNT OF WOODY MATERIAL IN THE ZONE. THE FARTHER THIS MATERIAL IS FROM THE HOUSE, THE BETTER.



**DEFENSIBLE SPACE PLAN**

SCALE: 1"=20' (HOR)  
 SCALE: HORIZ. 1" = 20'

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SB	JG
2	5.14.25	Issued for HOA Review	SB	JG

**SB DESIGN AND DRAFTING**  
 Serving the Gunnison Valley  
 sbdesignanddrafting@gmail.com  
 970-331-5847

**DEFENSIBLE SPACE PLAN**  
 FARLEY RESIDENCE  
 874 WILDWATER WAY, LOT 9  
 WILDER SUBDIVISION  
 ALMONT, COLORADO

DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date: \_\_\_\_\_  
 Scale: Horiz: SEE PLAN  
 Vert: N/A  
 Project No: 25-031225  
 Sheet: C-9



FLOODPLAIN MAP OVERLAY



**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[White box]	GRAVEL PAVEMENT
[Blue box with +]	SNOW STORAGE
[Green box with dots]	RAIN GARDEN
[White circles]	STONE PAVERS
[Grey line with dashes]	ROCK RETAINING WALL

**GENERAL LEGEND**

PROPERTY LINE	---
BUILDING ENVELOPE	---
EXISTING CONTOURS (MAJOR/MINOR)	---
PROPOSED CONTOURS (MAJOR/MINOR)	---
EDGE OF PAVEMENT	---
FLOOD PLAIN LIMITS	---
FINAL GRADES	8277.0'
FLOW DIRECTION	→

**SHEET NOTES:**

- A DEFENSIBLE SPACE PLAN IS INCLUDED IN THIS PLAN SET TO OUTLINE FIRE MITIGATION FOR THIS DEVELOPMENT.

SITE BENCHMARK  
FOUND 5/8" REBAR AND  
1.25" BLUE PLASTIC CAP  
PLUS 36388  
EL.-8280.5'

EXISTING UTILITIES  
RE: SHEET C-7

SNOW STORAGE

RAIN GARDEN  
RE: LA

EXISTING GUEST HOUSE

FUTURE RESIDENCE

EXISTING IRRIGATION DITCH

EXISTING TOP OF BERM

EXISTING TOE OF BERM

PROPERTY LINE (TYP)

100-YR. FLOOD PLAIN LIMITS (generated with Gunnison County Flood Plain Information; shape file)

25' INNER BUFFER OFFSET

TAYLOR RIVER

WILDWATER WAY



**SITE PLAN**

SCALE: 1" = 20' (HOR)

SCALE: HORIZ. 1" = 20'

Sub.#	Date	Description	By	CHKD
1	4.2.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

SB DESIGN AND DRAFTING  
Serving the Gunnison Valley  
shdesignanddrafting@gmail.com  
719-331-5847



FLOOD PLAIN EXHIBIT  
**FARLEY RESIDENCE**  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE: 5/14/2025

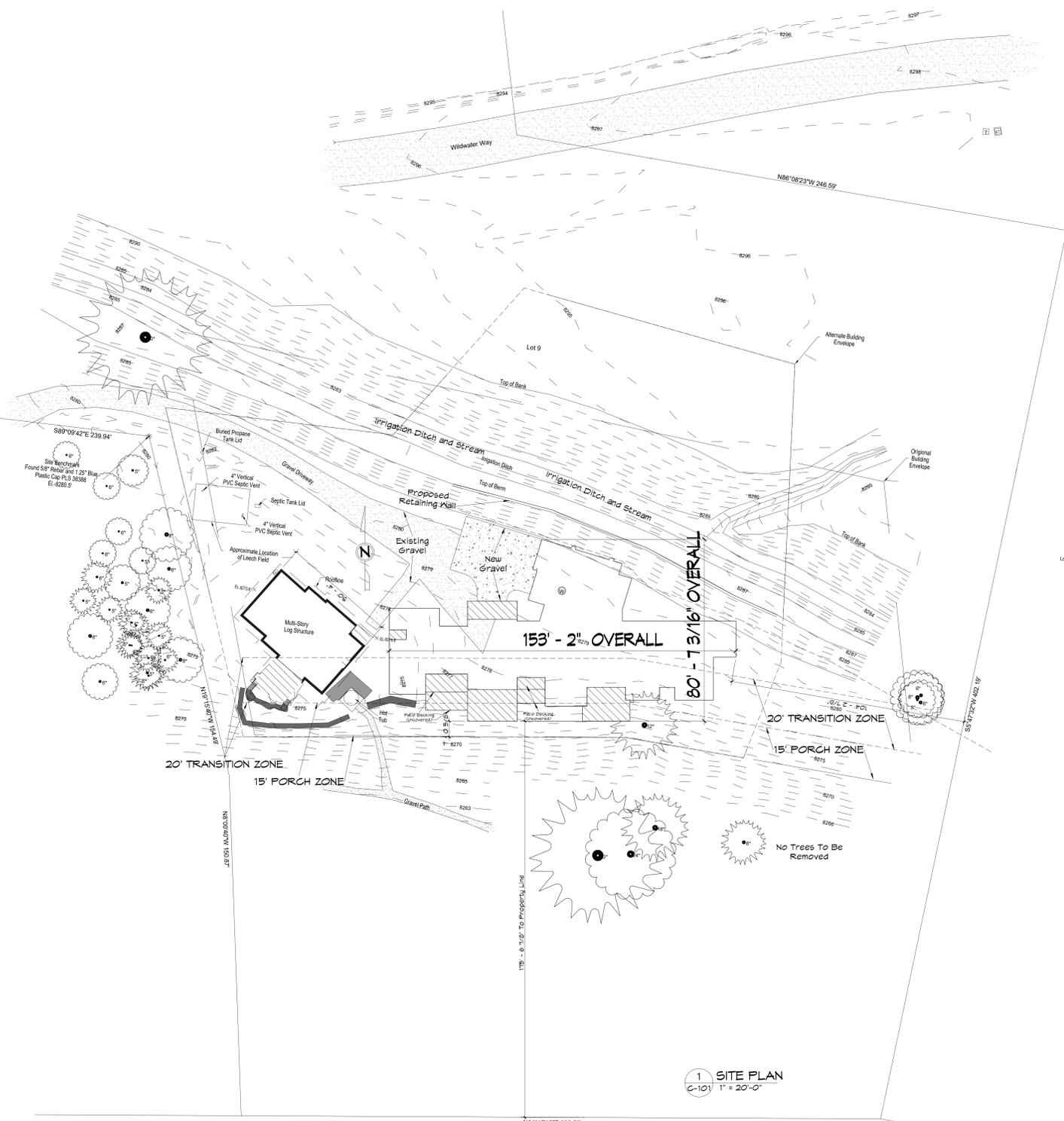
Designed	Drawn	Checked
SB	SB	JG

Date:  
Scale: Horiz: SEE PLAN  
Vert: N/A

Project No: 25-031225

Sheet:  
**C-4A**

12012.506215



1 SITE PLAN  
C-101 1" = 20'-0"

COPYRIGHT 2024

These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering information from the Designer before construction. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
SUITE 140  
SOUTHLAKE, TX. 76092  
(817)251-4945  
WWW.JBOLTONDESIGNS.COM

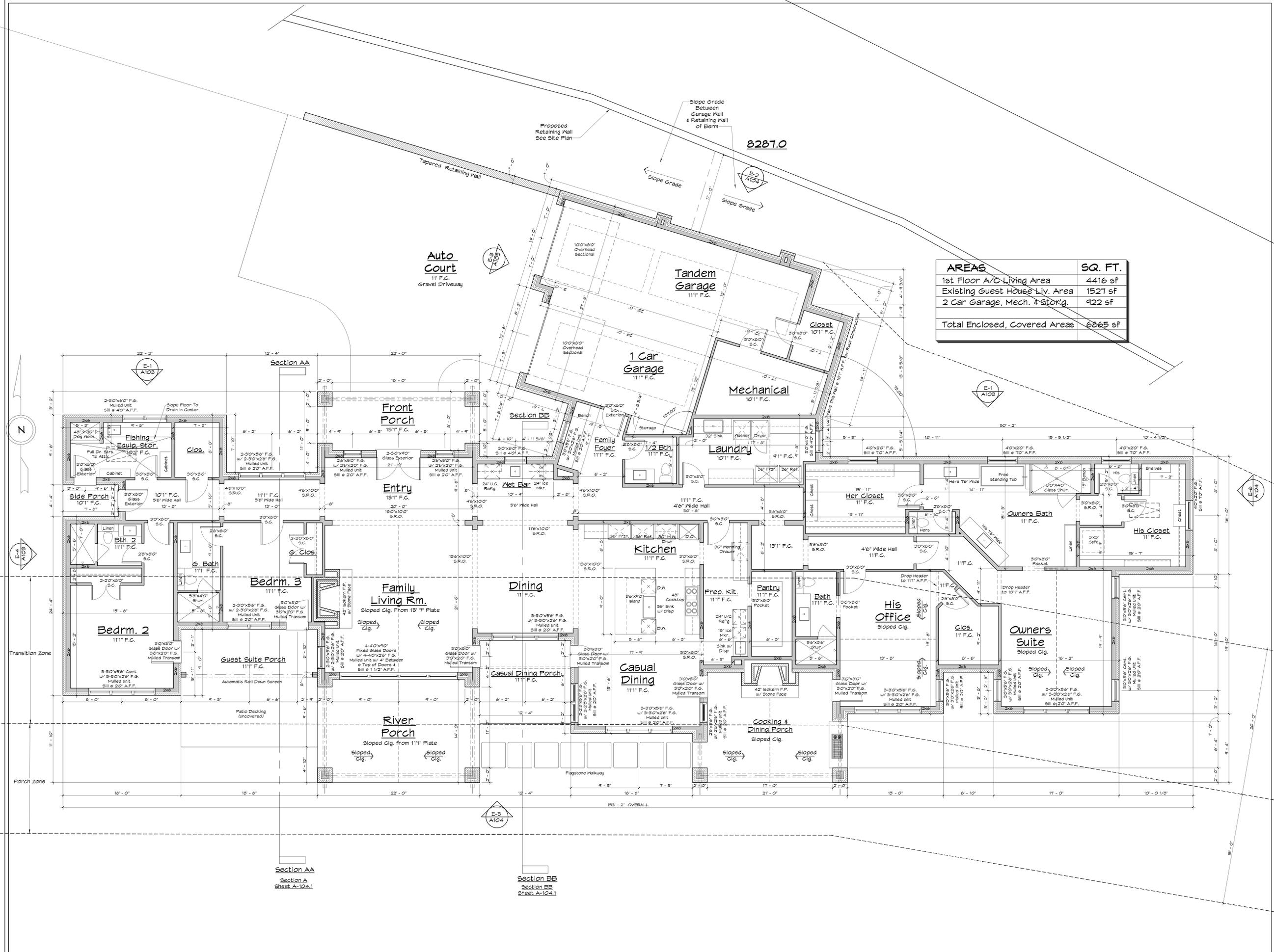


Address:  
Wilder On The Taylor  
Gunnison,  
Colorado  
Lot/Block: 9  
Subdivision: Wilder

Preliminary  
Client: Jim & Sarah Farley  
Builder: Wright Angle Builders  
Date: 4-1-25 #20  
Plan #: (24056)

Revision Schedule	
Date:	Description:

Sheet:  
C-101



AREAS	SQ. FT.
1st Floor A/C Living Area	4416 sf
Existing Guest House Liv. Area	1527 sf
2 Car Garage, Mech. & Storg.	922 sf
<b>Total Enclosed, Covered Areas</b>	<b>6865 sf</b>

COPYRIGHT 2024  
 These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and architectural services for the project. THESE PLANS AND THEREAFTER USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSE, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
 SUITE 140  
 SOUTHLAKE, TX 76092  
 (817)251-9343  
 WWW.JBOLTONDESIGNS.COM



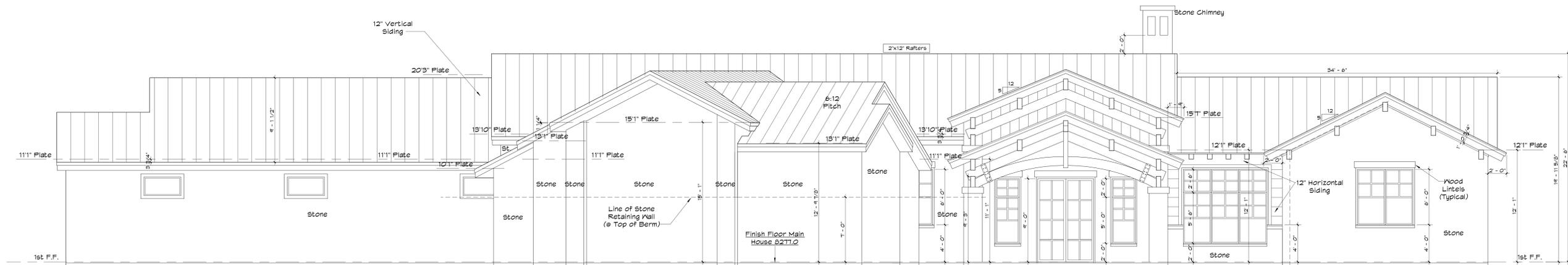
Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

Preliminary  
 Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

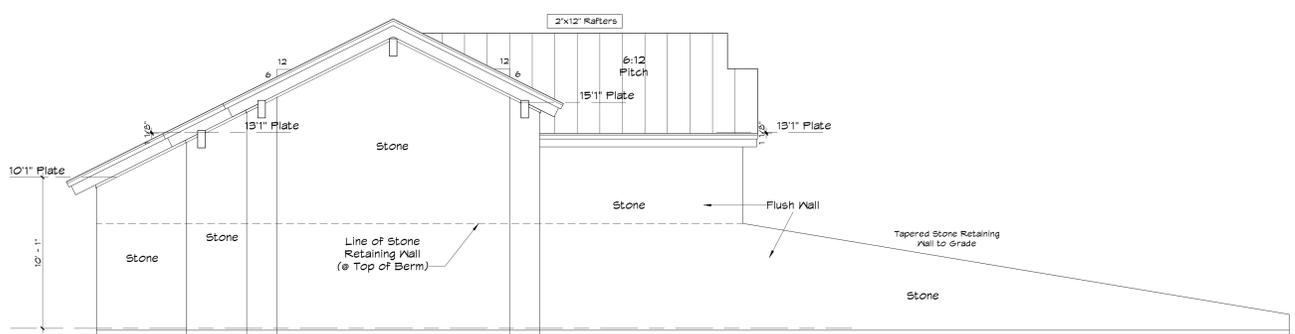
Revision Schedule  
 Date: Description:

Sheet:  
**A-101**

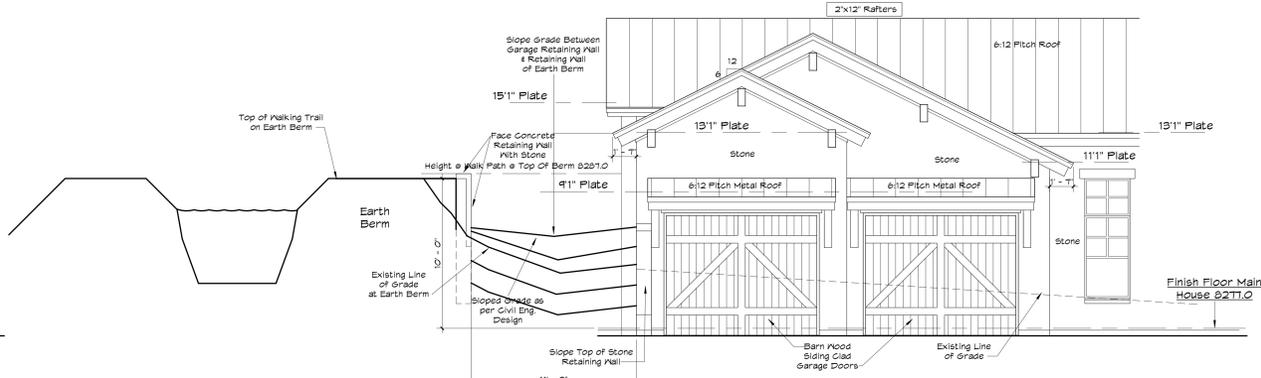
1 1st Floor Plan  
 A-101 1/4" = 1'-0"



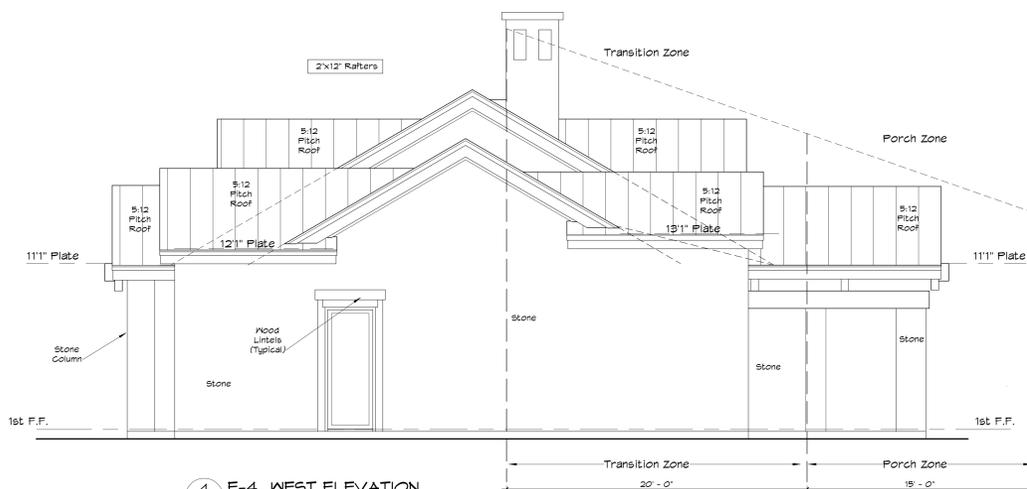
1 E1-NORTH ELEVATION  
A-103 1/4" = 1'-0"



2 E-2 NORTH ELEVATION @ GARAGE  
A-103 1/4" = 1'-0"



3 E-3 WEST ELEVATION @ GARAGE  
A-103 1/4" = 1'-0"



4 E-4 WEST ELEVATION  
A-103 1/4" = 1'-0"

COPYRIGHT 2024  
 These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and architectural services for all construction. THESE PLANS AND THESE USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSE, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
 SUITE 140  
 SOUTHLAKE, TX. 76092  
 (817)251-9343  
 WWW.JBOLTONDESIGNS.COM



Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

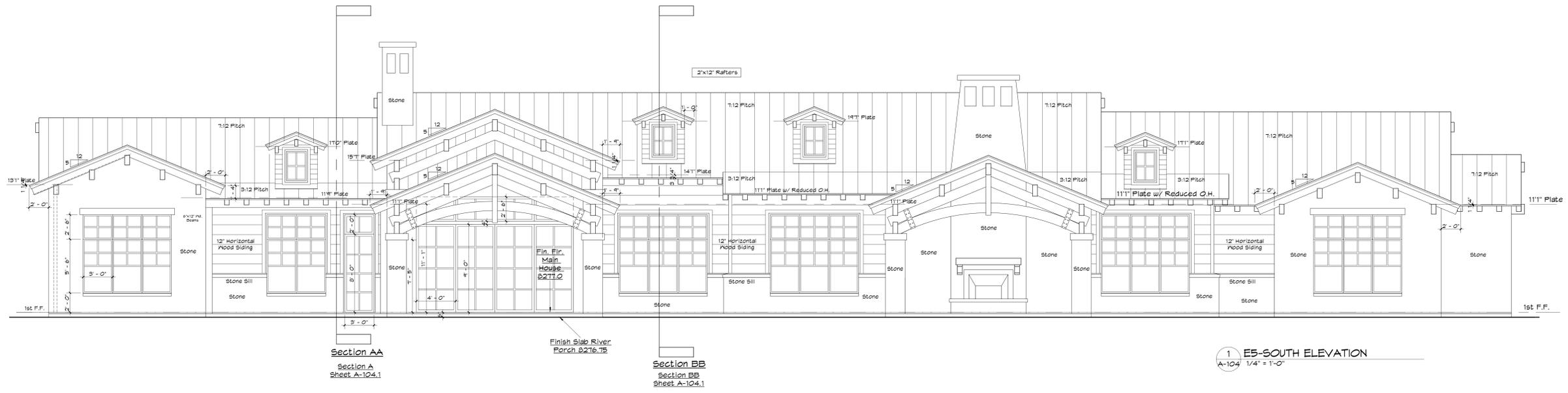
Preliminary

Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

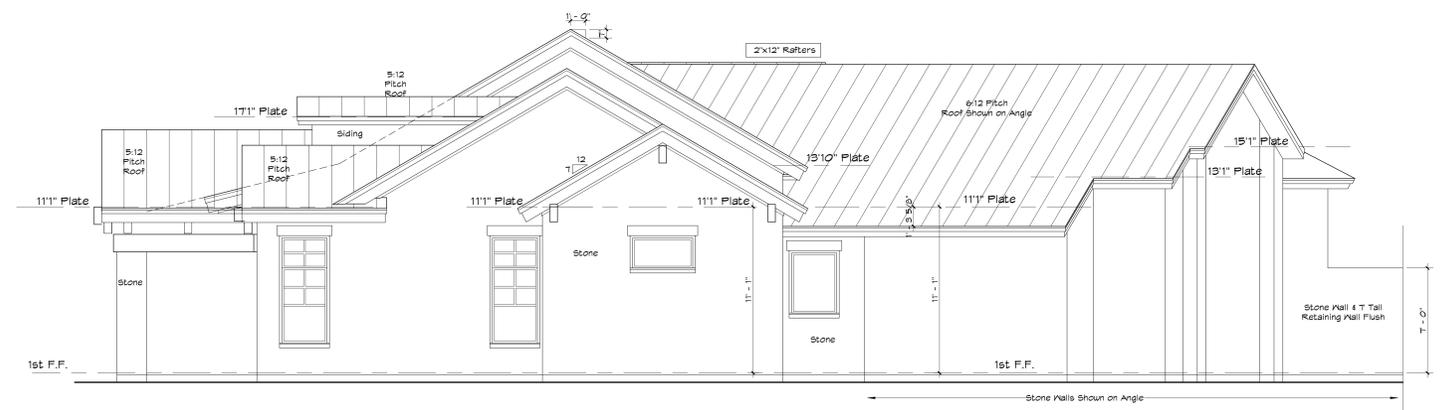
Revision Schedule

Date:	Description:

Sheet:  
 A-103



1 E5-SOUTH ELEVATION  
A-104 1/4" = 1'-0"



2 E6 EAST ELEVATION  
A-104 1/4" = 1'-0"

COPYRIGHT 2024  
 These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and architectural specifications take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSE, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
 SUITE 140  
 SOUTHLAKE, TX, 76092  
 (817)251-9343  
 WWW.JBOLTONDESIGNS.COM



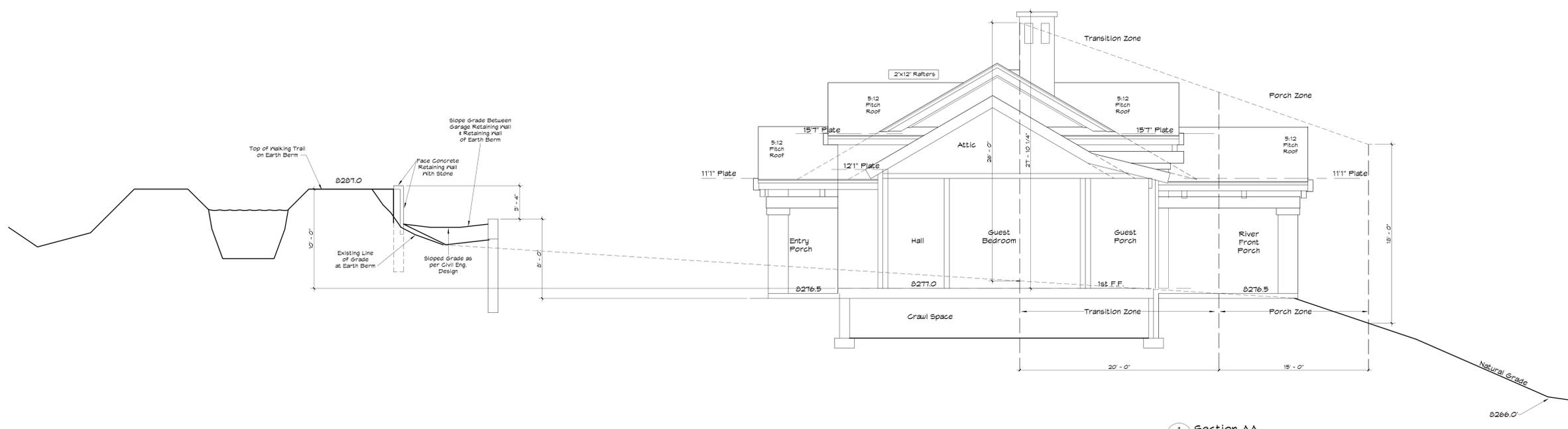
Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

Preliminary  
 Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

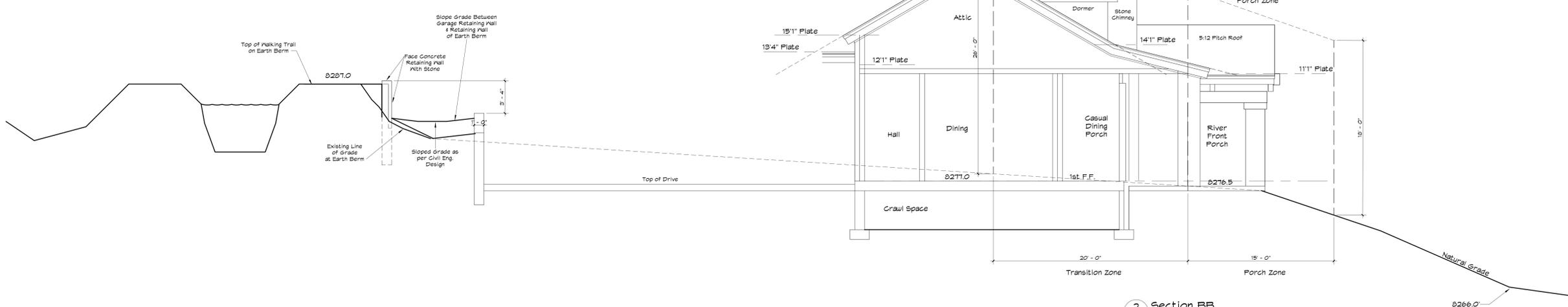
Revision Schedule

Date:	Description:

Sheet:  
 A-104



1 Section AA  
A-104.1 1/4" = 1'-0"



2 Section BB  
A-104.1 1/4" = 1'-0"

COPYRIGHT 2024  
 These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and architectural specifications take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSE, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
 SUITE 140  
 SOUTHLAKE, TX, 76092  
 (817)251-9343  
 WWW.JBOLTONDESIGNS.COM



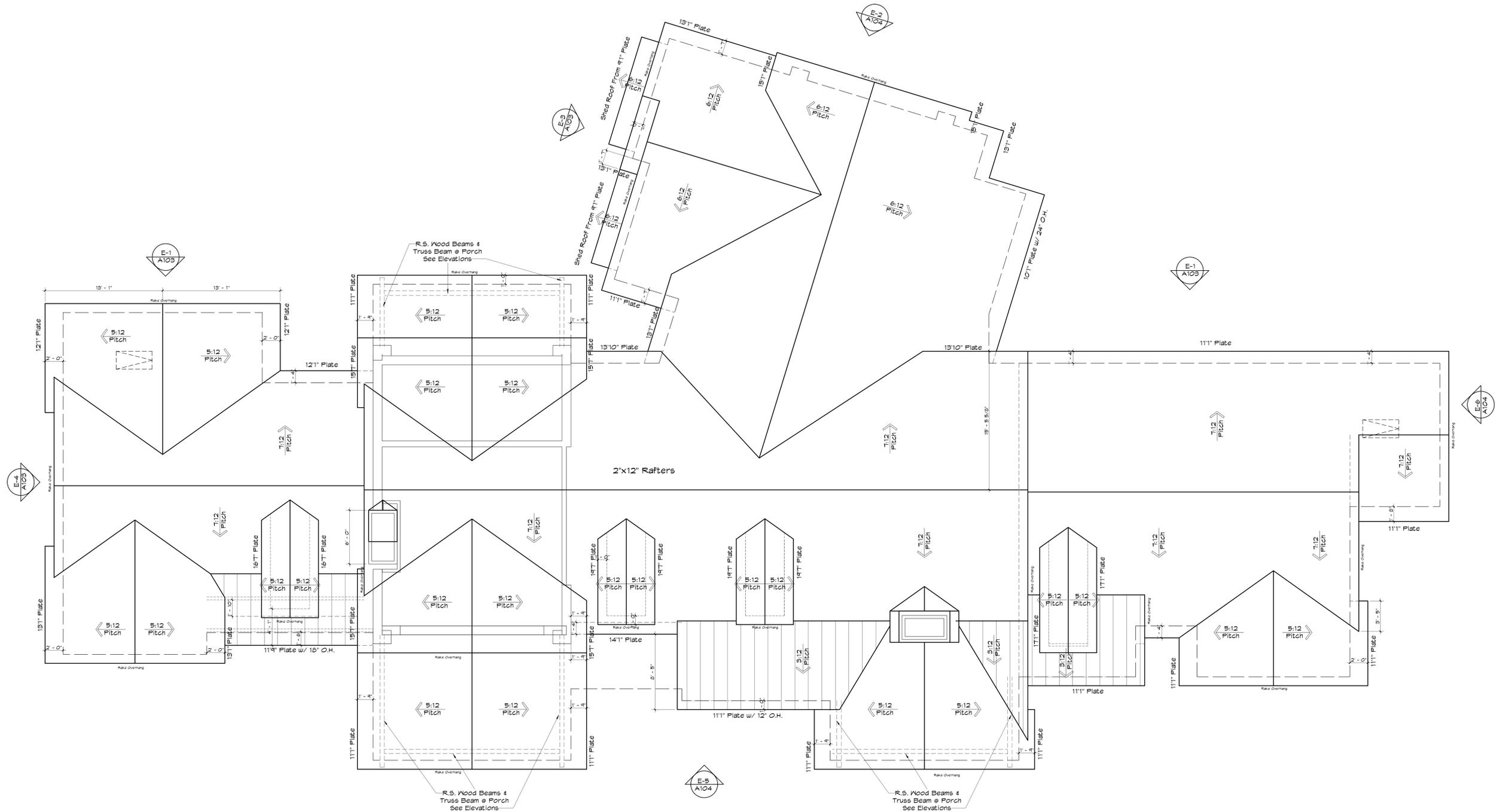
Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

Preliminary  
 Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

Revision Schedule

Date:	Description:

Sheet:  
 A-104.1



1 ROOF PLAN  
A-105 1/4" = 1'-0"

These plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering information from the Designer before construction. These plans and their use are the property of J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSE, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES, DIVERSIFIED PLANNING & DEVELOPMENT, INC.

100 N. GARROLL AVE.  
SUITE 140  
SOUTHLAKE, TX. 76092  
  
(817)251-4945  
WWW.JBOLTONDESIGNS.COM



Address:  
Wilder On The Taylor  
Gunnison,  
Colorado  
Lot/Block: 9  
Subdivision: Wilder

Preliminary  
  
Client: Jim & Sarah Farley  
Builder: Wright Angle Builders  
Date: 4-1-25 #20  
Plan #: (24056)

Revision Schedule

Date:	Description:

Sheet:  
A-105

**TO:** Planning Commission

**SUBJECT:** Planning Commission Decision  
Coconut Holdings LLC Minor Impact  
LUC-24-00013

**DATE:** August 21, 2025

**PREPARED BY:** Rachael Blondy

---

At its regular scheduled public hearing meeting on August 21, 2025 the Planning Commission \_\_\_\_\_ the following Minor Impact Decision in a \_\_\_ to \_\_\_ vote, motioned by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**PROJECT DESCRIPTION:**

---

The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way. The property comprises two units: the primary residence and the guest house, with a total aggregate living area of 6,865 square feet. There is an existing guest house on the lot in question.

The primary residence is planned to be 5,338 square feet, including an attached garage of 922 square feet. The existing guest house is 1,527 square feet of residential living space. The proposed residence will remain in the previously approved building envelope as shown in the plat map. Because the Main House is greater than 5,000 square feet, the project is classified as a Minor Impact Project.

**PLANS/REPORTS/SUBMITTALS:**

---

Plans, reports, letters and other submittal documents informing this decision include, but are not limited to:

- Application 2/23/2024
- Site Plan 2/23/2024
- CPW Elk Map 2/23/2024
- Well Permit 2/28/2024
- Applicant Narrative re CPW and Wildlife 6/18/2024
- Secondary CPW Comments 6/18/2024
- Protection of Water Quality Narrative 6/18/2024
- Sage Grouse – Gunnison Conservation District 6/21/2024
- United States Forest Service Comments 7/08/2024
- Updated Plans & Application 5/20/2025
- Updated Civil Plans with Floodplain and Drainage 6/24/2025
- Planning Commission Staff Memo 7/3/2025
- Planning Commission Staff Report 7/3/2025
- Planning Commission Staff Memo 8/14/2025

**IMPACT CLASSIFICATION:**

---

The Impact Classification for this project is a Minor Impact Project, based upon classification found in Section 6-102:B – *Maximum Building Size Larger Than 5,000 sq. ft. And Aggregate Square Footage Larger than 7,000 sq. ft.*

**MEETING DATES:**

---

The Planning Commission held work sessions and public hearings to discuss the application on the following dates:

- July 17, 2025            Work session
- August 21, 2025        Public Hearing

**SITE VISIT:**

---

The Planning Commission determined that a site visit was not necessary, as many of the Commissioners were familiar with the area.

**REVIEW AGENCY REFERRAL COMMENTS:**

---

A copy of the complete application was sent via email on May 2, 2024 to the following agencies:

- Colorado Parks and Wildlife – Brandon Diamond, Nathan Seward
- United States Forest Service – M. Denise Kusnir
- Gunnison County Public Works – Martin Schmidt (No comments received)
- Gunnison County Building Department – Crystal Lambert (No comments received)

Comments from the agencies and are noted in the applicable sections below.

**COMPLIANCE WITH APPLICABLE SECTIONS OF THE GUNNISON COUNTY LAND USE RESOLUTION:**

---

**Section 9-101:E Standards for Development of a Detached Secondary Residence or Secondary Structure Intended for Sleeping**

The proposed second residence, the Main Residence is adjacent to the existing guest house, and will share water supply and an OWTS. The development has adequate parking, exists within a building envelope and abides by the Wilder on the Taylor subdivision covenants.

**Section 11-103: Development in Areas Subject to Flood Hazards.**

The proposed development is not within the FEMA National Flood Hazard, per SGM's HEC-RAS Study 100 year Flood Plain Line established December 19, 2007 nor is it mapped within the floodplain per 2013 FEMA mapping.

**Section 11-104: Development in Areas Subject to Geologic Hazards.**

The Geologic Hazard mapping shows the proposed development area as having a high-water table. Gunnison County does not regulate development within high-water table areas, but the design team should take this element into consideration when designing the structure.

**Section 11-105: Development in Areas Subject to Wildfire Hazards.**

All future development will be required to comply with applicable Fire and WUI codes at time of permit. All future development will need to be referred to and reviewed by Crested Butte Fire Protection District (CBFPD).

**Section 11-106: Protection of Wildlife Habitat Areas**

The proposed development is in a sensitive and critical wildlife habitat, as it is along a main elk migration corridor. It is also mapped sage grouse territory. CPW comments are as follows:

“This pinch point of the EGBUC occurring on Wilder on the Taylor is highly constricted; potential alternative routes are limited based on the rugged topography and vegetation of the surrounding landscape within the Taylor River Canyon. It’s unknown how elk will respond and/or adapt to increased development and associated human activity within this migratory pinch-point, with what may be limited opportunity for mitigation. However, given that this particular site plan is for a parcel on the eastern margin of the EGBUC pinch-point (ie. Lot 9), it will likely not pose a significant barrier to ungulate movement as most migrating animals seem to currently be using the remaining undeveloped space between Lots 5 and 7 during annual movements. With that said, CPW remains concerned that lot owners will continue to propose second residences along the Taylor River, which will create additional barriers, and further diminish landscape permeability for migrating elk and other wildlife over time.”

**Section 11-107: Protection of Water Quality**

As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. The Applicant provided an engineered Grading, Drainage and Erosion Control Plan as a part of this application. These requirements will be re-reviewed upon submittal of the building permit. The Applicant will be required to meet all standards set in Section 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff* at time of building permit. This will include silt fencing.

**Section 12-103:A – Compliance with Road and Bridge Construction Standards**

As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. These requirements will be reviewed upon submittal of the building permit.

**Section 12-105: Water Supply.**

The property is served by well permit #292170, issued on August 5, 2013, on which no more than three single family dwellings are allowed. As this is a secondary residence, this well can supply the proposed development with adequate water supply.

**Section 12-106: Wastewater Treatment**

The existing residence is served by ISDS-13-00030, which is rated for 12 persons. The proposed development will be attaching to the existing wastewater treatment system. The evidence of adequacy will be confirmed upon building permit application.

**12-107: Fire protection**

Applicant will be required to work with the Gunnison County Fire Protection District to ensure they meet standards. The application was referred to GFPD on March 12, 2024 but no comments were received.

**Section 13-103: General Site Plan Standards and Lot Measurements.**

The site and building plans will meet County standards, including height measurements. The proposed height as of May 2025 is 22 feet.

**Section 13-104: Setbacks from Property Lines and Road Rights-of-Way**

The site plan meets County setback requirements of 25' front setback and 15' side and rear setbacks.

**Section 13-105:G – Impact Classification And Required Findings For Coverage Exceeding Standard**

Pursuant to LUR 13-105:G, application must meet the standards of this section in order to exceed the maximum building size.

**Section 13-105:G.1.a – Minimize Visibility Of Structure By Siting**

The proposed Main House is sited behind existing vegetation. The parcel topography will natural screen the building to the maximum extent feasible.

**Section 13-105:G.1.b – Minimize Visibility Of Structure By Screening**

The proposed Main Residence will follow architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering) to preserve the natural characteristics of the site.

**Section 13-105:G.1.c – Location Of Utilities Underground**

All utilities are to be located underground.

**Section 13-105:G.2 – Obtrusive Visibility Shall Cause Denial**

The building need not be invisible in order to meet the standards of this section, as this residence, along with other residences within the subdivision are visible from CO-135. The standard to evaluate against is an “obtrusively visible structure,” which is defined as “a structure or part of a structure that stands out in the context of its surroundings or that draws attention to itself.”

The proposed development would require approval of square footage of the primary residence being larger than 5,000 sq. ft. The total square footage on the property would be 6,865 sq. ft.

- Existing guest house is 1,904 sq ft.
- Main house is proposed to be 5,338 sq. ft

The proposed siting of the development is far from CR 742, but is near the residence built on Lot 8 of Wilder on the Taylor. The landscaping plan does minimize visibility of the neighboring buildings.

The buildings are clustered on the lot. They share sewage disposal, water supply and a driveway. All utilities will be underground.

**Section 13-110: Off-Road Parking and Loading**

The site plan meets County requirements. There is adequate parking for the primary residence, between the garage and the motor court, and there will be two guest parking spots for the second residence. For a three-bedroom home, the minimum required parking spaces is 2 spaces.

**Section 13-112: Snow Storage.**

Applicant has not yet submitted building plans. The site plan will meet County requirements for snow storage upon building permit application.

**Section 13-117: Drainage, Construction and Post-Construction Stormwater Runoff.**

Because the building is within 125 feet of the Taylor River, the Applicant must comply with LUR Section 11-107 *Protection of Water Quality*. This includes providing an engineered drainage plan, as shown on page 5 of Exhibit B of the application. Silt fencing will also be required at the time of construction.

**Section 13-119: Standards to Ensure Compatible Uses.**

The project is consistent with the neighboring uses.

**FINDINGS:**

---

The Gunnison County Planning Commission finds that:

1. The project is classified as a Minor Impact Land Use Change pursuant to Section 6-102:B – Maximum Building Size Larger Than 5,000 sq. ft. And Aggregate Square Footage Larger than 7,000 sq. ft.
2. The proposed development is consistent with the residential development within the subdivision.
3. PC finds that the proposal meets Section 11-106 *Protection of Water Quality* as the Applicant has provided and will follow the Grading, Drainage and Erosion Control Plan found on page C-5 of the site plan. The Applicant will also install silt fencing for the entirety of the construction process.
4. The project meets or exceeds the standards of Section 13-105:G.1 *Finding of No Obtrusive Visibility Required for Approval* and Section 13-105:G.2 *Obtrusive Visibility Shall Cause Denial*.
5. This application is consistent with the standards and requirements of this Resolution.
6. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

**DECISION:**

---

The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above findings and recommends that LUC-24-00013 be classified as a Minor Impact, and be approved with the following conditions:

1. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of

this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. A Gunnison County Reclamation Permit shall be required for any site disturbing activities on this parcel. That permit shall contain specific reclamation conditions. Disturbed areas shall be reseeded with an approved seed mix. For activities not requiring a Reclamation Permit, disturbed areas shall be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.
3. Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: [www.colorado.gov/pacific/agconservation/noxious-weedspecies](http://www.colorado.gov/pacific/agconservation/noxious-weedspecies) The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance.
4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
6. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
7. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: Henke Subdivision  
 Application No: LUC-25-00021  
 Date application scheduled with Planning Commission: August 21, 2025  
 Prepared by: Hillary Seminick

<b>Applicant Name:</b>	Eric Henke, Earle O’Hagan; represented by Evan Henke
<b>Property Owner Name:</b>	Eric Henke, Earle O’Hagan
<b>Project Description:</b>	<p>a. The existing 3.63 acre parcel is located in the Lost Canyon community, approximately 1 mile south of Almont, and was bought by Earle O’Hagan and Eric Henke in the fall of 2024. The proposed subdivision would create two lots, each approximately 1.81 acres. Lot 2A (west ½) would go to Earle O’Hagan and lot 2B (east ½) would go to Eric Henke. O’Hagan (2A) intends to build a large barn/equipment storage (&lt;5000 sf) structure. Henke (2B) plans to construct a 1500 SF single family home with an attached 2200 SF garage and intends to submit for building permits upon approval of this subdivision.</p> <p>b. The conditions for obtaining a mortgage and securing their estates require that the existing lot be subdivided into two legal lots so that each can pursue their development independent of the other.</p> <p>Characteristics and Current Conditions</p> <p>a. The existing lot is relatively flat with some sage brush and grasses. The vegetation is sparse and there are no trees. The east-west plane averages approximately 3% slope to the west. The north-south plane averages 2% slope to the south. Typical elevation is 8010’.</p> <p>b. The parcel abuts Roper Lane along it’s south edge, there are several wheel paths that enter from the road to the parcel.</p> <p>c. There is an abandoned irrigation ditch in the NE portion, partially filled-in in places that form small enclosed depressions.</p> <p>d. The central portion has shallow berms that may have been used for a recreational motorcycle track.</p> <p>e. The parcel is shown in Gunnison GIS as having Potential Unstable Soils (Geologic Hazard).</p> <p>f. CMT Technical Services (geotechnical engineer) was retained to investigate and address the Geologic Hazards. A Geotechnical Report has been prepared by a licensed PE and is included in this packet as Exhibit 6 - Geotechnical Report. The report concludes that the soils are very</p>

good for the planned construction and no indicators were found to suggest that the soil is unstable.

g. There are two temporary storage containers placed on the lot.

**Property Location:**

511 Roper Lane, Gunnison CO, 81230, [Parcel ID 3517-284-02-002](#)

**Surrounding Land Uses:**

AFFECTED LANDOWNER'S NAME	PARCEL LOCATION RELATIVE TO PROPOSED LAND USE CHANGE PARCEL	CURRENT LAND USE ON ADJACENT PARCEL
Davis, Dean P.	North adjacent	Residential
USA-Forest Service	East adjacent	Open lands
Roper, Albert R. & Angela K.	South adjacent (across road)	Agricultural, grazing land
Clark, Andrew & Marie	West adjacent	Residential/Agricultural

**Agency and Department Review:**

A copy of the application was sent to the following referral agencies by email on July 21, 2025:

- Gunnison County Fire Protection District
- Gunnison County Public Works
- Gunnison County Building and Environmental Health Official (no comment)
- Colorado Division of Water Resources
- Colorado Geologic Survey
- Colorado State Forest Service
- Gunnison County Sage Grouse Biologist
- Colorado Parks and Wildlife
- GCEA
- Gunnison Watershed School District
- USFS – GMUG
- BLM (no comment)

USFS, July 21, 2025:

1. We would prefer to have the boundary's (The Forest Boundary to the East priority) be verified or conduct a new survey to confirm the boundaries prior to building. No new survey was included in the application package.
2. Confirmed location of the corners exist on the ground listed in the survey or plat.
3. The current plat is not approved or signed.
4. The Private landowner needs to mark the boundary length along the Forest Boundary (Eastern boundary) prior to construction. So that it is clear where the boundary is located for any crews or contractors.
5. Does Gunnison County have any codes for new construction regulating the distance requirements for new construction from property boundaries? If so, please include that in the design".

Other referral comments have been integrated into the memo and are available in the project file.

**Pre-Application Conference:**

NA

**Status of Application:**

Completeness review on July 15, 2025

**Attached Exhibits:**

- Application
- Authorization Letter

	<ul style="list-style-type: none"> <li>• Characteristics</li> <li>• Deed</li> <li>• Draft Plat</li> <li>• Geotech Report</li> <li>• Well Testing</li> <li>• Roper Lane Subdivision Covenants</li> <li>• Water</li> <li>• 2019 Land Use Application Access Comments Summary</li> </ul> <p>All application materials can be found on <a href="#">Citizen Access</a>. Select “Projects”, “Application Number”, enter “LUC-25-00021”, click “attachments”.</p>	
<p><b>Planning Commission Tasks at Initial Work Session:</b></p>	<ul style="list-style-type: none"> <li>— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application</li> <li>— Hear applicant presentation</li> <li>— Identify and consider issues</li> <li>— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</li> <li>— Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted</li> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>	
<p><b>Initial Impact Classification:</b></p>	<p>Minor Impact Project, based upon classification found in <i>Section 6-102: Projects Classified as Minor Impact Projects</i></p>	
<p><b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b></p>	<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>	
<p>EA or EIS is required for this project</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Project located in Special Geographic Area</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Phasing proposed</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Is a Partially Exempted land use change (Section 1-106)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

**APPLICABILITY OF LAND USE RESOLUTION STANDARDS:**

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application. The Roper Subdivision Covenants do not permit for secondary residences.
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application

9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-102: Locational standards for residential development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the proposed subdivision application is not adjacent to an existing population center nor is it within a municipal three mile plan. The applicant shall demonstrate that the proposed residential development will result in no significant net adverse impact to neighborhood land or land uses, wildlife, visual quality, air or water quality, including impacts cause by a proliferation of OWTS and/or individual water wells.</p> <p><i>10-102.B.1. Locational Standard, Adjacent To Existing Population Center.</i></p> <p>This Standard requires the subdivision be adjacent to an established population center or an incorporated municipality; or a “subdivision that is served by a central wastewater treatment system that was platted and approved pursuant to the requirements of the former Gunnison County Land Use Resolution”. The proposed subdivision is not adjacent to the Town of Crested Butte nor a subdivision that is served by a centralized sanitation treatment system.</p> <p><i>10-102.B.3. Location Results in No Significant Net Adverse Impact to the Neighborhood.</i></p> <p>This section specifically states: “When the applicant has demonstrated that a proposed residential development cannot satisfy the locational standard, the location may be approved if the Board finds that in addition to meeting all of the applicable</p>

		<p>requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood lands or land uses, wildlife, visual quality, air or water quality, including impacts caused by a proliferation of On-Site Wastewater Treatment Systems and/or individual water wells.”</p>
<p>10-103: Residential density</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable, the proposed subdivision cannot comply with the primary locational standard. The Planning Commission shall determine if the proposed lot size is substantially similar to neighborhood parcels. If the Planning Commission determines that the lot size and density are not substantially similar the standards of Section 10-103: C.3.a. shall apply.</p> <p>The Applicant provided the following responses to the standards of Article 10: <i>Locational Standards</i>.</p> <p><i>Compliance with Article 10: Locational Standards We believe that the Henke Subdivision, a parcel being split into two lots, satisfies the purpose and intent of the standards;</i></p> <p><input type="checkbox"/> <i>It is situated in an existing community – Lost Canyon.</i></p> <p><input type="checkbox"/> <i>It is approximately 1 mile south of Almont, it is the nearest community to Almont which has a large area of relatively flat land available.</i></p> <p><input type="checkbox"/> <i>It is similar in size and scope to other properties in the community, which consists of rural residential homes and support lots around a central agricultural field.</i></p> <p><input type="checkbox"/> <i>It will make use of the existing bridge, road and power lines in the community.</i></p> <p><input type="checkbox"/> <i>The approval of this subdivision would create only one additional lot suitable for residential development and would not have a significant adverse effect on the community or environment.</i></p> <p><i>The attached Aerial Vicinity map shows the location of the lot relative to Almont and the other parcels within Lost Canyon.</i></p>

		<p><i>The Study Area map and related Lot Database shows the limits applied and the listings for all lots within the Study Area. This project will take Lot 2 (3.6 acres) and split it into two 1.8 acre lots (2A and 2B). The resulting 1.8 acre lots will still be larger than the median of 1.2 acre lots found in the community. Of the 55 lots within the Study Area, 33 lots are smaller than 1.8 acres (green highlight) and 22 lots are larger than 1.8 acres (red highlight). This subdivision is consistent with other subdivisions within the community that were previously approved by Gunnison County;</i></p> <ul style="list-style-type: none"> <li><i>□ The Roper Subdivision (2009) (Lucille Lane) created three 1.2 acre lots from 1 parcel.</i></li> <li><i>□ The Michalek Subdivision (2009) created two 1.6 acre lots from 1 parcel.</i></li> <li><i>□ The Sundance Riverfront Subdivision created a 1.5 acre lot and a 1.7 acre lot from 1 parcel.</i></li> </ul> <p>Staff response:</p> <p>Staff Response: The subject parcel is Lot 2 of the Roper Lane Subdivision. The Roper Lane Subdivision was subdivided from a now 174 acre parcel owned by Albert and Angela Roper, which was previously subdivided in 2009 (LUC-07-00059) creating three parcels: 1.18, 1.18, 1.19 acres. The Roper Lane Subdivision (LUC-19-00012), approved in 2020, created four parcels: 3.37, 3.38, 8.22 acres. The previous 192-acre ranch parent parcel has been subdivided to create seven new residential parcels, severing over 18 acres from the original ranch and converting that area into residential use, and reduced the ranch size from 192 acres to 174 acres.</p> <p>LUR Section 10-102 discourages new residential parcels that are not adjacent to population centers or within a three mile plan area, the application does not meet either of these standards. While the Applicant</p>
--	--	---

		<p>emphasizes the proposed subdivision is within one mile of Almont, proximity alone does not meet the intent of the locational standards. Additionally, the applicant shall demonstrate that the subdivision will not result in a significant net adverse impact to the neighborhood.</p> <p>LUR Section 10-103: C.3. requires that new lots be substantially similar in size and density to surrounding neighborhood parcels in order to avoid fragmenting the rural landscape. While the Applicant claims that the two proposed 1.8-acre lots are “larger than the median” lot size in Lost Canyon, the median lot size is skewed by older, legally nonconforming lots that were created prior to the adoption of current subdivision regulations, such as minimum lot area, and do not reflect present-day locational standards. The proposed subdivision further reduces the overall average lot size in the area, incrementally shifting the community towards additional density without corresponding infrastructure or services. The cumulative effect of incremental subdivision is what the primary locational standard is intended to prevent.</p> <p>The Applicant cites the Roper (2009), Michalek (2009), and Sundance Riverfront (2009) subdivisions as precedents. These subdivisions converted larger, rural lots into smaller parcels adding density in rural areas outside of population centers. Each subdivision adds driveways, wells, septic systems, and residences, eroding the community’s agricultural character and increasing sprawl. Further, prior approvals do not create precedence for future subdivision applications, and this is specifically noted in Roper Lane Subdivision Resolution No. 2, Series 2020 condition no. 20, which states:</p> <p><i>“Approval of this use is based upon the faces presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its</i></p>
--	--	--

		<p><i>compliance with current regulations, and its impact to the County”.</i></p> <p>While the Applicant notes the subdivision would “make use of the existing bridge, road, and power lines,” the bridge and road are privately maintained. Emergency response times are longer to residences outside a population center. Road maintenance costs and private infrastructure burdens increase over time with more individual residences along rural roads. A waiver to the Road and Bridge Standard reducing the 22 foot wide road to a 16 foot wide road with turnouts was approved in Resolution No. 3, Series 2020, and the proposal would increase traffic on a non-compliant road. The location lacks centralized water or sewer service, requiring additional wells and septic systems, which cumulatively impact groundwater and surface water resources.</p>
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not Applicable, this use is not proposed.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards are voluntary.
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not Applicable, the subject parcel is not located within a mapped flood hazard area.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable. The subject parcel and proposed development are in an area of potentially unstable slopes. A geotechnical study was conducted in “<i>Geotechnical Study, Henke Subdivision, Lots 2A and 2B, Gunnison County, Colorado,</i>” by CMT Technical Services on May 30, 025. Section 4. <i>Proposed Construction</i> provides a project description including the two-lot subdivision and construction of a 1,500 sq. ft. residence and 2,000 sq. ft. attached garage. The exploration pits and recommendations in the report focused on Lot 2B and the proposed residence and garage.</p> <p>The Colorado Geological Survey had no concerns in the “Henke Subdivision, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-25-00021; CGS Unique No. GU-26-0001”</p>

		<p>letter dated August 11, 2025 provided the following conditions are met:</p> <p><i>“Conclusions and Conditions for Approval CGS agrees with CMT’s conclusions and finds no geologic hazards that would prevent approval of the subdivision, as long as the County includes the following conditions consistent with the Gunnison County Land Use Resolution (LUR):</i></p> <ol style="list-style-type: none"><li><i>1. Final Grading and Drainage Review – Before issuing a building permit, the applicant should submit final grading and drainage plans, including erosion and sediment control best management practices (BMPs) as per LUR 11-117. Plans should illustrate all proposed cuts and fills. CGS recommends that CMT verify that no cut or fill exceeds the 10-foot threshold specified in their report without slope stability analysis.</i></li><li><i>2. Off-Site Drainage Analysis – As part of the final grading review, the applicant should evaluate whether runoff from the north/east drainage shown in Figure 1 could impact building pads, driveways, or infrastructure. This analysis should use the County’s required design storm event(s) and address both peak flow and sediment load. If impacts are possible, the design must include engineered mitigation measures (e.g., swales, berms, intercept drains) sized for both water and sediment conveyance.</i></li><li><i>3. Hazard Disclosure – The mapped “potentially unstable slopes” classification and radon hazard (EPA Zone 1) should be disclosed on the plat, per LUR 11-104.C.5.</i></li><li><i>4. Mitigation Implementation – CGS recommends that construction explicitly follow CMT’s recommendations for drainage, foundations, and radon-resistant construction, with emphasis on maintaining positive drainage away from structures.</i></li><li><i>5. Seasonal Groundwater – If groundwater is encountered during construction, CMT should assess its impact on foundations, drainage, and</i></li></ol>
--	--	---

		<p><i>slope stability and offer mitigation recommendations.</i></p> <p><i>Provided these recommendations are followed, CGS has no objection to the approval of the application”.</i></p>
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The subject parcel is in a moderate wildfire hazard area. A copy of the application has been referred to Gunnison Fire Protection District for review and comment.</p>
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>A Gunnison Sage-Grouse Habitat Site-Specific Analysis was conducted by the Gunnison Conservation District on February 10, 2025. The analysis included the following recommendations:</p> <p><i>“The applicant proposes to subdivide a lot into two 1.8 acre lots and build a 1500 square foot home with an attached 2500 square foot garage, shared driveway, and well on a 3.628 ± acre parcel with no existing development (as shown in the site plan submitted to Gunnison County).</i></p> <p><i>This parcel is not within 0.6 miles of a Gunnison sage-grouse lek. The parcel does contain Gunnison Sage-grouse Tier 1 Habitat as mapped using the 2018 Habitat Prioritization Tool (Gunnison Basin Sage-grouse Strategic Committee 2018) with an overall habitat score of -20 to 16. The vegetation is primarily sagebrush and introduced grasses. There is no existing development on the parcel includes. The parcel is 0.32 miles from HWY 135, and 0.16 miles from the Gunnison River. Parcels to the west have also been developed with single-family residences and associated development.</i></p> <p><i>Because there are Gunnison sage-grouse in the general area, I recommend the following requirements be applied as a condition of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse:</i></p>

		<p>1) All development (currently proposed and any potential future development, subject to approval) shall be clustered as much as possible to reduce Gunnison sage-grouse habitat fragmentation. A separate analysis is required, which may include additional conditions, for any development not addressed in this site analysis.</p> <p>2) A Gunnison County Reclamation Permit shall be required for any site disturbing activities on this parcel. That permit shall contain specific reclamation conditions. Disturbed areas shall be reseeded with an approved seed mix. For activities not requiring a Reclamation Permit, disturbed areas shall be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix. 3) Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: <a href="http://www.colorado.gov/pacific/agconservation/noxious-weedspecies">www.colorado.gov/pacific/agconservation/noxious-weedspecies</a> The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance.</p> <p>4) To protect Gunnison sage-grouse habitat, conversion of native sagebrush communities to landscaping, pasture or hayland grasses, fruit trees, or other non-native plant communities shall be limited to within 100 feet of the proposed development. Habitat treatments, including but not limited to sagebrush mowing, disking, tillage, chemical application, plowing, disk chaining, rotobearing, shall only be conducted with guidance from Colorado Parks and Wildlife or the Natural Resources Conservation Service in Gunnison (970-707-3045). The exception would be planting native riparian tree</p>
--	--	--

		<p>or shrub species such as cottonwood or willow to stabilize riparian systems or irrigation ditch banks.</p> <p>5) Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats shall be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction and maintenance workers' pets.</p> <p>6) Per Section 11-106 G. e. of the Gunnison County Land Use Resolution, unless pre-empted by Federal or State law, all non-indigenous gallinaceous gamebirds (including but not limited to pheasants, chukar, and quail), shall be imported only from a source certified by the State of Colorado to be disease free. Prior to importation of any species of gallinaceous game-birds to this parcel, the person proposing such action shall submit a list of species, with numbers proposed, and a disease certification, with a listing of diseases certified, from the source proposed. No importation (movement onto the property) of any wild birds, as defined above, shall occur without written approval by Gunnison County.</p> <p>7) Per Section 11-106 G.3.h of the Gunnison County Land Use Resolution, no additional roads, routes, or trails may be constructed on the property without additional review by Gunnison County for impacts to Gunnison sage-grouse and their habitats.</p> <p>8) Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication <i>Fencing with Wildlife in Mind</i>.</p> <p>9) If the parcel is intended to be used for grazing animals, the Natural Resources Conservation Service (NRCS) in Gunnison shall be contacted (970-707-3045) for assistance in conservation planning. A grazing plan is required for proposed</p>
--	--	---

		<p><i>grazing of livestock. This will help avoid unintended impacts to sagegrouse habitat.</i></p> <p><i>10) Per Section 9-509 B of the Gunnison County Land Use Resolution, if the parcel is to be used for camping (tent, recreational vehicle, or other shelter) more than 14 total days during any consecutive three months, the applicant shall obtain a Long-term Camping Permit from the Gunnison County Community Development Department.</i></p> <p><i>11) A separate analysis will be required, which may include additional conditions, for any proposed development in the future not addressed in this site analysis.</i></p> <p><i>12) This review encompasses restrictions as related to sage-grouse habitat values and <b>DOES NOT</b> constitute clearance for building. The applicant shall obtain the applicable Gunnison County permits before beginning construction or ground-disturbing activities”.</i></p> <p>Colorado Parks and Wildlife, August 15, 2025:</p> <p><i>“Colorado Parks and Wildlife (CPW) understands that the applicant intends to subdivide a 3.36 acre lot into two 1.8 acre lots at the location of 511 Roper Lane, Gunnison. Both owners intend to construct structures on the newly subdivided lots, but building permits have not yet been submitted to the County. The lot is located within Tier 1 Gunnison sage-grouse habitat. Therefore, CPW recommends that all structures be built as close to Roper Lane as possible and that proposed structures be in as clustered a manner as possible, to reduce disturbance. If these recommendations are followed, CPW does not expect Gunnison sage-grouse to be adversely affected beyond what impacts currently exist.</i></p> <p><i>CPW recommends that if fences are constructed- whether it be wire, wood, electric, or synthetic- that they be built using wildlife friendly specifications so as not to restrict movement of elk, deer, and other wildlife. "Fencing with Wildlife in Mind" is a landowner</i></p>
--	--	---

		<p>resource available from CPW that is intended to help design and construct wildlife friendly fences that also meet property owners' needs. Please refer to CPW's "Fencing with Wildlife in Mind" which may be found at:</p> <p><a href="https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf">https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf</a></p> <p><i>With increased soil disturbance, infrastructure, and human recreation serving as a vector for spread, noxious weeds such as Canada thistle, Yellow and Dalmatian toadflax, spotted knapweed, and cheatgrass, which have been found in the Taylor Canyon area, may become readily established. Noxious weeds compete with native plants and degrade wildlife habitat quality, sometimes altering entire ecosystems. Thus, CPW recommends all state listed noxious and invasive weeds be monitored for and controlled to avoid further spread and establishment. A list of state of Colorado noxious weeds may be found at:</i></p> <p><a href="https://ag.colorado.gov/conservation/noxious-weeds/species-id">https://ag.colorado.gov/conservation/noxious-weeds/species-id</a>".</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, there are no water bodies as defined by the Land Use Resolution on the subject property.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the parcel is not located on a ridgeline as defined by this title.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Language shall be included in any recommendation of approval that complies with this Section.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the parcel is not located within an inholding.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the parcel is not located above timberline.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, a referral has been sent to Public Works.</p> <p>The parcel is Lot 2 of the Roper Subdivision, LUC-19-00012, approved by Resolution No. 2, Series 2020. Approval condition number 14 states:</p>

		<p><i>“An inspection of the bridge with particular attention given to the wood decking and runners shall be completed annually with documentation of the inspection submitted to the Gunnison County Public Works Department.”</i></p> <p>On July 15, 2025, the Public Works Department verbally confirmed they have not received an annual bridge inspection report.</p> <p>In an email dated May 31, 2021, Marlene Crosby, former Public Works Director stated:</p> <p><i>“Roper Lane from the intersection with River Front Road is in poor condition. The number of existing lots using this access and the proposed new lots, if it were newly constructed, would require a 22 foot wide road. Our recommendation is that at the very least it be uniformly widened to 16 feet wide, with 6 inches of Class 6 road base and inter-visible turn-outs every 600 feet. Any future development of lots using Roper Lane will require an upgrade of the roads to Standards.”</i></p> <p>A waiver to the Road and Bridge Standard reducing the 22 foot wide road to a 16 foot wide road with turnouts was approved in Resolution No. 3, Series 2020.</p> <p>A Development Improvements Agreement (DIA) was required to improve and widen Roper Lane. The County Attorney and Finance offices confirmed the work was completed and the financial security was released at the end of 2021 in an email dated July 16, 2025.</p> <p>All comments and reports related to Road and Bridge Standards noted above are available in the project file in “LUC-19-00012 Roper Sub 12-103 Road System Comments and Documents”.</p> <p>In an email dated August 13, 2025, Public Works provided the following comment:</p>
--	--	---

		<p><i>Public Works staff has reviewed the material provided for LUC-25-00021. Included in the information for this subdivision application are previous comments provided by Public Works for a preceding subdivision, LUC-19-00012, that utilized Roper Lane.</i></p> <p><i>Public Works Director, Marlene Crosby, provided comments for LUC-19-00012 that highlighted:</i></p> <ol style="list-style-type: none"><li><i>1. Any future development of lots using Roper Lane will require an upgrade of the road to Standards.</i></li><li><i>2. The state requires that all County bridges 20 feet in length or greater be inspected and inventoried every two years by a licensed engineer.</i></li><li><i>3. There were concerns that a deep speed dip existed between the bridge and Highway 135 that creates a hazard for emergency services response.</i></li><li><i>4. There were a series of potholes that need to be filled to prevent extra stress on the bridge due to “bouncing” vehicles and points to a lack of maintenance.</i></li></ol> <p><i>For LUC-25-00021, Public Works would again ask that these items are addressed, if they have not been already. This would mean widening the road to 22 feet, providing a current bridge inspection that meets the State requirements, improving any existing safety concerns, and completing routine road maintenance. Public Works will need to visit the site to compile a full list of requirements. In addition to the items mentioned above, there may be additional requirements related to trimming tree branches to improve the sight lines or cleaning out existing culverts.</i></p> <p><i>On August 13, 2025, the applicant provided the following response:</i></p> <p><i>The first group of four comments are 6 years old and were made on the preceding plat LUC-19-00012. Presumably all of those items were</i></p>
--	--	---

		<p><i>previously addressed to the County's satisfaction or that plat would not have been approved.</i></p> <p><i>Item 1 states "Any future development of lots using Roper Lane will require an upgrade of the road to Standards". The current Roper Lane, east of Dragon Lane, complies with the County Road Standards. This portion of Roper Lane only serves 5 parcels (6 parcels upon this LUC approval) with an Average Daily Traffic (ADT) estimate of 60 (actual is less than 20), this low volume of access classifies the road as Local Intermittent (ADT 13-90)(R&amp;B Standards 3.1) and only requires a single 16' wide lane (Table 3-1). It would be more correct to say that future development that increases the ADT to 91-199 will require roadway improvements to meet the Standards (ie. two 11' lanes).</i></p> <p><i>Item 2 regards the Bridge. The prior plat formed the Lost Canyon Bridge Association (LCBA) to provide for the inspection and repair of the bridge. All parcels served by the bridge contribute to LCBA annually. LCBA had a structural report prepared for the bridge and has been performing annual inspections. A copy of the latest inspection was previously submitted to the County. If PW feels that the records or protocol does not meet their requirements then I suggest that PW should notify LCBA directly (Albert Roper - Pres, roperglass@msn.com) to resolve any issues, as this parcel and LUC does not have the responsibility or authority to act on the bridge.</i></p> <p><i>Item 3 regards a speed dip. I believe this was addressed several years ago, during my last crossing I did not notice any concerns. I also know that Chris Hill from PW was over that route earlier this year to look at our driveway staking and no mention of any road condition concern was made.</i></p> <p><i>Item 4 regards potholes. Roper Lane is a privately maintained gravel road. It requires, and has been receiving, annual maintenance. Specific to the</i></p>
--	--	---

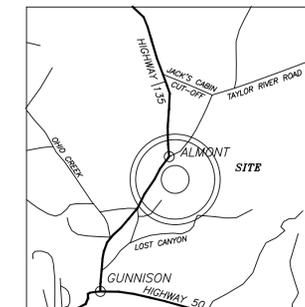
		<p><i>bridge approaches, see response to item 2 above. PW should notify LCBA if they have any <u>current</u> concerns.</i></p> <p><i>The remaining LUC-25-0021 comments regarding road width is addressed in item 1 above and the bridge in item 2. The rest of the paragraph is non-actionable until such time as PW identifies specific items, their applicability to a LUC-minor and the basis in code or standards.</i></p> <p>Staff Response: LUR Section 12-103:A. requires that all Land Use Change applications comply with the <i>Gunnison County Standards and Specifications for Road and Bridge Construction</i>. Staff recommends the applicant submit the information identified in the August 13, 2025 Public Works email.</p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, the project will not directly impact trails nor are any proposed in the application.</p>
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the applicant proposes individual wells on the lots and has indicated that they are working with the Upper Gunnison River Water Conservancy District to contract for augmentation water purchase. A copy of the application has been sent to the Colorado Division of Water Resources (DWR) for review and comment.</p> <p>In an email dated July 30, 2025, DWR stated:</p> <p><i>“I concur with the water supply comments and have nothing additional to add and therefore have no objection to the project as proposed”.</i></p> <p>In an email dated August 5, 2025, the UGRWCD stated:</p> <p><i>“The Upper Gunnison River Water Conservancy District agrees with the water supply comments included in the application. Mr. Henke currently has a water augmentation contract for lot 2B. The District will still need for Mr. O’Hagen to enter into a contract for Lot 2A. We have no objection to the project as proposed”.</i></p>

12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant proposes that the individual lots be served by OWTS. A copy of the application has been sent to the Environmental Health Official for review and comment.
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the subject parcel is within the Gunnison Fire District a copy of the application has been sent to the District for review and comment.
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, The subject parcel is not within a municipal three-mile area.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Application meets the minimum requirements of this Section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Proposed development complies with residential setback requirements as identified in this Section.
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the residential building size requirements will be applicable at the time of building permit application.
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the section does apply and will be applied at the time of building permit issuance.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, open space is not required of this application.
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no signs requested as part of this application.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, adequate parking for residential units shall be required.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, a landscaping plan is not required to be submitted for a minor impact residential subdivision. The Planning Commission can require landscaping installation in compliance with the standards of this Section.
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicants will need to provide adequate area for snow storage. This will be confirmed at building permit review.
13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No fencing is proposed as part of the application. Fence-out requirements are noted in the proposed covenants.

13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, compliance with this Section is required and will be determined at building permit review.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a reclamation permit will be required for earth moving, road and driveway cutting and construction, clearing of land, and berm construction.
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a reclamation permit will be required for earth moving, road and driveway cutting and construction, clearing of land, and berm construction.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the standards do not apply to a Minor Impact Subdivision application.
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No water impoundments are proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the project does not propose a change from residential use.

# HENKE SUBDIVISION

SITUATED IN SECTION 28, TOWNSHIP 51 NORTH, RANGE 1 EAST, NEW MEXICO PRINCIPAL MERIDIAN  
 LOT 2, ROPER LANE SUBDIVISION  
 COUNTY OF GUNNISON, STATE OF COLORADO



VICINITY MAP  
 N.T.S.

## LEGEND

- = FOUND ALUMINUM CAP AS NOTED
- = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 37690"
- ▼ = FOUND 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 37690"

## General Notes

1. Henke Subdivision is subject to the Declaration of Protective Covenants of Roper Lane Subdivision recorded at Reception No. 664490 of the records of Gunnison County, Colorado.
2. The driveways within Henke Subdivision are private driveways dedicated to the owners of the Lots served by such private driveways. Costs of improvement and maintenance of shared driveways shall be shared equally between the owners of the Lots that they access.
3. The owner of each Lot shall have a common right of usage of the utility easements to provide utility service to each Lot under rules and regulations as determined by the Roper Lane Subdivision Protective Covenants as recorded at Reception No. 664490 of the records of Gunnison County, Colorado.
4. All homeowners acknowledge that they are required to construct and maintain fencing in order to keep livestock off his/her property, as required by Colorado's "Fence Out" law, CRS § 35-46-101 et seq., and the Right-to-Ranch Policy adopted by Gunnison County, as may be amended.
5. Lots within the Henke Subdivision are accessed by easements (recorded Book 350 Page 114, Book 639 Page 905 and Reception No. 505884) from State Highway No. 135. Additionally easement being granted to the Lots at Reception No. 664491 will be across that portion of the 30' wide access tract shown on Survey Deposit 490, described at Reception No. 569916 & 569917.

## Plat Notes:

### WARNING AND DISCLAIMER OF GEOLOGIC HAZARDS AFFECTING USE AND OCCUPANCY OF THIS PROPERTY

I/We, the undersigned owner(s) of property, on behalf of myself/ourselves and all successors, heirs and assigns, hereby acknowledge having been informed by Gunnison County of the existence of geologic hazard areas that may affect the use and occupancy of this property, and any improvements thereto. I/We acknowledge that the County's approval of this land use change does not guarantee the safety of the property, or in any way imply that areas outside of the designated hazard areas will be free from hazards and hereby agree to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expense including defense costs and legal fees, and claims for damages of any nature whatsoever, including, bodily injury, death, personal injury, or property damage arising from or connected with any activity related to these hazards, including any suits, liability, or expense.

Pursuant to Section 7-401M(8)(e) H. of the Gunnison County Land Use Resolution:

**Confinement of Domestic Animals:** Each Lot Owner within Henke Subdivision shall comply with the Declaration of Protective Covenants of Roper Lane Subdivision recorded January 10, 2020 at Reception No. 664490.

**Colorado's Fence Out Requirements:** A property owner is required to construct and maintain fencing in order to keep livestock off his/her property.

**Irrigation Ditch Maintenance:** An irrigation ditch owner has the right to enter the designated irrigation ditch maintenance easement, maintain the ditch, and may leave natural debris on the bank.

### Compliance with Board of County Commissioners' Resolution

The property described on this plat is subject to all the requirements, terms and conditions of the Board of County Commissioners' Resolution

No. \_\_\_\_\_, recorded at Reception No. \_\_\_\_\_ of the Records of the Clerk and Recorder of Gunnison County.

### Gunnison County Planning Commission Approval

The Planning Commission of Gunnison County, Colorado, hereby recommends \_\_\_\_\_ approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission

held this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
 Chairperson, Gunnison County Planning Commission

### Board of County Commissioners' Approval

The within plat of the Henke SUBDIVISION is approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025 by Resolution No. \_\_\_\_\_, and the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of the lot owners and not by Gunnison County or any other public agency.

\_\_\_\_\_  
 Chairperson

Attest:

\_\_\_\_\_  
 Gunnison County Clerk and Recorder

### Gunnison County Clerk and Recorder's Acceptance

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County,

Colorado on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2025, Reception Number \_\_\_\_\_.

Time \_\_\_\_\_, Date \_\_\_\_\_.

\_\_\_\_\_  
 Gunnison County Clerk and Recorder

### ATTORNEY'S OPINION

I, \_\_\_\_\_, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is vested in Earle Hendrickson O'Hagan III, Eric Henke and Earle H O'Hagan II, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

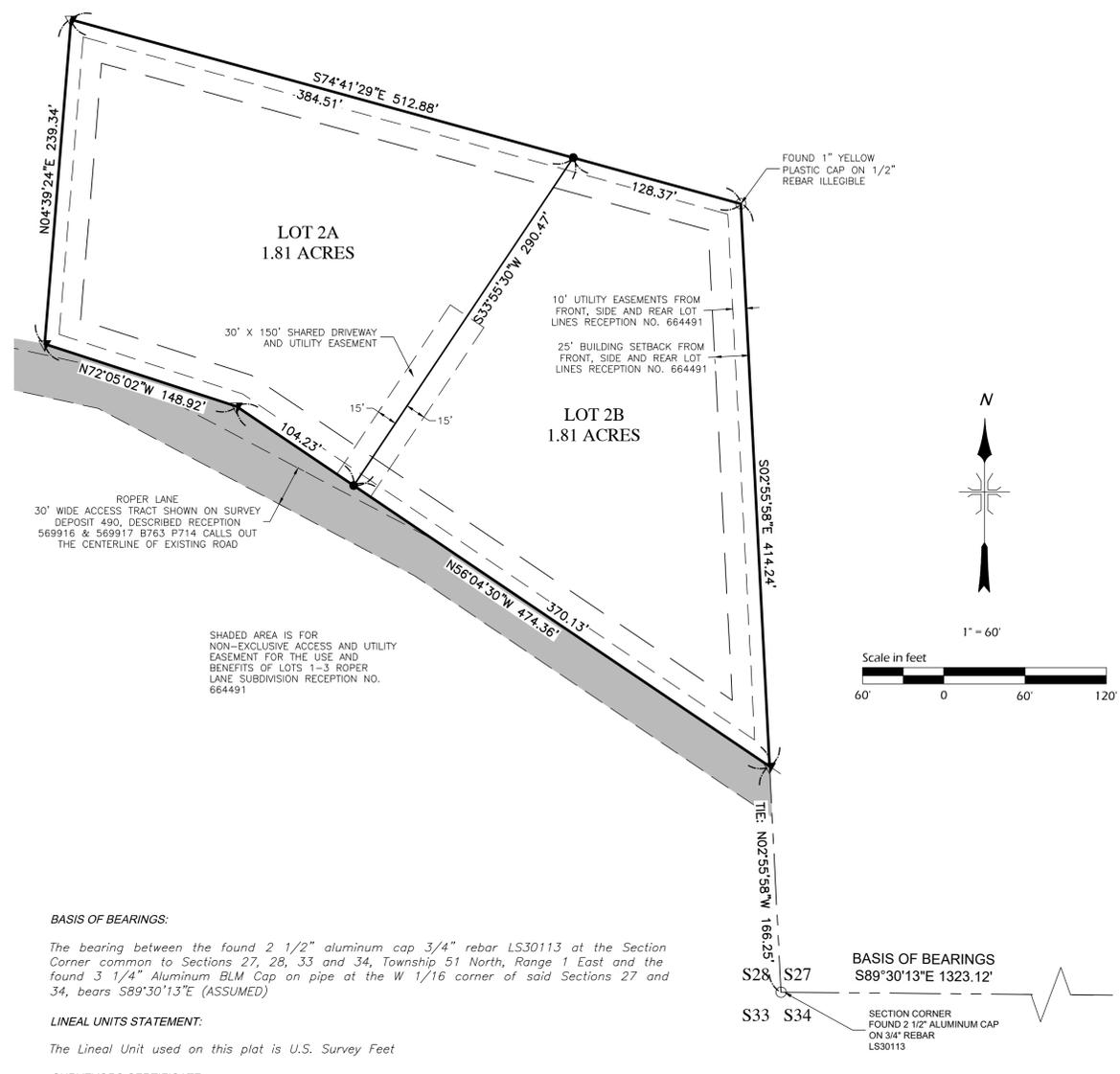
This opinion does not address instruments affecting title but not recorded as of the date of this opinion.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Attorney At Law

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2025\25027--HENKE SUBDIVISION\CSD\25027V\_MINR.DWG



### BASIS OF BEARINGS:

The bearing between the found 2 1/2" aluminum cap 3/4" rebar LS30113 at the Section Corner common to Sections 27, 28, 33 and 34, Township 51 North, Range 1 East and the found 3 1/4" Aluminum BLM Cap on pipe at the W 1/16 corner of said Sections 27 and 34, bears S89°30'13"E (ASSUMED)

### LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

### SURVEYORS CERTIFICATE:

I Frederick A. Ballard, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel has been surveyed by me and/or under my direct supervision and that such survey is accurately represented hereon, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a guaranty or warranty, either expressed or implied. This survey does not include easements except those specifically shown hereon.

**FOR REVIEW**

Frederick A. Ballard P.L.S. 37690

TITLE: HENKE SUBDIVISION

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave W Montrose, CO 81401 W (970) 248-2251 www.del-mont.com service@del-mont.com		CLIENT:
FIELD BOOK: 766	DRAWN BY: DCC	DATE: 2025-04-09	ADDRESS & PHONE:	
SHEET: 1 of 1	FILE: 25027V_MINR	JOB NO.: 25027	TYPE: PLAT	

**To: Gunnison County Planning Commission**  
**Date: August 15, 2025**  
**Meeting Date: August 21, 2025**  
**Re: Work Session: LUC-25-00021 | Henke Subdivision | Minor Impact**

I. Project Summary

The applicants, Eric Henke, Earle O'Hagan; represented by Evan Henke, propose a subdivision of a 3.63-acre parcel [511 Roper Lane](#), Lot 2 of the Roper Lane Subdivision, into two 1.81 acre parcels.

II. Summary of Applicable Gunnison County Land Use Resolution Standards

Staff has compiled a summary of the substantive issues in the land use change application below. All applicable criteria have been addressed in the staff report.

A. LUR Section 10-102: Locational Standards for Residential Development and LUR Section 10-103 Residential Density

Applicable, the proposed subdivision cannot comply with the primary locational standard. The Planning Commission shall determine if the proposed lot size is substantially similar to neighborhood parcels. If the Planning Commission determines that the lot size and density are not substantially similar, the standards of Section 10-103: C.3.a. shall apply.

The Applicant provided the following responses to the standards of Article 10: *Locational Standards*.

*"We believe that the Henke Subdivision, a parcel being split into two lots, satisfies the purpose and intent of the standards;*

- It is situated in an existing community – Lost Canyon.*
- It is approximately 1 mile south of Almont, it is the nearest community to Almont which has a large area of relatively flat land available.*
- It is similar in size and scope to other properties in the community, which consists of rural residential homes and support lots around a central agricultural field.*
- It will make use of the existing bridge, road and power lines in the community.*
- The approval of this subdivision would create only one additional lot suitable for residential development and would not have a significant adverse effect on the community or environment.*

*The attached Aerial Vicinity map shows the location of the lot relative to Almont and the other parcels within Lost Canyon.*

*The Study Area map and related Lot Database shows the limits applied and the listings for all lots within the Study Area. This project will take Lot 2 (3.6 acres) and split it into two 1.8 acre lots (2A and 2B). The resulting 1.8 acre lots will still be larger than the median of 1.2 acre lots found in the community. Of the 55 lots within the Study Area, 33 lots are smaller than 1.8 acres (green highlight) and 22 lots are larger than 1.8 acres (red highlight).*

*This subdivision is consistent with other subdivisions within the community that were previously approved by Gunnison County;*

- *The Roper Subdivision (2009) (Lucille Lane) created three 1.2 acre lots from 1 parcel.*
- *The Michalek Subdivision (2009) created two 1.6 acre lots from 1 parcel.*
- *The Sundance Riverfront Subdivision created a 1.5 acre lot and a 1.7 acre lot from 1 parcel.*

Staff Response:

The subject parcel is Lot 2 of the Roper Lane Subdivision. The Roper Lane Subdivision was subdivided from a now [174 acre parcel](#) owned by Albert and Angela Roper, which was previously subdivided in 2009 (LUC-07-00059) creating three parcels: 1.18, 1.18, 1.19 acres. The Roper Lane Subdivision (LUC-19-00012), approved in 2020, created four parcels: 3.37, 3.38, 8.22 acres. The previous 192-acre ranch parent parcel has been subdivided to create seven new residential parcels, severing over 18 acres from the original ranch and converting that area into residential use, and reduced the ranch size from 192 acres to 174 acres.

LUR Section 10-102 discourages new residential parcels that are not adjacent to population centers or within a three mile plan area, the application does not meet either of these standards. While the Applicant emphasizes the proposed subdivision is within one mile of Almont, proximity alone does not meet the intent of the locational standards. Additionally, the applicant shall demonstrate that the subdivision will not result in a significant net adverse impact to the neighborhood.

LUR Section 10-103: C.3. requires that new lots be substantially similar in size and density to surrounding neighborhood parcels in order to avoid fragmenting the rural landscape. While the Applicant claims that the two proposed 1.8-acre lots are “larger than the median” lot size in Lost Canyon, the median lot size is skewed by older, legally nonconforming lots that were created prior to the adoption of current subdivision regulations, such as minimum lot area, and do not reflect present-day locational standards. The proposed subdivision further reduces the overall average lot size in the area, incrementally shifting the community towards additional density without corresponding infrastructure or services. The cumulative effect of incremental subdivision is what the primary locational standard is intended to prevent.

The Applicant cites the Roper (2009), Michalek (2009), and Sundance Riverfront (2009) subdivisions as precedents. These subdivisions converted larger, rural lots into smaller parcels adding density in rural areas outside of population centers. Each subdivision adds driveways, wells, septic systems, and residences, eroding the community’s agricultural character and increasing sprawl. Further, prior approvals do not create precedence for future subdivision applications, and this is specifically noted in Roper Lane Subdivision Resolution No. 2, Series 2020 condition no. 20, which states:

*“Approval of this use is based upon the faces presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County”.*

While the Applicant notes the subdivision would “make use of the existing bridge, road, and power lines,” the bridge and road are privately maintained. Emergency response times are longer to residences outside of a population center. While the Lost Canyon Bridge Association provided a letter that they do not have concerns regarding the application, maintenance costs and private infrastructure burdens

increase over time with more individual residences along rural roads. A waiver to the Road and Bridge Standard reducing the 22 foot wide road to a 16 foot wide road with turnouts was approved in Resolution No. 3, Series 2020, and the proposal would increase traffic on a non-compliant road. The location lacks centralized water or sewer service, requiring additional wells and septic systems, which cumulatively impact groundwater and surface water resources.

B. LUR Section 12-103: Road System

The parcel is Lot 2 of the Roper Subdivision, LUC-19-00012, approved by Resolution No. 2, Series 2020. Approval condition number 14 states:

*“An inspection of the bridge with particular attention given to the wood decking and runners shall be completed annually with documentation of the inspection submitted to the Gunnison County Public Works Department.”*

On July 15, 2025, the Public Works Department verbally confirmed they have not received an annual bridge inspection report.

In an email dated May 31, 2019, Marlene Crosby, former Public Works Director stated:

*“Roper Lane from the intersection with River Front Road is in poor condition. The number of existing lots using this access and the proposed new lots, if it were newly constructed, would require a 22 foot wide road. Our recommendation is that at the very least it be uniformly widened to 16 feet wide, with 6 inches of Class 6 road base and inter-visible turn-outs every 600 feet. Any future development of lots using Roper Lane will require an upgrade of the roads to Standards.”*

A waiver to the Road and Bridge Standard reducing the 22 foot wide road to a 16 foot wide road with turnouts was approved in Resolution No. 3, Series 2020.

A Development Improvements Agreement (DIA) was required to improve and widen Roper Lane. The County Attorney and Finance offices confirmed the work was completed and the financial security was released at the end of 2021 in an email dated July 16, 2025.

In an email dated August 13, 2025, Public Works provided the following comment:

*“Public Works staff has reviewed the material provided for LUC-25-00021. Included in the information for this subdivision application are previous comments provided by Public Works for a preceding subdivision, LUC-19-00012, that utilized Roper Lane.*

*Public Works Director, Marlene Crosby, provided comments for LUC-19-00012 that highlighted:*

- 1. Any future development of lots using Roper Lane will require an upgrade of the road to Standards.*
- 2. The state requires that all County bridges 20 feet in length or greater be inspected and inventoried every two years by a licensed engineer.*
- 3. There were concerns that a deep speed dip existed between the bridge and Highway 135 that creates a hazard for emergency services response.*
- 4. There were a series of potholes that need to be filled to prevent extra stress on the bridge due to “bouncing” vehicles and points to a lack of maintenance.*

*For LUC-25-00021, Public Works would again ask that these items are addressed, if they have not been already. This would mean widening the road to 22 feet, providing a*

*current bridge inspection that meets the State requirements, improving any existing safety concerns, and completing routine road maintenance. Public Works will need to visit the site to compile a full list of requirements. In addition to the items mentioned above, there may be additional requirements related to trimming tree branches to improve the sight lines or cleaning out existing culverts”.*

On August 13, 2025, the applicant provided the following response:

*“The first group of four comments are 6 years old and were made on the preceding plat LUC-19-00012. Presumably all of those items were previously addressed to the County's satisfaction or that plat would not have been approved.*

*Item 1 states "Any future development of lots using Roper Lane will require an upgrade of the road to Standards". The current Roper Lane, east of Dragon Lane, complies with the County Road Standards. This portion of Roper Lane only serves 5 parcels (6 parcels upon this LUC approval) with an Average Daily Traffic (ADT) estimate of 60 (actual is less than 20), this low volume of access classifies the road as Local Intermittent (ADT 13-90)(R&B Standards 3.1) and only requires a single 16' wide lane (Table 3-1). It would be more correct to say that future development that increases the ADT to 91-199 will require roadway improvements to meet the Standards (ie. two 11' lanes).*

*Item 2 regards the Bridge. The prior plat formed the Lost Canyon Bridge Association (LCBA) to provide for the inspection and repair of the bridge. All parcels served by the bridge contribute to LCBA annually. LCBA had a structural report prepared for the bridge and has been performing annual inspections. A copy of the latest inspection was previously submitted to the County. If PW feels that the records or protocol does not meet their requirements then I suggest that PW should notify LCBA directly (Albert Roper - Pres, [roperglass@msn.com](mailto:roperglass@msn.com)) to resolve any issues, as this parcel and LUC does not have the responsibility or authority to act on the bridge.*

*Item 3 regards a speed dip. I believe this was addressed several years ago, during my last crossing I did not notice any concerns. I also know that Chris Hill from PW was over that route earlier this year to look at our driveway staking and no mention of any road condition concern was made.*

*Item 4 regards potholes. Roper Lane is a privately maintained gravel road. It requires, and has been receiving, annual maintenance. Specific to the bridge approaches, see response to item 2 above. PW should notify LCBA if they have any current concerns.*

*The remaining LUC-25-0021 comments regarding road width is addressed in item 1 above and the bridge in item 2. The rest of the paragraph is non-actionable until such time as PW identifies specific items, their applicability to a LUC-minor and the basis in code or standards”.*

Staff Response: LUR Section 12-103:A. requires that all Land Use Change applications comply with the *Gunnison County Standards and Specifications for Road and Bridge Construction*. Staff recommends the applicant submit the information identified in the August 13, 2025 Public Works email.

- C. Exhibits
  - 1. Staff Report
  - 2. Draft Plat



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: LUC-24-00008 Treasure Mountain Ranch

Date application scheduled with Planning Commission: August 21, 2025

Prepared by: Hillary Seminick AICP, Planning Director

<b>Applicant Name:</b>	Stuart Gillespie, Treasurer, Treasure Mountain Ranch Inc., represented by Law of the Rockies and DHM (“Applicant”)
<b>Property Owner Name:</b>	Treasure Mountain Ranch Inc.
<b>Project Description:</b>	<p><i>Important Project Note:</i> The Application has evolved since the initial application on January 31, 2024. The Applicant provided a revised application in project file as “240802 Application Amendments Complete Binder” and which has been extracted into individual files for ease of reference.</p> <p>All archive files are prefixed with “z_Archive” to allow better sorting of current relevant files while retaining legacy files to ensure integrity of the public record. Archive materials may be redundant with current application documents but may have inconsistent exhibit references; therefore, all of these materials have been archived to reduce potential confusion.</p> <p>The Applicant has provided the following narrative project description (“Application”) capturing the proposed changes and improvements to all parcels effected by the proposed land use change (“TMR Property”). Portions of archive and current application materials are referenced in the project description below in an attempt to provide a complete description of current conditions and the proposed land use change. Any omission of information from either archive or current application materials was intended to either consolidate information, remove redundancy, or ensure accurate exhibit information is referenced in the project description.</p> <p>The following project description is from “Re: Minor Impact Application for Treasure Mountain Ranch Inc., a Colorado corporation (“TMR”) in project file “z_Archive: Cover Letter”</p> <p><i>“Treasure Mountain Ranch (TMR) owns approximately 700 acres of private land in Gunnison County in the vicinity of the historic townsite of Crystal. The property includes over three miles</i></p>

*of mostly undeveloped river frontage, eight historic structures in Crystal, and the Crystal Mill, which was built in 1893 to power pneumatic mining tools. Today, the Mill is touted as one of the most photographed sites in Colorado, with approximately 50,000 people visiting each year. TMR takes great pride in the historic importance and the scenic beauty of the site, which is made available to the public for no charge.*

*The purpose of this application is fourfold: (1) to execute three boundary line adjustments detailed below, (2) to reduce 16 legal parcels into one legal parcel to assist in preserving the character of the area by coordinating land uses and reducing nonconformity, (3) to make improvements to the Crystal Mill viewing area in order to create a safer and more enjoyable viewing experience for the public, and (4) to allow for the restoration of three historic cabins and the construction of a maintenance barn necessary for renovations, public improvements and maintenance of the property.*

*The three boundary line adjustments and the lot cluster would typically be processed as administrative review applications pursuant to Section 5-102 E. and F. of the Gunnison County Land Use Resolution (the “LUR”). However, given the clustering of the lots, the new maintenance barn will be not only an additional structure but additional square footage that, when taken together with the additional utilities, is appropriately reviewed as minor impact.”*

The following project description is from “Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the “Determination”), August 2, 2024, in project file “Cover Letter and Application Narrative.”

- 1. Rather than attempt to continue to use four of the historic structures in Crystal, TMR is proposing that those structures be retired from use in exchange for the rights to build four new, comparably sized cabins within a 1.9 acre building envelope that also includes the barn. This building envelope will cluster the use and development outside of the historic townsite at a location that, while close to the townsite, is largely shielded by trees from the townsite itself. This will help to substantially preserve Crystal’s historic character.*
- 2. Additionally, TMR is proposing to nominate six historic structures, including the four that will be retired from use, for inclusion on the Gunnison County Register of Historic Landmarks. This will be a major step in preserving the historic townsite for future generations as any changes to the structures would need to be approved by the Gunnison County Commissioners. These six structures are identified on **Exhibit 11**.*
- 3. By placing the new structures within this new building envelope, there will be a substantial reduction in impact because services, such as water and wastewater can now be more efficiently clustered. In addition, rather than having structures utilizing grandfathered utilities, the new structures will be built to code. These new structures with modern utilities and building materials, will nevertheless be designed to look consistent with the historic Town of Crystal in order to further reduce any impact.*

4. *The existing roadway that could be used to serve the structures in the building envelope is located next to the townsite. To further reduce impact, this roadway will be abandoned and revegetated and a new roadway will be installed that will be shorter and more direct as well as closer to the building envelope. This is depicted on the Overall Site Plan (Exhibit 7). The civil plans included in Exhibit 7 also show the reduction on utility infrastructure made possible through clustering.*
5. *The only existing commercial activity is the general store. The store is one of the structures that will be retired from use. This means that the maintenance barn and the proposed land use change is residential in nature.*
6. *The preservation covenant and the clustering of the new buildings within the building envelope substantially reduce the platting and changes needed.*

*Accordingly, the application as amended is as follows:*

1. *The Lost Horse Millsite Boundary Line Adjustment (Exhibit 1). This is necessary to turn an existing lot owned by another individual into a buildable lot in order to reduce nonconformity.*
2. *The Protection/Wanderor Boundary Line Adjustment (Exhibit 2). This is done simply to ensure that the overlap between the two mining claims is in favor of the Protection as the new building envelope will be located on the Protection. By providing this boundary line adjustment, we are ensuring there are no setback concerns.*
3. *The Inez/Gray Boundary Line Adjustment (Exhibit 3). This boundary line adjustment is primarily to draw the boundary between the lots on the centerline of the river in an effort to adjust the boundaries to follow natural features.*
4. *Consolidation of the Protection, Home and Crystal MS (Exhibit 4). This consolidation is being completed to reduce the internal boundaries of the properties as these properties are intended to be treated as a single lot moving forward. This should be helpful in the event of any future land use change applications as it will enable these lots to be treated as a single lot for purposes of land use change reviews.*
5. *Consolidation of certain town lots (Exhibits 5 & 6). This is necessary to adequately consolidate the town lots to prepare for future preservation covenants on the different cabins. This will provide an adequate legal description for the cabins to allow for the preservation covenants to encumber the specific cabins.*
6. *Approval to construct the proposed maintenance barn of approximately 4,900 square feet and four cabins totaling approximately 5,000 square feet in replacement for the existing approximately 3,900 square feet for the four cabins that will be retired from use and preserved. The site plan is submitted as Exhibit 7.*
7. *In addition, TMR submits that the project is no longer technically commercial and that the total square footage of all useable structures is less than 10,000 square feet such that the project remains minor impact. I understand, based on our conversations, that the County would count the existing structures, though they would be under a preservation covenant that prohibits occupancy, toward this 10,000 square foot limit, which would cause this to become a major impact classification. Because the proposal*

	<p><i>will ultimately substantially reduce impacts by clustering development and occupancy in modern structures and preserving the historic townsite, TMR requests that the County treat the application as minor impact pursuant to Section 3-111. Most of this project involves the redrawing of legal boundaries to facilitate efforts that will ultimately reduce the overall impact in the community. Further, because the historic cabins will be preserved and unoccupied, any consideration of them towards the 10,000 square foot limitation is technical and not reflective of the genuine lack of impact from those structures. Accordingly, TMR believes that this project is appropriate for minor impact treatment and requests that the County classify the project as minor impact.</i></p> <p>Please refer to project file “Table: Parcel Area Land Use Floor Area” for a matrix of the proposed changes.</p>
<p><b>Property Location:</b></p>	<p><i>Parcel No. 2915-000-00-136 3881 Forest Service Road 314, Crystal Townsite Vicinity, Marble, Colorado.</i></p> <p>Please note that Tax Assessor data merges adjacent parcels under joint ownership into a single property record and that the number of parcels described is not reflective of the actual number of parcels in the Application.</p>
<p><b>Surrounding Land Uses:</b></p>	<p>Surrounding uses: United States Forest Service is adjacent to this parcel on all sides.</p>
<p><b>Agency and Department Review:</b></p>	<p>A copy of the application will be sent to the following referral agencies on April 21, 2025.</p> <ul style="list-style-type: none"> <li>• Carbondale and Rural Fire Protection District (no comment)</li> <li>• Colorado Geologic Survey</li> <li>• Colorado Avalanche Information Center</li> <li>• Colorado Division of Water Resources, District 4 (no comment)</li> <li>• Colorado Parks and Wildlife</li> <li>• Colorado River Water Conservation District (no comment)</li> <li>• Colorado State Forest Service (no comment)</li> <li>• Colorado State Historic Preservation Office (no comment)</li> <li>• Gunnison County Environmental Health and Building Official (no comment)</li> <li>• Gunnison County Historic Preservation Commission (no comment)</li> <li>• Gunnison County Public Works Department</li> <li>• Gunnison Fire Protection District</li> <li>• United States Forest Service, White River National Forest, Aspen-Sopris Ranger District (no comment)</li> <li>• Town of Marble (no comment)</li> </ul> <p>Note: the project is not located within a fire protection district; however, the application was referred to the Carbondale and Rural Fire Protection District and the Gunnison Fire Protection District because the project location is located between the two districts.</p>

The following comments were received from the referral agencies:

Gunnison County Public Works Department May 12, 2025

1. *Exhibit 7 shows the existing access and proposed access for the new structures. This exhibit shows access that meets the Standards for width and grade. The exhibit also identifies locations for emergency services turnarounds. An access permit will be required for construction of the proposed access.*
2. *Access to the proposed building site utilizes County Road 3 and Forest Service Road 314. Both of these roads are considered four-wheel drive roads with seasonal access. Therefore, emergency service response to the location may be limited.*
3. *The existing access areas that are identified to be revegetated should follow the guidelines established in the Reclamation Permit to ensure that noxious weeds do not spread. A reclamation permit is recommended to ensure that follow-up inspections are completed to verify that noxious weeds have not spread in the revegetated areas.*
4. *If any temporary changes or improvements to County Road 3 or Forest Service Road 314 are planned for the transportation of construction material to the site, additional permits may be required.*

Gunnison County Fire Protection District, May 16, 2025

*Thank you for including the Fire Protection District in the application. We do not have any comment on the project.*

Colorado Parks and Wildlife, "LUC-24-00008 Treasure Mountain Ranch Land Use Change Permit Referral," May 12, 2025

*CPW staff has reviewed the Treasure Mountain Ranch land use change permit. Treasure Mountain Ranch is located in and around the historic township of Crystal, east of Marble. The area is within mapped deer and elk summer range and adjacent to mountain goat summer range. The area is also occupied black bear habitat and Crystal has seen some human/ bear conflict over the past 20 years.*

*The proposed lot line adjustments, renovation of 3 cabins and building of 4 new cabins, and the proposed maintenance barn should have minimal impact to wildlife in the already disturbed area of Crystal. Bear/human conflicts have the potential to be a reoccurring problem in this area and it is important that certain measures be taken to minimize these conflicts:*

- a. *Approved bear-proof containers should be used for storing all trash/garbage until*
- b. *transported to a refuse facility.*
- c. *Horse grain should be stored in bear proof containers or in a locked shed.*
- d. *Pets should be fed indoors, and pet food or food containers should not be left outside;*
- e. *BBQs should also be securely housed in the garage or cleaned with a bleach solution when not in use.*

*TMR has previously expressed interest in expanding and creating a recreation destination with a lodge and increased cabin/yurt capacity for guests. While this project alone is unlikely to create major impacts to wildlife, further development of either infrastructure or recreational trails and amenities will need to be further evaluated.*

Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025

*As requested (County email, February 27, 2025), the Colorado Geological Survey (CGS) has reviewed the development proposal, including the geotechnical and avalanche studies, the County staff report, and relevant geologic maps and literature. Our review recommends a comprehensive geologic hazard evaluation covering the proposed cabin development area and the associated access roads. Our evaluation did not include a site reconnaissance due to road closures and existing winter conditions. We encourage a detailed on-site assessment with the applicant's consultants to fully characterize and address potential hazards, particularly debris flow and avalanche risks.*

**Key Findings and Concerns**

1. **Avalanche Hazards on Access Roads (FS-314 and FS-315):** *Multiple avalanche paths with 10-year or shorter return periods intersect FS-314. Per LUR Section 11-104, these hazards require mitigation and/or seasonal closure strategies. The current proposal for operational forecasting lacks structural mitigation measures and thus may not fully meet regulatory requirements. We acknowledge the applicant's statement in the "Response to Geohazards" document indicating no development is planned within avalanche hazard zones; however, we request additional clarification and supporting documentation to substantiate this assertion.*
2. **Limitations of Existing Geotechnical Investigation:** *The geotechnical report prepared by Huddleston-Berry Engineering is limited in scope, examining only shallow soil conditions through three backhoe-dug test pits. While site access for detailed subsurface investigations appears feasible, the report does not fully assess deeper geologic conditions or regional geologic hazards. The existing report's scope is limited, and we recommend additional work incorporating existing geological mapping and hazard data that addresses broader geologic risks (e.g., rockfall, high groundwater, or site-specific landslide risks not captured in the scale of the CGS landslide mapping).*
3. **Geologic Hazard Evaluation:** *Specifically, an additional or expanded report is needed that addresses:*
  - *Quaternary deposits, mapped by the U.S. Geological Survey (GQ-853), are described as "slope wash, inactive talus, soil, and undivided alluvial, colluvial, and glacial deposits".*

- *Potential debris flow and landslide hazards have historically been identified in the broader Crystal River Valley region (CGS publication EG-08). While the applicant states, “No development is proposed within landslide or debris fan zones,” the geomorphological origins of the bench (Figure 1) upon which the townsite sits remain unclear. Determining whether this bench is formed partly by debris flow processes or solely represents a remnant river terrace is essential, given the two rivers at this location and the nature of their source areas, and warrants detailed geological investigation.*

4. **Staff Acknowledgment of Deficiencies:** *The Gunnison County staff report recognizes that the geotechnical evaluation does not fully address LUR geologic hazard review criteria and has referred the application to CGS for further review.*

**Onsite Wastewater Treatment System (OWTS) Evaluation Status:**

*The application proposes a consolidated OWTS to replace outdated systems. While described as serving both cabins and the new maintenance barn (1,999 gpd capacity), the application:*

- *Lacks site-specific percolation or infiltration testing*
- *Delays permitting until after land use approval. This indicates that a complete OWTS feasibility evaluation **has not yet been conducted.***

**Recommendations:** *Considering the existing geologic mapping, incomplete geologic hazard assessment, uncertainty about geomorphological processes shaping the development site, and staff-identified gaps, we recommend that Gunnison County require a comprehensive geologic hazard evaluation that includes:*

- *Detailed site-specific investigations, including deeper exploratory excavations or borings beyond shallow backhoe test pits, to fully understand subsurface conditions, the origin and stability of the bench, and assess the potential debris flow hazards.*
- *Collaboration with the applicant to verify and document assertions that no development is planned within avalanche and debris flow hazard zones, supported by detailed mapping and analysis.*
- *Incorporation and explicit reference to existing geological mapping (GQ-853, EG-08, and other relevant resources).*
- *Comprehensive evaluation of avalanche, rockfall, debris flow, slope instability, and high groundwater hazards.*
- *Site-specific soil infiltration testing for OWTS design to ensure compatibility with identified geological conditions.*
- *Clear, robust, and collaboratively developed hazard mitigation strategies for proposed structures and critical access routes.*

*This evaluation will ensure compliance with LUR Sections 11-104 and 13-110, safeguard public health, protect infrastructure, and support informed land-use decisions.*

Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," August 13, 2025

*As requested by Gunnison County (email dated July 16, 2025), the Colorado Geological Survey (CGS) has completed its review of the resubmitted documents related to the Treasure Mountain Ranch Minor Impact Land Use Change Application (LUC-24-00008). The review included an evaluation of the Geotechnical Investigation by Huddleston-Berry Engineering (Project No. 02567-0002, June 12, 2025), the Onsite Wastewater Treatment System (OWTS) Permit Package by JVA, Inc. (Job No. 1135e, July 10, 2025), and the Avalanche Mitigation Plan (Treasure Mountain Ranch, May 2025). Additionally, CGS conducted a site visit in June 2025 with Ethan Greene, Director of the Colorado Avalanche Information Center (CAIC), and met with the applicant onsite the following day. Our previous comments were provided in our letter dated May 13, 2025. This letter includes updated findings and recommendations.*

#### *Updated Findings*

*Geologic Conditions: The June 2025 geotechnical field assessment by Huddleston-Berry Engineering confirms that the proposed development site is located on a fluvial fill terrace composed of glacial outwash and alluvial deposits. The evaluation found no evidence of active slope instability, debris flow, or flooding within the development area. The rockfall hazard at the proposed site is considered low; however, field observations indicate an increased rockfall risk to the south and east of the site. Seasonal high groundwater conditions may occur during spring. These findings resolve previous uncertainties about the origin and stability of the bench landform identified in our initial review.*

*Onsite Wastewater Treatment System (OWTS): The OWTS permit package, including design drawings and soil profile analysis submitted by JVA, Inc., meets Gunnison County submission requirements. After onsite discussions and subsequent communications, CGS agrees that no additional infiltration testing beyond the county's standard requirements is necessary.*

*Avalanche Hazards: Avalanche hazards remain a major concern for winter access along Forest Service Road (FSR) 314, as it crosses multiple avalanche paths with fairly frequent return periods. The applicant's operational avalanche mitigation plan, based on recommendations from the 2021 Mears Report, has been submitted to CAIC for technical review. CAIC's comments on the hazard assessment methodology and operational protocols are still pending. CGS recommends following all upcoming CAIC recommendations to ensure safe winter travel.*

*Recommendation: All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant's avalanche mitigation plan for FSR 314 and the related 2021 Mears Report.*

*CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers.*

Colorado Avalanche Information Center (CAIC), August 13, 2025

*I am writing this letter at the request of Jonathan Lovekin from the Colorado Geological Survey (CGS). CGS asked CAIC to review the avalanche safety aspects of the Treasure Mountain Ranch Resort's development proposal. Our review included two documents:*

- *Crystal Resort Development: Avalanche Hazards and Risk Issues, Mears, October 2021*
- *Treasure Mountain Ranch Avalanche Mitigation Plan, unauthored, May 2025.*

*Dylan Craaybeek (CAIC Avalanche Forecaster) and I visited the operational site on June 11, 2025. Brian Lazar (CAIC Deputy Director/Central Mountains Regional Manager) has extensive knowledge of this area and also contributed to this review. Our reviews for CGS typically focus on the methodology used to evaluate the avalanche hazard and subsequent hazard mitigation strategies. Our level of involvement does not allow us to provide a robust assessment of the analysis or conclusions. Rather, we aim to highlight any gross misconceptions or inconsistencies. We are always available to you or the applicant as a resource.*

*The report by Art Mears describes two routes to access the Treasure Mountain Ranch area via Forest Service roads. It provides some general hazard mapping and discusses the return periods of avalanches to these roads by road section. It discusses several strategies to mitigate the avalanche hazard along these routes and recommends a combined effort that includes avalanche forecasting and preventative closure. The report is quite general in the information it provides and in the details of its analysis and recommendations. The hazard mitigation recommendation is reasonable and a common way to approach reducing the risk from avalanches to people and vehicles traveling along a roadway. The report includes the preliminary work needed to understand the avalanche hazard to these roadways. It includes enough information to select one of the Forest Service roads as a primary route and decide to pursue preventative closure over static structures as a means for hazard mitigation. It does not contain the level of detail typically needed to establish an avalanche safety program that will run throughout the winter months in consequential terrain.*

*The Treasure Mountain Ranch Avalanche Mitigation Plan contains a lot of valuable information. It describes a very general approach to forecasting the avalanche hazard to Forest Service Road 314 (FSR-314) and provides two related scales for how to manage the road under various avalanche threats. The basic approach outlined in the plan is consistent with the recommendations in Mears' 2021 report. A detailed review of this operational plan is beyond the scope of our effort, but I will offer some general comments for Gunnison County and the applicant to consider as the plans for this operation develop.*

*Comments and Recommendations:*

- Create an avalanche atlas - The mapping provided by Mears (2021) is a great first step but does not provide enough detail to identify all of the sources of hazard and their relative contribution to the overall threat. Developing an avalanche atlas is a standard approach that will help the operation understand the relative threat of each avalanche path, create a common language for operators to discuss monitoring and mitigation efforts, and create a template for the operation to collect avalanche occurrence data to refine and improve their efforts. In its most basic form, the avalanche atlas should include maps of each avalanche path relevant to the application with boundaries of the path, basic characteristics of each path, and a return period for each path determined with a standard methodology that is described in the document.*
- Estimate of traffic volume - A common parameter for determining the amount of potential risk and matching that to the effort put into mitigation is the number and characteristics of the elements at risk. For a transportation corridor, this is often done through traffic counts or estimated traffic volume and the range of vehicles used (i.e. passenger vehicles vs tractor-trailers). Including some estimate of the traffic volume could be a useful addition to the operations plan. It could also be used to evaluate if the assumptions the plan was based on are reasonable or are changing over time. The plan has some discussion of the different vehicle types that could be used. If this issue is part of the risk reduction effort, as alluded to by Mears, it should be included explicitly in the plan.*
- Preventive closure details - Preventive closure is a common method for managing the avalanche hazard to elements at risk. It is most often employed in an area where the operational group can control access. This is important from both an operational planning and implementation perspective. It is unclear in any of the documents we reviewed that the Treasure Mountain Ranch has the ability to manage or close either of these Forest Service roads. If they do, we recommend that details about the closure points and methods be included in the operational plan. If not, this should also be part of the operations plan and*

*probably warrants further discussion about how preventative closure for one group impacts public safety on the road and the potential for emergency response.*

- Road treatment and vehicle use - The Mears report shows multiple avalanche paths threatening FSR-314 from both sides of the drainage. In situations like this, the mobility of the people and vehicles moving through the corridor is an important consideration for managing their risk. The Mears report highlights this concept and the operational report makes some reference to the impact of different vehicles on their risk from avalanches. If Treasure Mountain Ranch plans to use different vehicle types in different situations as a tool to manage avalanche risk, this should be explicitly outlined in the operational plan. Managing the road surface could also play an important role in this type of risk management strategy as it has a large impact on the mobility of people and vehicles. It is unclear from the documents we reviewed if Treasure Mountain Ranch plans to maintain the road surface. If so, this should be described in the operational plan, and the impact on the general public should also be considered. In general, the ability to maintain the road and control access to the road should be considered in tandem.*
- Matching hazard and elements at risk - The operational plan contains two scales that describe the hazard to the road and the associated operational procedures. These scales are based on the size of the expected avalanche and use the Avalanche Size - Destructive Force scale (referenced in both documents) to define these hazard levels. The operational report also describes the high consequences of getting knocked off the road in an avalanche due to the steep terrain below the road (and maybe a fairly narrow drainage). There is a potential mismatch here between the operational actions described in the scales and the risk to a person or vehicle. In this type of terrain, fairly small avalanches can produce damage, injury, or death. Hence, escalating the operational risk treatment based on avalanche size alone may not be appropriate. Beyond a certain size, the actions needed to reduce the risk to an acceptable level may not change.*
- Assumptions of return interval - In reference to the paths on Treasure Mountain, the operational report states, "These paths pose a limited threat to travel on FSR-314, as all are estimated by the Mears Report to have 30-300 years return periods...In its five-year operating history, only one avalanche has impacted the road from the north-facing aspect." Although it is true that Mears estimated 30 to 300 year return periods for these paths and that the Treasure Mountain Range has only observed one avalanche impacting the road during a 5-year period, these facts should not lead to the conclusion that those paths do not pose a*

	<p><i>threat. There are other instances within the operational plan where weather and avalanche data are used to justify the limit of potential events. This is a potentially dangerous approach to estimating the frequency and impact of natural hazards, especially given our current understanding of how climate change is affecting both the frequency and magnitude of extreme events.</i></p> <ul style="list-style-type: none"> <li>• <i>Buildings vs. transportation corridor—As stated above, we reviewed two documents. The operational plan from Treasure Mountain Ranch refers to buildings. It does not discuss the avalanche hazard or mitigation of these buildings or associated spaces. Mears’ report only discussed the avalanche hazard to the two Forest Service roads. We were not provided any information on the location or use of proposed buildings. Thus, we can not provide any assessment of the avalanche threat, or lack thereof, or the appropriateness of any proposed hazard mitigation efforts.</i></li> </ul>
<b>Pre-Application Conference:</b>	NA
<b>Status of Application:</b>	Complete.
<b>Attached Exhibits:</b>	<p>The project file can be found on Citizen Access at <a href="https://permitdb.gunnisoncounty.org/citizenaccess/">https://permitdb.gunnisoncounty.org/citizenaccess/</a>, select “Projects”, Search by “Application Number” by typing “LUC-24-00008” into the search field, select “Attachments.”</p> <p>Application  241210 Applicant Update  Adjacent Landowners  Appendix Exhibit Index  Appendix Exhibit 0 Town of Crystal Existing Conditions Survey  Appendix Exhibit 1 Lost Horse Millsite Boundary Line Adjustment  Appendix Exhibit 2 Protection Lode Wanderor Boundary Line Adjustment  Appendix Exhibit 3 Gray Copper Mill and Inez Boundary Line Adjustment  Appendix Exhibit 4 Cluster of the Protection Home and Crystal Mill Site Lots  Appendix Exhibit 7 Drainage Plan  Appendix Exhibit 7 Landscape Plan  Appendix Exhibit 7 OTWS Plan  Appendix Exhibit 7 Site Plan  Appendix Exhibit 7 Site Plan: Barn and Cabin Additions  Appendix Exhibit 8 Interpretive Sign Plan and Details  Appendix Exhibit 9 Advisory Sign Plan and Details  Appendix Exhibit 10 Drainage Analysis Narrative  Appendix Exhibit 11 Historic Cabins  Appendix Exhibit 12 Proposed Cabin Rendering  Appendix Exhibit 6 Cluster Lots 1 2 3 4 Block B Johnsons Addition  Appendix Exhibit 5 Cluster of Lots 7 and 8 Johnsons Addition</p> <p>Applicant Response to Section 6-104: E3. Identification Of Present Land Use and Previously-Approved Uses  Applicant Response to Section 11-105: Development in Areas Subject To Wildfire Hazards  Applicant Response to Section 11-110: Development of Land Beyond Snowplowed Access</p>

	<p>Applicant Response to Section 11-106: Protection of Wildlife Habitat Areas  Applicant Response to Section 11-107: Protection of Water Quality  Applicant Response to Section 11-108: Standards for Development on Ridgelines  Applicant Response to Section 12-105: Water Supply  Applicant Response to Section 12-103: Road Systems  Applicant Response to LUR Article13 Project Design Compatibility</p> <p>Avalanche Study  Flood Map - RiskMap Phase 2  Geohazards Map  Geotech Report  Table: Parcel Area Land Use Floor Area</p> <p>Email from DWR regarding Water Supply  Email to Applicant Requesting Clarification of Use  Email Applicant Re Identifying Archive Application Exhibits</p>	
<p><b>Planning Commission Tasks at Initial Work Session:</b></p>	<ul style="list-style-type: none"> <li>— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application</li> <li>— Hear applicant presentation</li> <li>— Identify and consider issues</li> <li>1. Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</li> <li>— Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted</li> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>	
<p><b>Initial Impact Classification:</b></p>	<p>Minor Impact Project, based upon classification found in Section 6-102: <i>Projects Classified as Minor Impact Projects</i> and Section 3-111: <i>Classification of Impact</i></p>	
<p><b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b></p>	<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>	
<p>EA or EIS is required for this project</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/> No</p>	
<p>Project located in Special Geographic Area</p>	<p><input type="checkbox"/>Yes <input checked="" type="checkbox"/> No</p>	

Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>LUR Section 3-106: <i>A Phasing of Projects, Land Use Changes May be Phased</i> allows for the review of a land use change to be phased provided the phases comply with applicable requirements of the LUR. The Applicant has noted conceptual plans for the TMR Property in past conversations with Staff; however, represent that at this time they cannot commit to phasing as clarified in “Re: Use Classification – LUC-24-0008 (sic) Treasure Mountain Ranch Inc. (“TMR”)”, dated December 10, 2024.</p> <p><i>“These hypotheticals included possible future developments that could occur, such as an owner operated residential community that included limited snowcat skiing for owners and their guests (not for the general public). Having evaluated various hypotheticals and its own funding streams and various timelines, TMR settled on completing certain baseline improvements for the TMR property that will be of long-term benefit to the TMR property regardless of whether any of those hypothetical projects are pursued. The maintenance barn and residential structures are a discrete project intended to improve the existing amenities and functionality of the TMR property for the benefit of TMR, other owners in the Town of Crystal, and the general public. This application is not a component application of any previous hypothetical or potential master plan as TMR cannot at this time commit to filing any subsequent applications or plans. Rather, this application is seen as a distinct group of projects to serve existing needs. The maintenance barn, for example, is already needed for maintenance of existing improvements. Further, the maintenance barn will be needed for the construction and upkeep of the proposed cabins as well as the historic cabins.”</i></p> <p>If subsequent phases proposed, each project and/or “phase shall be subject to new and separate impact classification pursuant to Section 3-111: <i>Classification of Impact.</i>”</p>
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
<b>STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE</b>	<b>Plan complies, or compliance will be determined during review</b>	<b>Staff Comments/ References to specific documentation</b>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.

9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<i>Applicable.</i> Section 10-102:B <i>Locational Standards</i>

		<p>The standard cannot be met because the parcel is not adjacent to an existing population center; nor within a municipal Three Mile Plan Area.</p> <p><i>Section 10-103.C Location Results in no Significant Net Adverse Impact to the Neighborhood.</i></p> <p>This standard considers how a residential development that cannot meet 10-103:B complies with all applicable requirements of the LUR, and considers the cumulative impacts neighboring lands, land uses, wildlife, visual quality, air and water quality, and considers the impacts from a proliferation of OWTS and/or individual wells.</p>
<p>10-103: Residential density</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD</p>	<p><i>Applicable.</i></p> <p>There are 12 total lots in the overall TMR Project.</p> <ol style="list-style-type: none"> <li>1. Lost Horse Mill Site</li> <li>2. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac.</li> <li>3. Protection Mill Site</li> <li>4. Wanderor Mill Site</li> <li>5. Gray Copper Mill Site</li> <li>6. Inez No. 4 Mill Site</li> <li>7. Home Claim Mill Site</li> <li>8. Crystal Mill Site</li> <li>9. Lot 7 and 8, Johnsons Addition</li> <li>10. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition</li> <li>11. Lot 4, Block D, Crystal Townsite</li> <li>12. Lots 7 and 8 of Block C, Crystal Townsite</li> </ol> <p>The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant. This is the only parcel in the TMR Project where additional residential density and additional accessory structures are proposed. Gunnison County has historically applied LUR Section 6-102:A <i>2-4 Units to projects that</i></p>

		<p><i>propose more than three residential units on a single parcel.</i></p> <p>The clustered parcel is currently developed with:</p> <ol style="list-style-type: none"> <li>1. Three residential structures, 2153 sq. ft.</li> <li>2. Two accessory structures, 780 sq. ft.</li> <li>3. 2,933 sq. ft. aggregate floor area</li> </ol> <p>The Applicant requests an additional:</p> <ol style="list-style-type: none"> <li>1. Four residential structures (“cabins”), 5,089 sq. ft.</li> <li>2. One accessory structure (“barn’), 4,900 sq. ft.</li> <li>3. 9,989 sq. ft. aggregate floor area</li> </ol> <p>The net outcomes of the changes are:</p> <ol style="list-style-type: none"> <li>1. Six total residential structures, 6,957 sq. ft. <ol style="list-style-type: none"> <li>a. Conversion of one residential structure to accessory structure (“Edgerton”), 285 sq. ft.</li> </ol> </li> <li>2. Four total accessory structures, 5,965 sq. ft.</li> <li>3. 12,922 sq. ft. aggregate floor area</li> </ol> <p>LUR Section 10-103:C:3.a. <i>Conditions are Appropriate for Smaller Lots or Greater Density</i> require that a development is served by a public wastewater treatment system, that a development is served by other services and facilities, and that the density is compatible with the neighborhood.</p> <p>Additionally, the decision-making body shall find that the impacts of increased density have been reasonably mitigated pursuant to LUR Section 10-103:C:4. <i>Impact of Increased Density is Mitigated.</i></p> <p>The Applicant provided the following response to these criteria in “Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the “Determination”), August 2, 2024, in project file “Cover Letter and Application Narrative.” The response is under 3. 10104:C – Alternative Locational Standards; however, given</p>
--	--	---

		<p>the Applicant's assertion this project is residential in nature, staff has included it within this section.</p> <p><i>While my client asserts that the application is residential in nature, nevertheless the application does comply with the standards under 10-104:C. The proposed maintenance barn and other land use changes requested in the application, most of which relate to legal reconfigurations and will not impact uses on the ground, will reduce negative impacts. Specifically, the vehicle and equipment traffic on the Forest Service Road will be materially reduced and the maintenance barn will facilitate better upkeep of the neighborhood uses and the scenic nature of the area. The development of cabins on the same building envelope as the maintenance barn will reduce impacts on the historic townsite. The maintenance barn will assist in preserving the historic townsite. The new cabins will be constructed to code and thus reduce grandfathered noncompliance, much of which relates to building standards adopted to reduce impacts. Accordingly, the proposed location is appropriate and the proposed and existing development will result in no significant net adverse impacts to neighborhood uses, wildlife, visual quality, air or water quality. Specifically, the application relates to various boundary line adjustments and the construction of a maintenance barn in order to facilitate the preservation of certain historic cabins that currently exist and the proposed new cabins. Because the maintenance barn is for the preservation and maintenance of these historic and currently existing structures, including the historic Crystal Mill, the application meets the requirements of both 10-104:C.1.c. and d. Subparagraph c. identifies as an example of proposed locations particularly well-suited for the specific use recreational facilities, including dude ranches or resorts. Here, the historic Crystal Mill and other historic structures make the proposed maintenance barn's location appropriate as it will assist in preserving these structures. These</i></p>
--	--	--

		<i>same reasons make the location appropriate under subparagraph d. as the need or use is well-suited to the particular area given the continued demands and necessity for maintenance, which is patent.</i>
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> , the practices are voluntary.
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<i>Applicable.</i> There are two existing cabins on the North Fork of the Crystal River. The northern/upriver cabin is within 25' of the North Fork, and the southern/downriver cabin is within approximately 20' of the Ordinary High Water Mark. Floodplain modeling will be required to determine the extent of the floodplain relative to the cabins. If the structures are within the floodplain, any restoration/remodeling will be required to comply with this section at time of building permit application.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable.</i> The Crystal Townsite lies in a valley between the confluence of the North and South Forks of the Crystal River. Access to the townsite is on FS-314 at the base of the steep flanks of Sheep Mountain. FS-314 splits into FS-315 which climbs north to Lead King Basin under the steep slopes of Mineral Point and Sheep Mountain. FS-317 traverses south and east under steep slopes of Mineral Point to the Schofield Townsite and Schofield Pass.  The Colorado Geologic Survey (CGS) <a href="#"><u>Landslide Inventory</u></a> does not indicate there are improvements proposed within mapped landslide hazards. The TMR Project area is not within the hazard areas identified in the <a href="#"><u>“Geologic Hazards in the Crested Butte-Gunnison Area Gunnison County, Colorado” Soule, 1976</u></a> study, which is typically referenced when identifying geologic hazards within the county. The Applicant provided a response to the standards of LUR Section 11-104: <i>Development in Areas Subject to Geologic Hazards</i> that notes the development area is not located within an avalanche or geologic hazard; however, the egress

		<p>to the TMR Property is located within an area of geologic hazard, specifically, avalanche hazards that are regulated by LUR Section 11-104: G.1.c. <i>Development in Avalanche Hazard Areas, Roads Shall Avoid Areas of Return Fewer than Ten Years.</i> Further, LUR Section 11-104:C.2 <i>Areas not Included, or not Designated on the Geologic Hazard Maps</i> require potential geologic hazards be reviewed pursuant to Section 11-104: <i>Development in Areas Subject to Geologic Hazards.</i></p> <p>The Applicant submitted “Crystal Resort Development Avalanche Hazard and Risk Issues Crystal, Gunnison County, Colorado”, Mears, 2021 (project file title “Avalanche Study”) and “Geotechnical Investigation Crystal Cabins Crystal, Colorado”, Huddleson-Berry, 2022 (project file title “Geotech Report”) for BP-23-00201, OTWS-23-00202, and OWTS-23-00203.</p> <p><u>Avalanche Study</u>  The Avalanche Study scope generally included the following objectives: 1. Avalanche mapping; 2. Hazard discussion; 3. Risk discussion; and 4. Mitigation recommendations.</p> <p>The study noted several avalanche paths with a 10-year return period from the south slopes of Sheep Mountain to FS-314.</p> <p>South to north major avalanche runouts are identified from Treasure, Bear, and Little Bear Mountains, which in a 30-300 year avalanche cycle would cross the Crystal River and cross FS-314. There are no 10-year return avalanche runouts that reach FS-314 from south of the Crystal River.</p> <p>Numerous 10-year return avalanche hazards are identified on FS-315, which accesses the property from Lead King Basin.</p>
--	--	--

		<p>Avalanche risk is described as the probability of an avalanche “meeting proper or objects in the hazard zone.” The following risks were identified in the report:</p> <ol style="list-style-type: none"> <li>1. <i>The inconvenience of being stopped by an avalanche that has blocked the route and therefore delayed persons from reaching or exiting the resort.</i></li> <li>2. <i>The increased risk that would result from being blocked by an avalanche but as a result being exposed under an adjacent path for some extended amount of time. This increases the probability of being hit by an avalanche because of the increased exposure time.</i></li> <li>3. <i>The risk of being buried, injured or killed on the road in an avalanche.</i></li> <li>4. <i>The risk of being pushed off the road and carried down a steep slope into the Crystal Canyon.</i></li> <li>5. <i>The risk to personnel involved in rescue along the road.”</i></li> </ol> <p>Based on the findings of the report, it does not appear that there are structures proposed within the Crystal Townsite; however, the report appears to be focused on access roads from the Town of Marble to the Townsite.</p> <p>According to Section 11-104:G.1.a.1. 1. <b>RED (HIGH HAZARD) ZONE</b>, defined as “an area affected by avalanches with return periods of 30 years or less and/or by avalanches producing impact pressures on flat surfaces normal to the flow direction of 600 lbs./ft.2 or more.”</p> <p>The following activities are limited in Red Zones:</p> <ol style="list-style-type: none"> <li>1. Residential building construction shall be prohibited;</li> </ol>
--	--	---

		<ol style="list-style-type: none"> <li>2. Driveways and subdivision roads shall avoid areas where avalanches have return periods of fewer than 10 years; and</li> <li>3. Utilities shall be buried or otherwise designed to minimize avalanche exposure.</li> </ol> <p>While the Application proposes to utilize two existing roads, FS-314 and/or FS-315, to access the TMR Property. The study shows that there are 10-year return Red Zone Avalanche hazards on both roads. LUR Section 11-104:G.1.C <i>Roads Shall Avoid Areas of Return Fewer Than Ten Years</i> require that roads intended for winter use shall avoid these hazards. If it is not possible to avoid these hazards the road shall:</p> <ol style="list-style-type: none"> <li>1. <i>“Be designed to limit exposure of users to the hazard; and</i></li> <li>2. <i>To use avalanche control practices to reduce danger; and,</i></li> <li>3. <i>May require a secondary egress; or</i></li> <li>4. <i>Periodic and/or seasonal closures of the road.”</i></li> </ol> <p>The study provides mitigation recommendations in Section 5 <i>Avalanche Mitigation and Recommendations</i>. Staff has summarized the recommendations; however, the study should be reviewed to for full context of the recommendations provided below.</p> <ol style="list-style-type: none"> <li>1. <i>“...structural defenses to attempt to eliminate or reduce risk on the access road is not recommended.’</i></li> <li>2. <i>...we do not recommend use of FS 315 for winter access to the Crystal Resort.</i></li> <li>3. <i>...helicopters would be a viable alternative for accessing and leaving the resort but their use would be limited to safe flying weather.</i></li> <li>4. <i>An operational avalanche forecasting and temporary road closure program is recommended as the most practical mitigation option to achieve significant</i></li> </ol>
--	--	--

		<p><i>avalanche risk reduction for over-the-snow access on FS 314. A specially reinforced cab is recommended to achieve further risk reductions because forecast and closure cannot be assumed 100% reliable.</i></p> <p>5. <i>The rare, but destructive avalanches that originate south of FS 314 should be mitigated as part of the operational avalanche forecasting program for the frequent avalanches north of FS 314.”</i></p> <p>6. <i>Due to the remoteness of the site and the potential for a complex avalanche rescue scenario, we recommend development of a project-specific organized avalanche rescue plan. The plan should include coordination with the local rescue agencies.</i></p> <p>Regarding recommendation number 3, helicopter access was not a requested in this Application. Private helicopter access is reviewed as a Minor Impact Project pursuant to LUR Section 6-102: <i>W. Non-Commercial Use of Helicopter for Access to Private Property.</i></p> <p><u>Geotech Report</u>  “Geotechnical Investigation Crystal Cabins Crystal, Colorado”, Huddleson-Berry, 2022 (project file title “Geotech Report”) provided a “geotechnical investigation” that used three text pits in the general Townsite vicinity. Specific recommendations were provided for construction techniques for “underpinning of several cabins and construction of new cabins”.</p> <p>Specific recommendations for the two proposed OWTS were not provided. It does not appear that the “maintenance barn” was included in the scope of the report.</p> <p>The report appeared to be limited to investigating shallow soil conditions and did not specifically investigate nor rule out our specific geologic hazards</p>
--	--	---

		<p>or reference CGS Geologic Maps or other reference data. The report provided several construction-specific recommendations and one general recommendation "...HBET provide construction materials testing and engineering oversight during the entire construction process."</p> <p>Geologic hazards, and specifically avalanche hazard and risk, is the most complex issue surrounding the land use change application. The application was referred to both the Colorado Geological Survey (CGS) and the Colorado Avalanche Information Center (CAIC) for review and comment. Both agencies have provided specific recommendations for additional studies and analysis, which are summarized below and available in the referral comment section of this report and in the project file.</p> <p><i>Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025.</i></p> <ol style="list-style-type: none"> <li>1. Avalanche Risk on Access Roads: Parts of FS-314 have avalanche paths that could release every decade or sooner. Rules require safety measures like seasonal closures or other protections. The plan should explain how these risks will be managed and confirm no new buildings are in avalanche zones.</li> <li>2. Gaps in the Current Geology Study: The existing report only looked at shallow soils in a few spots and didn't study deeper layers or bigger regional hazards like rockfall, high groundwater, or landslides. A more thorough study is needed. This study should include the following:       <ol style="list-style-type: none"> <li>a. Review existing scientific maps that show soil and rock types in the area.</li> </ol> </li> </ol>
--	--	--

		<ul style="list-style-type: none"> <li>b. Check for past debris flows or landslides nearby.</li> <li>c. Figure out how stable the “bench” (the flat area where the townsite sits) really is and how it formed.</li> </ul> <p>3. Wastewater System &amp; Building Safety Analysis.</p> <ul style="list-style-type: none"> <li>a. Excavation should be deeper to better understand underground conditions and slope stability.</li> <li>b. Map safe areas for buildings away from avalanche and debris flow hazards.</li> <li>c. Test soils to make sure they can safely handle septic systems.</li> <li>d. Create a clear plan to protect buildings and key roads from avalanches, landslides, and other hazards.</li> </ul> <p><i>Colorado Geological Survey (CGS), Updated Findings, August 14, 2025</i></p> <ul style="list-style-type: none"> <li>1. All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant's avalanche mitigation plan for FSR 314 and the related 2021 Mears Report.</li> <li>2. CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers.</li> </ul> <p><i>Colorado Avalanche Information Center (CAIC), August 13, 2025</i></p> <ul style="list-style-type: none"> <li>3. Avalanche Atlas: Create detailed maps of each avalanche path, including</li> </ul>
--	--	--

		<p>boundaries, characteristics, and estimated return periods, to improve hazard understanding, communication, and data collection.</p> <ol style="list-style-type: none"> <li>4. Traffic Volume Estimates: Track or estimate vehicle numbers and types using the corridor to help assess risk, guide mitigation efforts, and monitor changes over time.</li> <li>5. Clarify Preventive Closure Authority: Determine whether Treasure Mountain Ranch can legally close Forest Service roads. If so, identify closure locations and methods; if not, address coordination and public safety implications.</li> <li>6. Road Treatment and Vehicle Strategies: Specify plans for maintaining the road and using different vehicle types to manage avalanche risk, and consider how these actions affect public access and safety.</li> <li>7. Align Hazard Levels with Actual Risk: Reevaluate whether operational responses should be based solely on avalanche size, as even small avalanches could cause severe consequences in this terrain.</li> <li>8. Overreliance on Return Interval Assumptions: Do not assume low frequency equals low risk; account for uncertainty and possible changes in hazard frequency due to climate change.</li> <li>9. Avalanche Risk to Buildings: Evaluate avalanche hazards for any proposed buildings and mitigation plans, as current documents focus only on roads.</li> </ol>
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i>  According to Gunnison County GIS mapping, the TMR property is located in an area of mixed wildfire hazards, with moderate to high wildfire risk. The Application will be referred to the Colorado State Forest Service for review and comment pursuant to LUR Section 11-105:D.</p>

11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable.</i> The Application has been referred Colorado Parks and Wildlife pursuant to LUR Section 11-106:F to determine if the project is located within a sensitive wildlife habitat area and provide appropriate recommendations and conditions.
11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable.</i> The Townsite is at the confluence of the North and South Forks of the Crystal River. The TMR Property has two existing cabins within the Inner Restrictive Buffer of the North Fork Crystal River. The Applicant proposes to improve or remodel these cabins as part of the overall project. Legally established nonconforming structures may continue provided they do not expand the nonconformity. Compliance with this standard will be confirmed at the of building permit for the cabin(s) remodel.  The maintenance barn and four proposed cabins are outside the Inner and Outer Restrictive buffers.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> There are no agricultural operations or ditches in the project area.

11-110: Development beyond snowplowed access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i> The three forest service roads that access the TMR property are not maintained or plowed in the winter. The Applicant provided the following information regarding parking in “Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the “Determination”)”, March 13, 2025:</p> <p>Staff request: Provide detail on where vehicles will park and where over snow vehicles will be stored.</p> <p><i>“The applicant also owns Gunnison County Assessor account number R033466 and parking will occur on that parcel. This is an approximately 3 acre parcel”.</i></p> <p>Staff request: The applicant response notes that “TMR Staff” will occasionally plow around the proposed barn. It is unclear why a residential project requires staff, or where these staff will reside.</p> <p><i>“The applicant owns a number of structures and properties in the area, including the historic Crystal Mill and the various residential structures and its substantial acreage, all of which require upkeep and maintenance, including during the winter. The replacement cabins will, for example, provide housing for staff as well as residential housing for the applicant. This staff performs similar functions to caretakers and property management companies for residential owners throughout the valley”.</i></p> <p>LUR Section 11-101:D.1 would require a written acknowledgement as a condition of approval.</p>
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable.</i> Not requested as part of this application.</p>
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable.</i> Not requested as part of this application.</p>
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i> A new access to five new structures is proposed from FS-314. The Applicant provided the following</p>

		<p>response regarding the need for a special use permit for the access in “Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the “Determination”)”, March 13, 2025:</p> <p><i>“In our discussions with the USFS, it is our understanding that no special use permit is required for the use and access from Forest Service Road 314. The USFS is expecting to receive the application, once determined to be complete, as part of an agency referral and would provide its official position in response to the agency referral. The USFS identifies Forest Service Road 314 as “open to all Vehicles, with Seasonal Designations” and TMR is not seeking any use inconsistent with those seasonal designations. Accordingly, no permit is required for the seasonal vehicular use of the road. Further, given that the additions to the Town of Crystal (the original plat of the town does not exist in county files) are dated from 1892 and the reservation for the forest did not occur until 1891 at the earliest, I question whether the road is subject to USFS jurisdiction under RS 2477. Without further factual research, I could not answer this question. However, as the USFS is making this open to the public, I do not believe this question needs answered nor any permit obtained at this time”.</i></p> <p>The proposal includes 4 new residential structures and one maintenance barn. A traffic study is typically required when a proposal is expected to generate more than 100 vehicle trips per day. The County estimates trip generation with a standard ten trips per residential unit or guest house. Using this methodology, the project would generate over 40 trips per day, not including the existing structure. FS-314 is an unimproved 4x4 shelf road. It is unlikely the proposal would generate frequent daily trips due to the rugged nature of FS-314 and the distance to services.</p>
--	--	---

		<p>The Application will be referred to the Gunnison County Public Works Department to ensure compliance with applicable Road and Bridge Standards.</p> <p>LUR 12-103:G</p> <p>G. STANDARDS FOR ACCESS TO PROPERTIES. The following shall apply to any proposed land use change:</p> <p>1. NO INTERFERENCE WITH OR OBSTRUCTION OF PUBLIC ROAD. No land use change proposed for land over which there is a public road shall interfere with or obstruct such road without written authority from the government entity that has jurisdiction over the road. Approval by the County of the Land Use Change Permit is not a vacation of such a public road.</p> <p>2. LEGAL ACCESS SHALL BE PROVIDED. Design and construction of any land use change shall ensure that all residential lots have legal access to a public road.</p> <p>a. ACCESS EASEMENTS SHALL BE MADE OF RECORD. If access is provided to lots or tracts through private rights-of-way, then access easements benefiting all properties having such access shall be made of record in conjunction with approval of the land use change.</p> <p>b. LIMITED SNOWPLOWED ACCESS. Every development shall comply with the requirements of Section 11- 110: Development of Land Beyond Snowplowed Access.</p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<i>Applicable.</i> Connection to existing systems as directed in LUR Section 12-105 is not feasible due to the remote location of the TMR Property. When an existing system is not accessible, the Applicant is required to submit evidence of adequacy of individual supplies pursuant to LUR Section 11-12-105:C.2.

		<p>The Applicant provided a “Water Supply Summary and Water Rights” letter from Johnson &amp; Repucci, LLP (see project file “The Applicant Response To Section 12-105: Water Supply”). This letter outlines the supply for the maintenance barn with the following facilities: ½ bath, kitchenette, and onsite laundry. The letter notes the Crystal Spring, Ditch and Pipeline (“Pipeline”), decreed in Civil Action no. 5884, In the Matter of the Supplemental Adjudication in Water District No. 38, dated November 5, 1971. This Pipeline was decreed for 6.2 cfs for irrigation, livestock, domestic, and other beneficial services. Over time this right was partially abandoned and restated for 0.8 cfs in Water Court Case No. 91CW278.</p> <p>In the March 12, 2025 letter <i>Re: LUC-24-00008 – Updated Supplement to Minor Impact Application (“Application”) to Gunnison County (the “County”) for Treasure Mountain Ranch Inc. (“TMR”) – Water Supply for New Structures in the Townsite of Crystal (“Crystal”) – Determination of Completeness of Application (the “Determination”),</i>” the Applicant provided the following information regarding sufficient water supply for the existing and proposed structures.</p> <p><i>“The entire 0.8 cfs Crystal Spring, Ditch and Pipeline right is owned by the Crystal Spring, Ditch and Pipeline Corporation (the “Ditch Company”). The Ditch Company was duly incorporated with the Colorado Secretary of State on August 31, 1967. A copy of the Articles of Incorporation is attached hereto as Exhibit D. The Ditch Company is in good standing as of March 12, 2025, as shown on the Certificate of Fact of Good Standing, attached hereto as Exhibit E. TMR owns 26 of the 54 shares that are issued and outstanding in the Ditch Company, entitling it to 48% or ~0.39 cfs of the Crystal Spring, Ditch and Pipeline water right. This is the equivalent of 173 gallons per minute. To the best of our knowledge and belief, TMR’s shares in the Ditch Company have been more than sufficient to satisfy</i></p>
--	--	--

		<p><i>the water requirements of TMR's structures referenced in the Determination and specifically described as the (1) Hotel (on Lots 1 &amp; 2, Block A), (2) General Store, (3) Rosetta Cabin, (4) Edgerton Cabin, (5) Melton Cabin, (6) Clayton Cabin, (7) Duane's Cabin, (8) Stanford Cabin, (9) Meadow Cabin, and (10) Horse Barn. Although not obligated to do so, Applicant also intends to disconnect water service from the General Store, Rosetta Cabin, Edgerton Cabin, Melton Cabin, and the Horse Barn in order to supply four new residences and the Maintenance Barn within the TMR development, which will ensure that TMR's interest in the Crystal Spring, Ditch and Pipeline right will continue to be sufficient to meet the water demands of the structures that are the subject of the Application".</i></p> <ul style="list-style-type: none"> <li>a. Lost Horse Mill Site</li> <li>b. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac.</li> <li>c. Protection Mill Site</li> <li>d. Wanderor Mill Site</li> <li>e. Gray Copper Mill Site</li> <li>f. Inez No. 4 Mill Site</li> <li>g. Home Claim Mill Site</li> <li>h. Crystal Mill Site</li> <li>i. Lot 7 and 8, Johnsons Addition</li> <li>j. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition</li> <li>k. Lot 4, Block D, Crystal Townsite</li> <li>l. Lots 7 and 8 of Block C, Crystal Townsite</li> </ul> <p>Exhibit E to the letter includes Colorado Department of Health and Environment (CDPHE) laboratory testing results for the water supply. Contaminant levels in both samples were below EPA standards, which means the water is safe for human consumption. Both samples revealed high levels of water hardness, which is typical for Gunnison County water.</p>
--	--	--

<p>12-106: Wastewater treatment</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p><i>Applicable.</i>  The Applicant proposes to decommission existing, outdated wastewater treatment, replacing the systems with a single OWTS described as “<i>Restored cabin and barn wastewater will be treated by a proposed on-site wastewater treatment system (OWTS) consisting of a septic tank, pumps, a high level treatment system, and a drip-fed soil treatment area permitted through Gunnison County. Capacity for the single OWTS will be 1,999 gpd. The proposed OWTS will be located in town and TMR will comply with Gunnison County’s OWTS regulations.</i>” in project file “Applicant Response to LUR Section 12-106: Wastewater Treatment.”</p> <p>The Applicant confirmed in “<i>Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the “Determination”)</i>”, March 13, 2025 that the following permits: OTWS-23-00202 and OWTS-23-00203, will be withdrawn and replaced with a single OTWS permit application if the Land Use Change application is approved.</p>
<p>12-107: Fire protection</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD</p>	<p><i>Applicable.</i>  The Applicant provided the following responses regarding water supply in “<i>Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the “Determination”)</i>”, March 13, 2025:</p> <p><i>“Because of the remoteness of the area, the applicant intends to meet and exceed the requirements under IWUIC by constructing the new buildings such that they meet the requirements for the class of ignition-resistant construction for a nonconforming water supply, in accordance with IWUIC 402.2.2, and also, though not required by IWUIC, to construct each of the residences with a 500 gallon, basement water tank to provide sprinkler capacity for each residence”.</i></p>

		<p>The TMR property is outside of a Fire Protection District. Land Use Change Permits shall be referred to the closest District for review and comment. The Application will be referred to both the Carbondale and Rural Fire Protection District and the Gunnison Fire Protection District because the project location is located between the two districts.</p> <p>The Application shall be subject to one of the following conditions as determined during the review of the Application.</p> <ol style="list-style-type: none"> <li>1. Provide evidence that the property will be annexed to the applicable District, or</li> <li>2. A service agreement has been entered into between the applicant and the District, or</li> <li>3. INSTALL SPRINKLER SYSTEM. The applicant shall install a sprinkler system in any structure proposed for habitation, subject to standards of and approval by the applicable fire protection district; or</li> <li>4. SUBMIT WAIVER OF LIABILITY. The applicant shall submit a signed Warning and Waiver of Liability releasing the County and the applicable fire protection district as part of the application.</li> </ol>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable.</i></p> <p>The TMR Property is not located within a three-mile plan area. The Town of Marble is over seven miles from the TMR Property. The Application was referred to the Town of Marble as the gateway to the popular Crystal Mill site.</p>
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The lot size requirements apply to new subdivisions. New structures will be required to demonstrate compliance with the provisions of this section at building permit application.</p>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The existing structures are legally established non-conformities. The new structures will comply with this section.</p>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p>

		<p>Of the 12 resultant parcels in the TMR Project, only one exceeds the dimensional standards of 13-105: <i>Residential Building Sizes And Lot Coverages</i>.</p> <p>The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant.</p> <p>The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant.</p> <p>The clustered parcel is currently developed with:</p> <ol style="list-style-type: none"> <li>4. Three residential structures, 2153 sq. ft.</li> <li>5. Two accessory structures, 780 sq. ft.</li> <li>6. 2,933 sq. ft. aggregate floor area</li> </ol> <p>The Applicant requests an additional:</p> <ol style="list-style-type: none"> <li>4. Four residential structures (“cabins”), 5,089 sq. ft.</li> <li>5. One accessory structure (“barn”), 4,900 sq. ft.</li> <li>6. 9,989 sq. ft. aggregate floor area</li> </ol> <p>The net outcome of the changes are:</p> <ol style="list-style-type: none"> <li>4. Six total residential structures, 6,957 sq. ft. <ol style="list-style-type: none"> <li>b. Conversion of one residential structure to accessory structure (“Edgerton”), 285 sq. ft.</li> </ol> </li> <li>5. Four total accessory structures, 5,965 sq. ft.</li> <li>6. 12,922 sq. ft. aggregate floor area</li> </ol> <p>The Applicant provided the following response to these criteria in “Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the “Determination”), August 2, 2024, in project file “Cover Letter and Application Narrative.”</p>
--	--	---

		<p><i>As you are aware, TMR filed a minor impact application and this provision of the LUR requires a minor impact approval for buildings (or aggregate buildings) if the standards are exceeded. As such, this is not an issue with respect to overall classification of the project as minor impact. The application includes a request for a maintenance barn of 4,900 square feet and 5,000 square feet total for four cabins in replacement of four existing cabins totaling approximately 3,900 square feet. The primary driver in the 1,100 square foot difference between the 3,900 square feet of existing cabins and the 5,000 square feet of cabins requested is ensuring that the new cabins can accommodate required amenities for health and safety and other building and code requirements and have the rooms and space required to meet the basic needs of people who may reside there. None of them will be large or elaborate, but rather in keeping with basic needs as they exist in the 21st century rather than the 19th century like the existing cabins. The existing cabins will no longer be cabins that can be used for housing and should not be construed as buildings or structures any more than any other landmark or historic feature – they will be decommissioned and uninhabitable. As such, TMR is requesting a total net increase in buildings of only 6,000 square feet. Part of the application includes the consolidation of the Home, Protection, and Wanderor mining claims into a single parcel being 25.079 acres (the “Barn Parcel”. The maintenance barn and four new cabins will be located on this Barn Parcel. This means that the Barn Parcel is approximately 1,179,561 square feet and the total buildings on the Barn Parcel will only be 12,922 square feet, which is approximately 1% of the total Barn Parcel. Presuming that Gunnison County believes that this requires approval under Section 13105. G., I assume Gunnison County will take the position that this is more than 7,000 square feet of aggregate of structures.</i></p>
--	--	--

		<p><i>As to the standards of Section 13-105. G.:</i></p> <p><i>1. There is no obtrusive visibility. Indeed, the proposed project will be screened from neighboring properties through existing vegetation and should not be visible to tourists. I understand that a substantial aspen grove is between the roadway through Crystal and the cabins and barn that would effectively screen any visibility.</i></p> <p><i>2. Additional screening will not be required to ensure the structures are not obtrusively visible.</i></p> <p><i>3. All utilities will be located underground.</i></p>
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> Not requested as part of this application. Compliance with the standard is generally confirmed at building permit.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The Applicant has submitted a signage and wayfinding plan to help with site interpretation, parking, safety, and trespass issues at the Crystal Mill Site, one of the most photographed tourist attractions in the state. The signage exceeds the six square feet permitted by this section; however, pursuant to Section 13-109:F <i>Signs Integral To Land Use Change Permits</i>, signs that are an integral part of a development shall may be approved as a part of the Land Use Change Permit by the applicable decision-making body.</p> <p>Sign details, plans, and locations are mapped in “<i>Exhibit 8: Interpretive Signage Plan &amp; Details</i>”, and “<i>Exhibit 9: Advisory Signage Plan &amp; Details</i>”.</p>
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The Applicant will be required to apply for an access permit(s) for any access improvements. Staff requested a USFS Special Use Permit for access from FS Road 314 and the applicant provided the following response:</p>

		<p><i>“In our discussions with the USFS, it is our understanding that no special use permit is required for the use and access from Forest Service Road 314. The USFS is expecting to receive the application, once determined to be complete, as part of an agency referral and would provide its official position in response to the agency referral. The USFS identifies Forest Service Road 314 as “open to all Vehicles, with Seasonal Designations” and TMR is not seeking any use inconsistent with those seasonal designations. Accordingly, no permit is required for the seasonal vehicular use of the road.</i></p> <p><i>Further, given that the additions to the Town of Crystal (the original plat of the town does not exist in county files) are dated from 1892 and the reservation for the forest did not occur until 1891 at the earliest, I question whether the road is subject to USFS jurisdiction under RS 2477. Without further factual research, I could not answer this question. However, as the USFS is making this open to the public, I do not believe this question needs answered nor any permit obtained at this time.”</i></p>
<p>13-111: Landscaping And Buffering</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p><i>Applicable.</i></p> <p><i>The Applicant provided a reseeding plan in “Exhibit 7: Site Plans - Landscape Plan”.</i></p> <p><i>The Applicant provided responses to the applicable standards of this section in “Applicant Response to LUR Article 13 Project Design Compatibility.”</i></p> <p><i>“B. General Treasure Mountain Ranch will comply with the requirements of the Gunnison County Standards and Specifications for all landscaping and landscape restoration. Disturbance will be minimized through construction methodology developed to the particular ecological conditions of the site. Any landscape restoration required will be completed with native plant species to blend seamlessly into the existing landscape. DHM’s weed mitigation plan will be used to cull any noxious vegetation that results from disturbance.</i></p>

		<p><i><u>D. Non-Residential Land Use Changes</u> The proposed maintenance barn responds to a deferred need to provide a storage and maintenance facility in support of the existing residential use. Areas not occupied by buildings and required improvements will retain their native vegetation. The majority of the property acreage will not be impacted by this application.</i></p> <p><i><u>E. Landscaping Plan</u> No ornamental landscape is proposed as a part of this application. For reclamation, see landscape plan.</i></p> <p><i><u>M. Buffering</u> A 50'+ buffer strip between TMR's proposed barn and the residential neighbors is shown on the site plan. The buffer consists of Crystal's topography and existing mature native tree cover.</i></p> <p><i><u>N. Parking Areas</u> Does not apply, but an existing mature aspen stand will screen the barn's parking area".</i></p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i> The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."</p> <p><i>"C. Preferred Snow Storage Areas</i> <i>Winter travel will be over-the-snow, but there may be instances where TMR staff plow the driveway area next to the barn, so a snow storage area has been provided. TMR's snow storage area is located in an existing meadow- an unpaved surface free of trees, on a gentle slope."</i></p>
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i> The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."</p>

		<i>TMR plans include the replacement of the post and wire guardrail at the Crystal Mill viewing area. The proposed replacement will be a 42" height split rail fence, three rails maximum, with an 18" kick-space between the top two rails.</i>
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable. The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."  "TMR has provided a minimal exterior lighting plan for the safety of our staff and to comply with building codes, and will meet all Gunnison County Exterior Lighting requirements. See architectural plans".</i>
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable. The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."  "B. Applicability The proposed area of disturbance is above 10,000 SF. See landscape plans for revegetation and noxious weed control."</i>
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable. The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."  "TMR will acquire a reclamation permit from the Public Works Department prior to obtaining a building or any land use change permit and will meet all requirements of Section 13-116: Grading and Erosion Control and Section 13-117: Drainage, Construction and Post-Construction Storm water Runoff."</i>
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Not applicable. The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."  "Does not apply. TMR is not a commercial project, this is a minor land use application, no development"</i>

		<i>is proposed within 100' of a water body, and TMR is not creating 10,000 SF of impervious surface area."</i>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable. Not requested as part of this application.</i>
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable. These standards apply to change in use.</i></p> <p>The Applicant provided responses to the applicable standards of this section in "Applicant Response to LUR Article 13 Project Design Compatibility."</p> <p><i>"The recent history of use of the property includes private residential use, private recreation, and short-term accommodations (using existing residential cabins, and primitive campsites). No new off-site access improvements are required or proposed. The implementation of a modern, efficient OWTS system will have a positive net effect on environmental water quality protection by taking offline non-conforming and dated existing facilities. The historic value of the townsite and Crystal Mill area are protected by screening the new maintenance barn from view, while also locating the barn close to the townsite in a previously disturbed and historically developed zone of the property. The new maintenance barn will assist in preserving the existing structures and area while reducing offsite trips. The lot line adjustments will have no impact except to reduce future impact Treasure Mountain Ranch   Minor Impact Application Section 6-103: Standards for Approval by allowing future development to be reviewed as part of larger parcels. The signage will assist in reducing impact. Accordingly, the expectation is that this application will reduce the amount of impact in the area and accordingly, satisfies the standards for compatible use".</i></p>



Staff Report Exhibit A. Land Use Change Matrix

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
1	Lost Horse Mill Site	BLA	4.15	Two resulting tracts: Adjusted Lost Horse 3.273 ac and Boundary Line Adjustment Parcel 1 ac	Crystal Mill		1,100		Interpretive signage, fence, wayfinding		1,280	Exhibit 1 to August 2, 2024 letter from LOTR. This is being done to make Lots 7 and 8, Block 1, at least 1 acre in order to decrease nonconformity.
	Lot 7, Eaton's Addition		2,500 sq ft									
	Lot 8 Eatons Addition		2,500 sq ft		Shed	Storage	180	NA				
2	Protection	BLA	Approx. 9.1	10.036								Exhibit 2 to August 2, 2024 letter from LOTR. Allows for setback for Barn and Cabin 4.
	Wanderer		10		9.112							
3	Gray Copper MS	BLA	3.5	2.332	Stanford Cabin	Residential	768				768	Exhibit 3 to August 2, 2024 letter from LOTR. The purpose of this BLA is to make the river the boundary between the claims so that the legal boundary follows
	Inez No 4		2.6		3.883							

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
												natural features.
4	Home Claim	Cluster (Development Parcel, all new improvements located on this parcel)	10	25.079	Edgerton (Home)	Residential	285	Retired and Preserved	Cabin 1	839	12,922	Exhibit 4 to August 2, 2024 letter from LOTR. All improvements located on this parcel (per Gunnison County feedback) to ensure that as much of the project can be viewed and reviewed holistically as is reasonable. The intent is to move toward centralizing wastewater and other utilities and uses so as to decrease overall impact. Because the project has
					Duane's Cabin (Home)	Residential	1,420		Cabin 2	1294		
					Meadow Cabin (Home)	Residential	448		Cabin 3	1478		
	Protection Claim		10		Barn (Protection)	Storage/Horses	400		Cabin 4	1478		
	School House (Protection)				Abandoned	380		Barn	4,900			
	Crystal Mill Site (Vacant) *				5	total		2,933		Total New Improvements		

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
												no commercial or industrial components, the Applicant submits that regardless of the square footage, the land use change application remains minor impacts. See LUR Section 7-101.B. classifying as major impact, "A new commercial or industrial use of more than 10,000 sq. ft. of structure, or on a parcel of more than five acres" and Section 7-101.D. for an "Expansion of a commercial or industrial

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
												use [] of 10,000 sq. ft. or five acres or more."
5	Lot 7, Block D, Johnson's Addition	Cluster	2,500 sq ft	5,000 sq ft							1,099	Exhibit 5 to August 2, 2024 letter from LOTR. The Melton cabin is currently located on two parcels, consolidation allows structure to be located on one legal parcel in order to create a clearer legal description for purposes of the conservation covenant for the Melton cabin.
	Lot 8, Block D, Johnson's Addition		2,500 sq ft		Melton Cabin	Residential	1,099	Retired and Preserved	NA			
6	Lot 1, Block 1, Eatons Addition	Cluster	2,500 sq ft	15,000 sq ft	Crystal Club	Storage	1800	Preserved	NA		3,250	Exhibit 6 to August 2, 2024 letter from LOTR. Allows two historic
	Lot 2, Block 1,		2,500 sq ft									

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
	Eatons Addition											structures currently on separate parcels to be combined into one single parcel in order to facilitate conservation easement and historic registry.
	Lot 1, Block B Johnson's Addition		2,500 sq ft		General Store	Store/Lodging	1450	Retired and Preserved				
	Lot 2, Block B Johnson's Addition		2,500 sq ft									
	Lot 3, Block B Johnson's Addition		2,500 sq ft									
	Lot 4, Block B Johnson's Addition		2,500 sq ft									

\* A mill site is essentially a type of mining claim. The mining claims, including mill sites, were given names when patented. Confusingly, the name of this mill site is the "Crystal Mill Site", but it is not the property that has the actual Crystal mill, which is located on the Lost Horse Mill Site.

Current Parcels addressed in Land Use Change App: 17  
Proposed Parcels after BLAs and Consolidations: 9

Project Item	Parcel Name	Existing Use	Requested Use Change
7	Lot 4, Block D	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Clayton Cabin Retirement and Preservation.
8	Lots 7, and 8 of Block C	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Rosetta Cabin Retirement and Preservation.
9	Lost Horse millsite	Gratuitously open to public	Exhibits 8 and 9 to August 2, 2024 letter from LOTR. Viewing Area Improvements.

The primary purpose of Project Items 1-9 as set forth above are to: (1) reduce existing nonconformity (primarily Project Items 1, 2, and 4), (2) reduce impact by centralizing and relocating active uses away from the historic townsite (primarily Project Item 4, but also made feasible by the other Project Items), (3) improve the ability to maintain and preserve the site by constructing the maintenance barn (primarily Project Item 4 but also made feasible by the other Project Items), and (4) improve experience for visitors and residents and reduce overall impacts through viewing area improvements (primarily Project Item 9).

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments	
1	Lost Horse Mill Site	BLA	4.15	Two resulting tracts: Adjusted Lost Horse 3.273 ac and Boundary Line Adjustment Parcel 1 ac	Crystal Mill		1,100		Interpretive signage, fence, wayfinding		1,280	Exhibit 1 to August 2, 2024 letter from LOTR. This is being done to make Lots 7 and 8, Block 1, at least 1 acre in order to decrease nonconformity.	
	Lot 7, Eaton's Addition		2,500 sq ft										
	Lot 8 Eatons Addition		2,500 sq ft		Shed	Storage	180		NA				
2	Protection Wanderor	BLA	Approx. 9.1 10	10.036 9.112								Exhibit 2 to August 2, 2024 letter from LOTR. Allows for setback for Barn and Cabin 4.	
3	Gray Copper MS	BLA	3.5	2.332	Stanford Cabin	Residential	768				768	Exhibit 3 to August 2, 2024 letter from LOTR. The purpose of this BLA is to make the river the boundary between the claims so that the legal boundary follows natural features.	
	Inez No 4		2.6		3.883								
4	Home Claim	Cluster (Development Parcel, all new improvements located on this parcel)	10	25.079	Edgerton (Home)	Residential	285	Retired and Preserved	Cabin 1	839	12,922	Exhibit 4 to August 2, 2024 letter from LOTR. All improvements located on this parcel (per Gunnison County feedback) to ensure that as much of the project can be viewed and reviewed holistically as is reasonable. The intent is to move toward centralizing wastewater and other utilities and uses so as to decrease overall impact. Because the project has no commercial or industrial components, the Applicant submits that regardless of the square footage, the land use change application remains minor impacts. See LUR Section 7-101.B. classifying as major impact, "A new commercial or industrial use of more than 10,000 sq. ft. of structure, or on a parcel of more than five acres" and Section 7-101.D. for an "Expansion of a commercial or industrial use [] of 10,000 sq. ft. or five acres or more."	
	Protection Claim				10	Duane's Cabin (Home)	Residential	1,420		Cabin 2			1294
						Meadow Cabin (Home)	Residential	448		Cabin 3			1478
						Barn (Protection)	Storage/ Horses	400		Cabin 4			1478
						School House (Protection)	Abandoned	380		Barn			4,900
					Crystal Mill Site (Vacant)*	5		total		2,933			
5	Lot 7, Block D, Johnson's Addition	Cluster	2,500 sq ft	5,000 sq ft							1,099	Exhibit 5 to August 2, 2024 letter from LOTR. The Melton cabin is currently located on two parcels, consolidation allows structure to be located on one legal parcel in order to to create a clearer legal description for purposes of the conservation covenant for the Melton cabin.	
	Lot 8, Block D, Johnson's Addition		2,500 sq ft		Melton Cabin	Residential	1,099	Retired and Preserved	NA				
6	Lot 1, Block 1, Eatons Addition	Cluster	2,500 sq ft	15,000 sq ft	Crystal Club	Storage	1800	Preserved	NA		3,250	Exhibit 6 to August 2, 2024 letter from LOTR. Allows two historic structures currently on separate parcels to be combined into one single parcel in order to facilitate conservation easement and historic registry.	
	Lot 2, Block 1, Eatons Addition		2,500 sq ft										
	Lot 1, Block B Johnson's Addition		2,500 sq ft		General Store	Store/ Lodging	1450	Retired and Preserved					
	Lot 2, Block B Johnson's Addition		2,500 sq ft										
	Lot 3, Block B Johnson's Addition		2,500 sq ft										
	Lot 4, Block B Johnson's Addition		2,500 sq ft										

\* A mill site is essentially a type of mining claim. The mining claims, including mill sites, were given names when patented. Confusingly, the name of this mill site is the "Crystal Mill Site", but it is not the property that has the actual Crystal mill, which is located on the Lost Horse Mill Site.

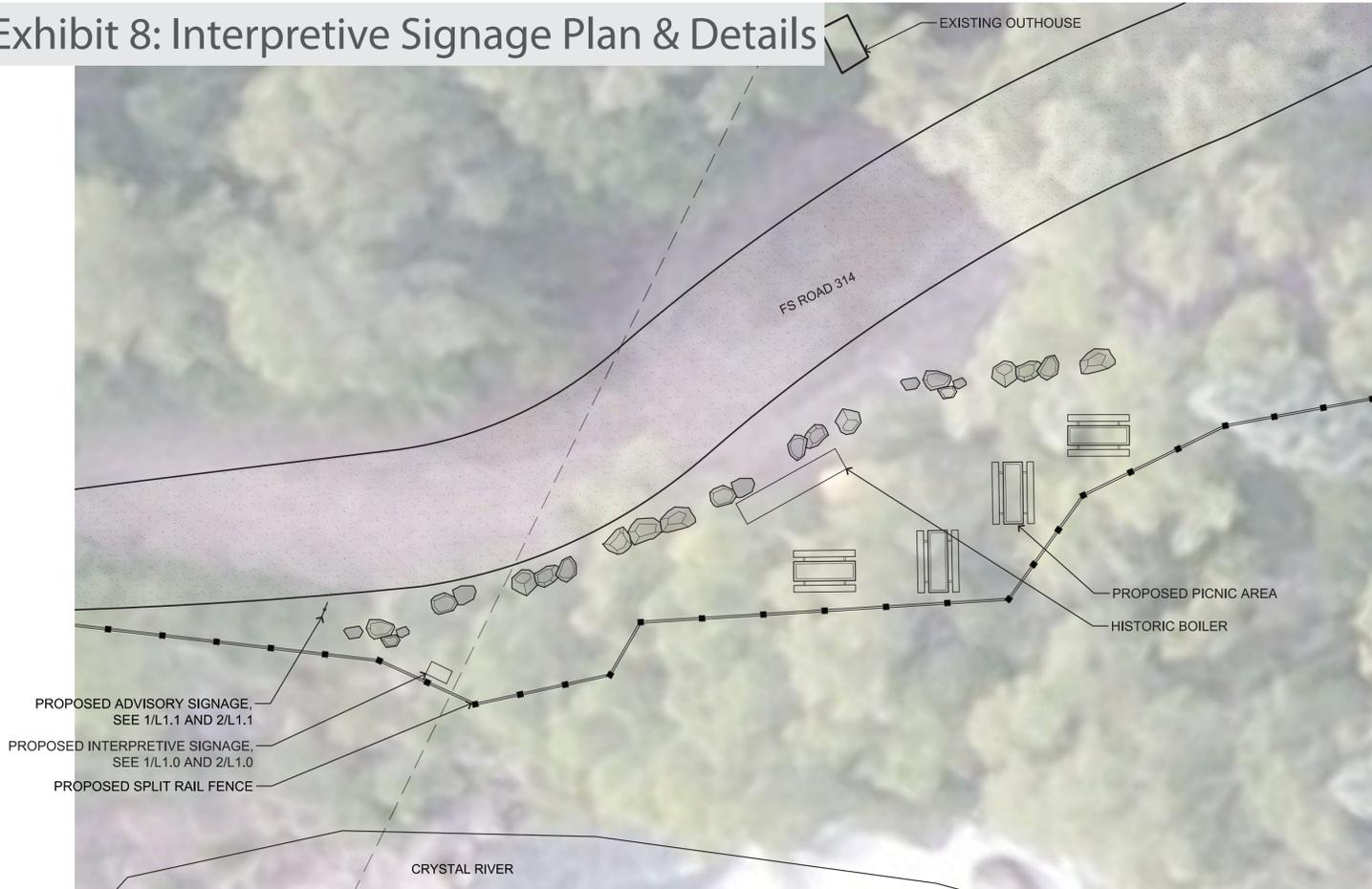
Current Parcels addressed in Land Use Change App: 17

Proposed Parcels after BLAs and Consolidations: 9

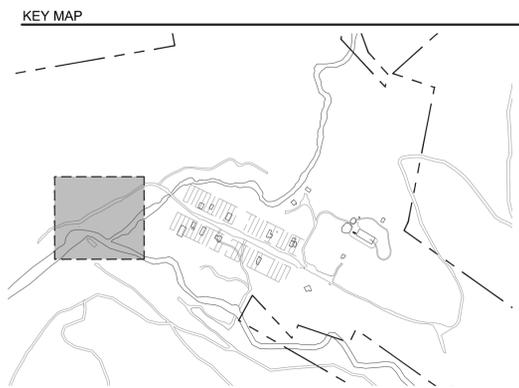
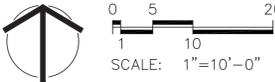
Project Item	Parcel Name	Existing Use	Requested Use Change
7	Lot 4, Block D	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Clayton Cabin Retirement and Preservation.
8	Lots 7, and 8 of Block C	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Rosetta Cabin Retirement and Preservation.
9	Lost Horse millsite	Gratuitously open to public	Exhibits 8 and 9 to August 2, 2024 letter from LOTR. Viewing Area Improvements.

The primary purpose of Project Items 1-9 as set forth above are to: (1) reduce existing nonconformity (primarily Project Items 1, 2, and 4), (2) reduce impact by centralizing and relocating active uses away from the historic townsite (primarily Project Item 4, but also made feasible by the other Project Items), (3) improve the ability to maintain and preserve the site by constructing the maintenance barn (primarily Project Item 4 but also made feasible by the other Project Items), and (4) improve experience for visitors and residents and reduce overall impacts through viewing area improvements (primarily Project Item 9).

# Exhibit 8: Interpretive Signage Plan & Details

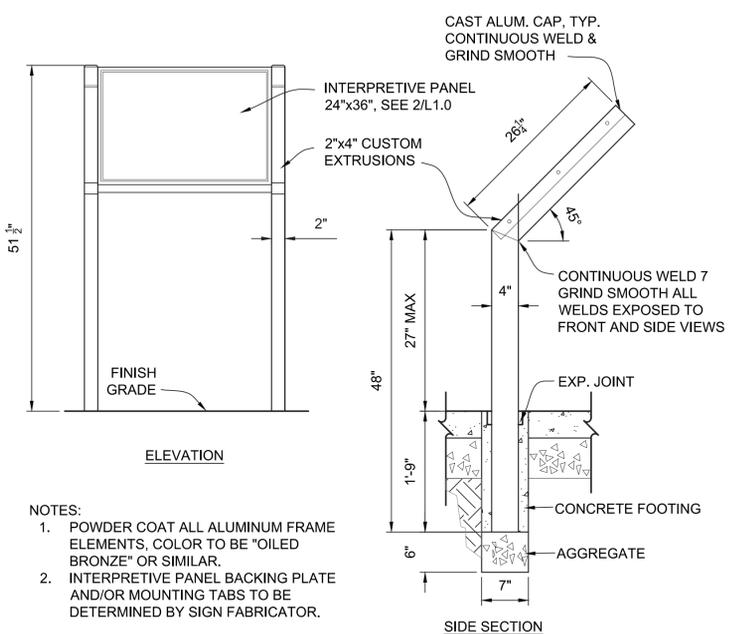


MILL VIEWING AREA PLAN ENLARGEMENT



LEGEND

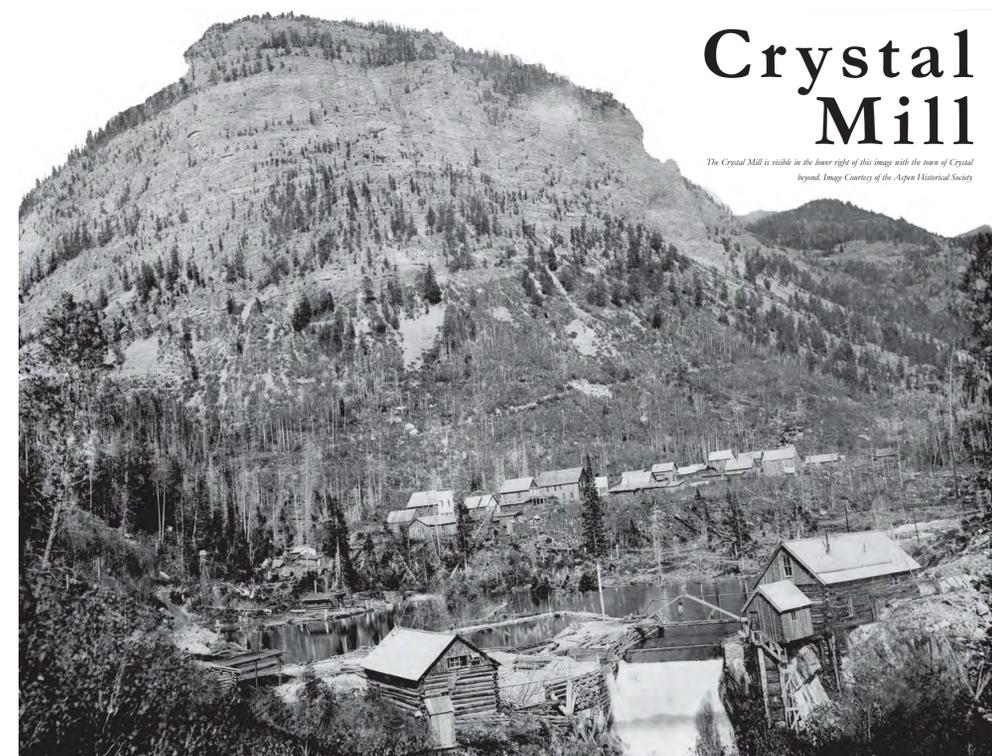
- TMR PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARIES
- MINING CLAIMS
- TOWNSITE LOTS
- EXISTING FOREST SERVICE ROAD 314



- NOTES:
- POWDER COAT ALL ALUMINUM FRAME ELEMENTS, COLOR TO BE "OILED BRONZE" OR SIMILAR.
  - INTERPRETIVE PANEL BACKING PLATE AND/OR MOUNTING TABS TO BE DETERMINED BY SIGN FABRICATOR.

1 L1.0 INTERPRETIVE SIGN DETAIL

1"=1'-0"



## Crystal Mill

The Crystal Mill is visible in the lower right of this image with the town of Crystal beyond. Image courtesy of the Aspen Historical Society



A bridge was constructed between the Mill and the stamp mill so ore could be delivered, crushed and taken to a smelter in Marble by teams of mules known as 'jack trains'. Image courtesy of Jason Rusby



A stamp mill, pictured above, was located just right of the Crystal Mill and was used to concentrate the ore for shipping. It contained three large timbers with iron plates on the end which were raised and dropped to crush the ore. The stamp mill was powered by a 12 inch leather belt from the Crystal Mill and was able to process up to 150 tons per day. Evidence of crushed ore can be seen across the river, but little remains of the stamp mill. Image courtesy of Robert B. Hudson, Jr.

The "Crystal Mill," originally known as the Sheep Mountain Tunnel Mill, was constructed in 1893 by George Eaton and B.S. Phillips to generate power for compressed air used in mining operations in the area. The viewing area for the Mill sits atop a debris pile of rock that was removed during the digging of the Sheep Mountain Powerhouse.



The square superstructure in front of the building is a vertical penstock, which contained a vertical axle and at the bottom a horizontal 36" Leffel turbine water wheel. A dam for the Mill was constructed to divert water down 1,000 feet of flumes to the penstock to turn the horizontal wheel. This wheel then turned the vertical axle, providing power to operate a Rand air compressor housed in the 20 by 50 foot building. The compressed air offered ventilation and powered equipment used to drill holes for the placement of dynamite in the Sheep Mountain Tunnel, which was located directly behind this sign, as well as the nearby Bear Mountain Tunnel and Inez mine. The Mill was never used to generate electricity.

The Mill began operations in December of 1893, the same year the US Government repealed the Sherman Silver Purchase Act, which resulted in the collapse of silver prices and the demise of mining towns throughout the West. By providing an inexpensive and reliable source of power via compressed air, the Mill allowed for mining operations to continue in the Crystal area at a time when large scale silver mining was generally not profitable. However, silver prices remained depressed, and the Mill was finally closed in 1910. This site was listed on the National Register of Historic Places in 1985.

2 L1.0 INTERPRETIVE PANEL DETAIL

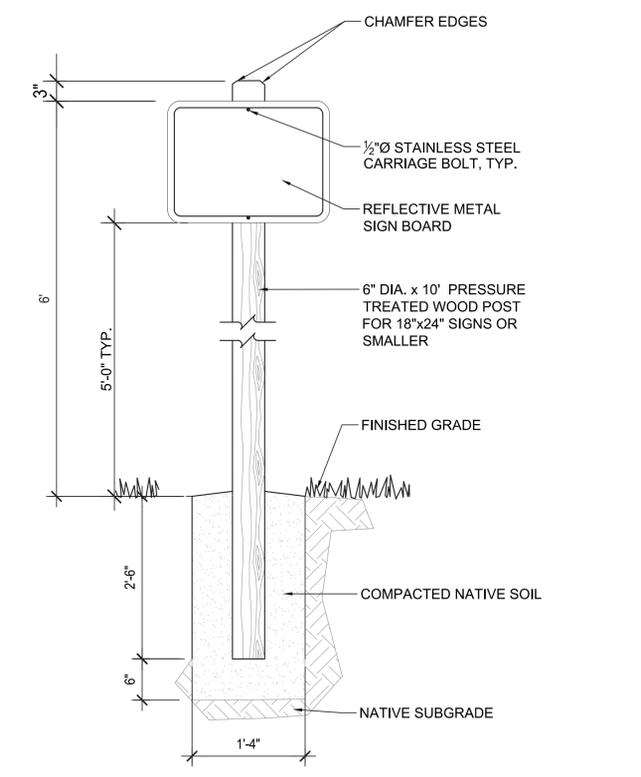
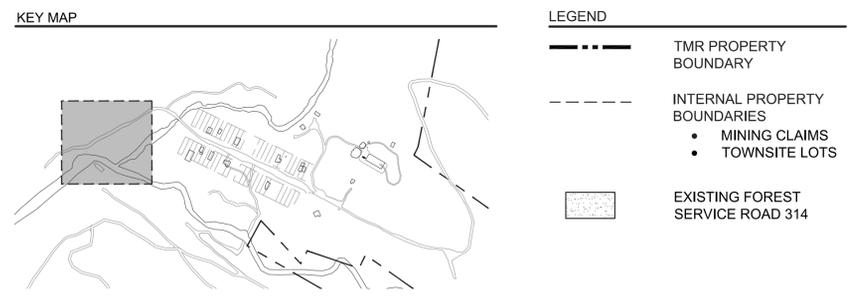
- NOTE:
- PANEL FABRICATION PER SIGN FABRICATOR.

NOT TO SCALE

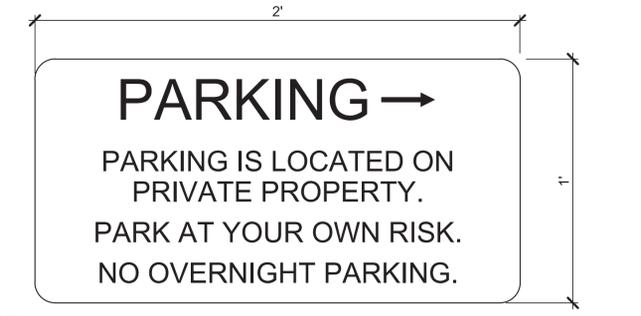
Exhibit 9: Advisory Signage Plan & Details



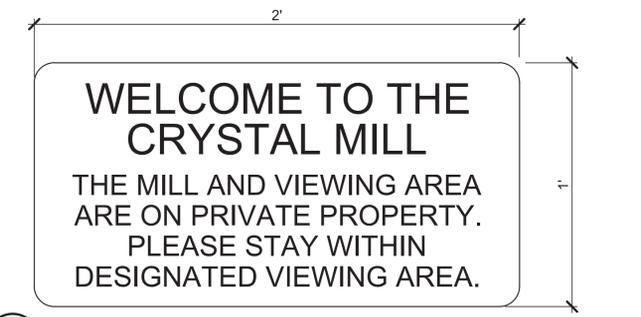
MILL VIEWING AREA AND PARKING AREA PLAN ENLARGEMENT



1 ADVISORY SIGN DETAIL 1"=1'-0"



2 ADVISORY SIGN #2 PANEL DETAIL 3"=1'-0"



3 ADVISORY SIGN #1 PANEL DETAIL 3"=1'-0"

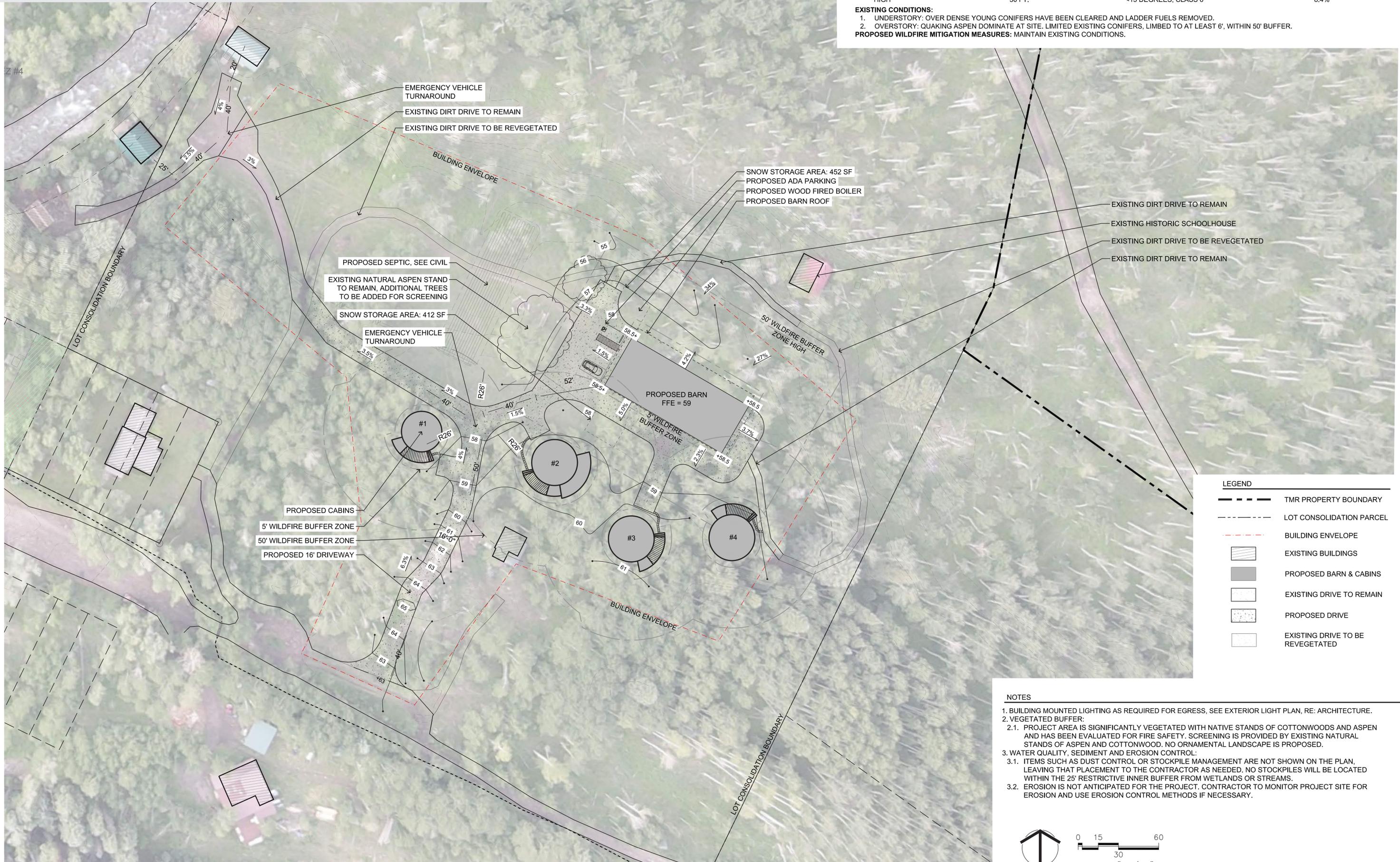
# Exhibit 7: Site Plans - Barn and Cabin Enlargement

## DEFENSIBLE SPACE PLAN:

LOCAL WILDFIRE HAZARD	MIN. REQUIRED DEFENSIBLE SPACE	SLOPE AND MITIGATION DIFFICULTY/VEG CATEGORY	AVERAGE SLOPE
HIGH	50 FT.	<15 DEGREES, CLASS 6	8.4%

## EXISTING CONDITIONS:

- UNDERSTORY: OVER DENSE YOUNG CONIFERS HAVE BEEN CLEARED AND LADDER FUELS REMOVED.
  - OVERSTORY: QUAKING ASPEN DOMINATE AT SITE. LIMITED EXISTING CONIFERS, LIMBED TO AT LEAST 6', WITHIN 50' BUFFER.
- PROPOSED WILDFIRE MITIGATION MEASURES:** MAINTAIN EXISTING CONDITIONS.



### LEGEND

	TMR PROPERTY BOUNDARY
	LOT CONSOLIDATION PARCEL
	BUILDING ENVELOPE
	EXISTING BUILDINGS
	PROPOSED BARN & CABINS
	EXISTING DRIVE TO REMAIN
	PROPOSED DRIVE
	EXISTING DRIVE TO BE REVEGETATED

- ### NOTES
- BUILDING MOUNTED LIGHTING AS REQUIRED FOR EGRESS, SEE EXTERIOR LIGHT PLAN, RE: ARCHITECTURE.
  - VEGETATED BUFFER:
    - PROJECT AREA IS SIGNIFICANTLY VEGETATED WITH NATIVE STANDS OF COTTONWOODS AND ASPEN AND HAS BEEN EVALUATED FOR FIRE SAFETY. SCREENING IS PROVIDED BY EXISTING NATURAL STANDS OF ASPEN AND COTTONWOOD. NO ORNAMENTAL LANDSCAPE IS PROPOSED.
  - WATER QUALITY, SEDIMENT AND EROSION CONTROL:
    - ITEMS SUCH AS DUST CONTROL OR STOCKPILE MANAGEMENT ARE NOT SHOWN ON THE PLAN, LEAVING THAT PLACEMENT TO THE CONTRACTOR AS NEEDED. NO STOCKPILES WILL BE LOCATED WITHIN THE 25' RESTRICTIVE INNER BUFFER FROM WETLANDS OR STREAMS.
    - EROSION IS NOT ANTICIPATED FOR THE PROJECT. CONTRACTOR TO MONITOR PROJECT SITE FOR EROSION AND USE EROSION CONTROL METHODS IF NECESSARY.

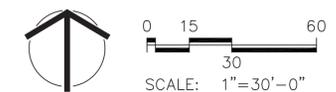
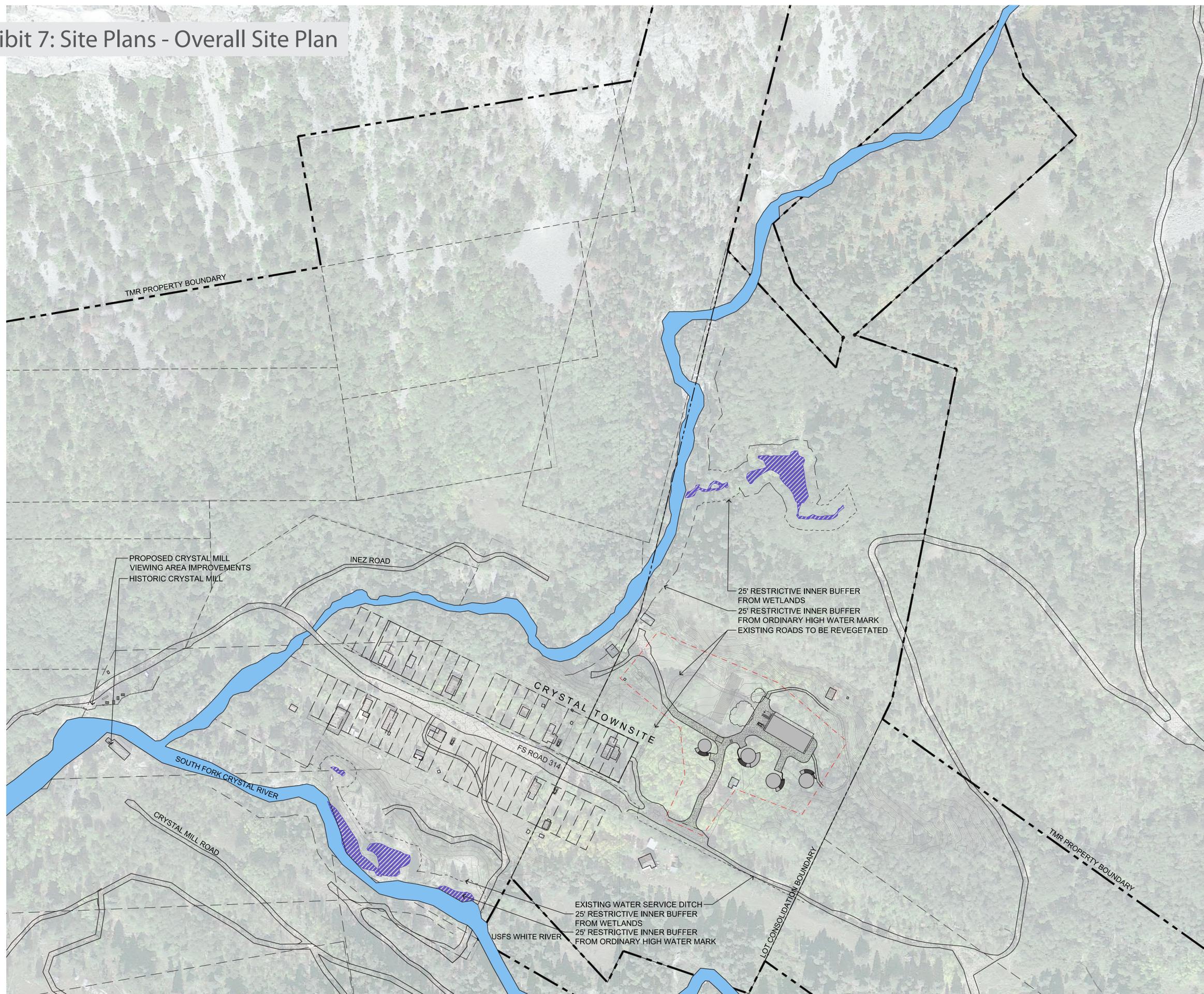


Exhibit 7: Site Plans - Overall Site Plan

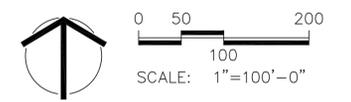


**LEGEND**

	TMR PROPERTY BOUNDARY
	LOT CONSOLIDATION PARCEL
	INTERNAL PROPERTY BOUNDARIES
	MINING CLAIMS
	TOWNSITE LOTS
	BUILDING ENVELOPE
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	EXISTING ROAD
	EXISTING ROAD TO BE REVEGETATED (TOTAL LENGTH = 900 lf)
	PROPOSED ROADS (TOTAL LENGTH = 515 lf)
	EXISTING WETLANDS

**NOTES**

- CABIN LOCATION IS APPROXIMATE AND WILL BE FIELD LOCATED TO PRESERVE AS MUCH MATURE TREE CANOPY AS POSSIBLE.



**To: Gunnison County Planning Commission**

**Date: August 14, 2025**

**Meeting Date: August 21, 2025**

**Re: Work Session: LUC-24-00008 | Treasure Mountain Ranch Minor Impact**

I. Project Summary

Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development within a 1.9-acre building envelope in the Crystal townsite. Treasure Mountain Ranch, who owns 700 acres over the 16 parcels, proposes to retire four structures, construct a 4,900 sq. ft. maintenance barn, and build four new cabins totaling approximately 5,000 sq. ft. to replace four decommissioned cabins in the townsite. The proposal includes wayfinding and interpretive signage for the historic Crystal Mill site and the intention of pursuing landmark designation for six structures with the State Historic Preservation Office.

II. LUR Section 3-111 Classification of Impact

The applicant and staff conducted various pre-application meetings to discuss the scope of the proposal relative to the land use change impact classification in the Gunnison County Land Use Resolution (LUR). The proposal includes clustering of several parcels, including clustering of three parcels into one central "Development Parcel." Four new residential units ("cabins") are proposed on the "Development Parcel," which will result in a total of six residential units on a single parcel. Pursuant to LUR Section 7-101:A., more than four residential units on a single parcel is classified as a Major Impact project. The applicant proposes abandoning residential uses in four other residential cabins on other parcels under Treasure Mountain Ranch ownership; therefore, staff found it was appropriate to classify the land use change application as a Minor Impact project pursuant to LUR Section 6-102, *et. seq.*

III. Summary of Applicable Gunnison County Land Use Resolution Standards

Staff has compiled a summary of the substantive issues in the land use change application below. All applicable criteria have been addressed in the staff report.

A. LUR Section 3-106.A : Phasing of Projects

The LUR allows for the review of a land use change to be phased provided the phases comply with applicable requirements of the LUR. The Applicant has noted conceptual plans for the TMR Property in past conversations with Staff; however, represent that at this time they cannot commit to phasing as clarified in "Re: Use Classification – LUC-24-0008 (sic) Treasure Mountain Ranch Inc. ("TMR")", dated December 10 2024.

*"These hypotheticals included possible future developments that could occur, such as an owner operated residential community that included limited snowcat skiing for owners and their guests (not for the general public). Having evaluated various hypotheticals and its own funding streams and various timelines, TMR settled on completing certain baseline improvements for the TMR property that will be of long-term benefit to the TMR property regardless of whether any of those hypothetical projects are pursued. The maintenance barn and residential structures are a discrete project*

*intended to improve the existing amenities and functionality of the TMR property for the benefit of TMR, other owners in the Town of Crystal, and the general public. This application is not a component application of any previous hypothetical or potential master plan as TMR cannot at this time commit to filing any subsequent applications or plans. Rather, this application is seen as a distinct group of projects to serve existing needs. The maintenance barn, for example, is already needed for maintenance of existing improvements. Further, the maintenance barn will be needed for the construction and upkeep of the proposed cabins as well as the historic cabins.”*

If subsequent phases proposed, each project and/or “phase shall be subject to new and separate impact classification pursuant to Section 3-111: Classification of Impact.”

B. LUR Section 10-102: Locational Standards for Residential Development and LUR Section 10-103 Residential Density

There are 12 total lots in the overall TMR Project:

1. Lost Horse Mill Site
2. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac.
3. Protection Mill Site
4. Wanderor Mill Site
5. Gray Copper Mill Site
6. Inez No. 4 Mill Site
7. Home Claim Mill Site
8. Crystal Mill Site
9. Lot 7 and 8, Johnsons Addition
10. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition
11. Lot 4, Block D, Crystal Townsite
12. Lots 7 and 8 of Block C, Crystal Townsite

The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot (“Development Parcel”). Home Claim and Protection Claim are developed with residential and accessory structures, while the Crystal Mill Site<sup>1</sup> is vacant. This is the only parcel in the Project where additional residential density and additional accessory structures are proposed.

The proposed “Development Parcel” currently developed with:

13. Three residential structures, 2153 sq. ft.
14. Two accessory structures, 780 sq. ft.
15. 2,933 sq. ft. existing aggregate floor area

The Applicant requests an additional:

1. Four residential structures (“cabins”), 5,089 sq. ft.
2. One accessory structure (“maintenance barn”), 4,900 sq. ft.
3. 9,989 sq. ft. new aggregate floor area

The net outcomes of the changes are:

1. Six total residential structures, 6,957 sq. ft.
  - a. Conversion of one residential structure to accessory structure (“Edgerton”), 285 sq. ft.
2. Four total accessory structures, 5,965 sq. ft.
3. 12,922 sq. ft. aggregate floor area

---

<sup>1</sup> The historic Crystal Mill structure is located on the Lost Horse Mill Site, not the Crystal Mill Site.

LUR Section 10-103:C:3.a. *Conditions are Appropriate for Smaller Lots or Greater Density* require that a development is served by a public wastewater treatment system, that a development is served by other services and facilities, and that the density is compatible with the neighborhood. Additionally, the decision-making body shall find that the impacts of increased density have been reasonably mitigated pursuant to LUR Section 10-103:C:4. *Impact of Increased Density is Mitigated*.

The Applicant provided the following response to these criteria in “Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the “Determination”), August 2, 2024, in project file “Cover Letter and Application Narrative.” The response is under 3. 10104:C – Alternative Locational Standards; however, given the Applicant’s assertion this project is residential in nature, staff has included it within this section.

*“While my client asserts that the application is residential in nature, nevertheless the application does comply with the standards under 10-104:C. The proposed maintenance barn and other land use changes requested in the application, most of which relate to legal reconfigurations and will not impact uses on the ground, will reduce negative impacts. Specifically, the vehicle and equipment traffic on the Forest Service Road will be materially reduced and the maintenance barn will facilitate better upkeep of the neighborhood uses and the scenic nature of the area. The development of cabins on the same building envelope as the maintenance barn will reduce impacts on the historic townsite. The maintenance barn will assist in preserving the historic townsite. The new cabins will be constructed to code and thus reduce grandfathered noncompliance, much of which relates to building standards adopted to reduce impacts. Accordingly, the proposed location is appropriate and the proposed and existing development will result in no significant net adverse impacts to neighborhood uses, wildlife, visual quality, air or water quality. Specifically, the application relates to various boundary line adjustments and the construction of a maintenance barn in order to facilitate the preservation of certain historic cabins that currently exist and the proposed new cabins. Because the maintenance barn is for the preservation and maintenance of these historic and currently existing structures, including the historic Crystal Mill, the application meets the requirements of both 10-104:C.1.c. and d. Subparagraph c. identifies as an example of proposed locations particularly well-suited for the specific use recreational facilities, including dude ranches or resorts. Here, the historic Crystal Mill and other historic structures make the proposed maintenance barn’s location appropriate as it will assist in preserving these structures. These same reasons make the location appropriate under subparagraph d. as the need or use is well-suited to the particular area given the continued demands and necessity for maintenance, which is patent”.*

C. LUR Section 13-105: Impact Classification and Coverage Exceeding Standard

The application requests approval for 12,922 aggregate square feet on the “Development Parcel,” which exceeds the 12,500 sq. ft. for a parcel with multiple family residences. The applicant has provided the following responses to the standards of this section:

- “1. There is no obtrusive visibility. Indeed, the proposed project will be screened from neighboring properties through existing vegetation and should not be visible to tourists. I understand that a substantial aspen grove is between the roadway through Crystal and the cabins and barn that would effectively screen any visibility.*
- 2. Additional screening will not be required to ensure the structures are not obtrusively visible.*
- 3. All utilities will be located underground”.*

#### D. LUR 13-109: Signs

The Applicant has submitted a signage and wayfinding plan to help with site interpretation, parking, safety, and trespass issues at the Crystal Mill Site, one of the most photographed tourist attractions in the state. The signage exceeds the six square feet permitted by this section; however, pursuant to Section 13-109:F *Signs Integral To Land Use Change Permits*, signs that are an integral part of a development shall may be approved as a part of the Land Use Change Permit by the applicable decision-making body.

#### E. LUR 11-104 Development in Geologic Hazard Areas

Geologic hazards, and specifically avalanche hazard and risk, is the most complex issue surrounding the land use change application. The application was referred to both the Colorado Geological Survey (CGS) and the Colorado Avalanche Information Center (CAIC) for review and comment. Both agencies have provided specific recommendations for additional studies and analysis, which are summarized below and available in the project file. While additional avalanche hazard analyses are required, staff has scheduled this work session to facilitate discussion on other applicable standards of the Land Use Resolution to allow the applicant to address those issues while working towards addressing the recommendations provided by CGS and CAIC.

*Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025.*

1. **Avalanche Risk on Access Roads:** Parts of FS-314 have avalanche paths that could release every decade or sooner. Rules require safety measures like seasonal closures or other protections. The plan should explain how these risks will be managed and confirm no new buildings are in avalanche zones.
2. **Gaps in the Current Geology Study:** The existing report only looked at shallow soils in a few spots and didn't study deeper layers or bigger regional hazards like rockfall, high groundwater, or landslides. A more thorough study is needed. This study should include the following:
  - a. Review existing scientific maps that show soil and rock types in the area.
  - b. Check for past debris flows or landslides nearby.
  - c. Figure out how stable the "bench" (the flat area where the townsite sits) really is and how it formed.
3. **Wastewater System & Building Safety Analysis.**
  - a. Excavation should be deeper to better understand underground conditions and slope stability.
  - b. Map safe areas for buildings away from avalanche and debris flow hazards.
  - c. Test soils to make sure they can safely handle septic systems.
  - d. Create a clear plan to protect buildings and key roads from avalanches, landslides, and other hazards.

*Colorado Geological Survey (CGS), Updated Findings, August 14, 2025*

1. All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant's avalanche mitigation plan for FSR 314 and the related 2021 Mears Report.
2. CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers.

*Colorado Avalanche Information Center (CAIC), August 13, 2025*

3. **Avalanche Atlas:** Create detailed maps of each avalanche path, including boundaries, characteristics, and estimated return periods, to improve hazard understanding, communication, and data collection.
4. **Traffic Volume Estimates:** Track or estimate vehicle numbers and types using the corridor to help assess risk, guide mitigation efforts, and monitor changes over time.
5. **Clarify Preventive Closure Authority:** Determine whether Treasure Mountain Ranch can legally close Forest Service roads. If so, identify closure locations and methods; if not, address coordination and public safety implications.
6. **Road Treatment and Vehicle Strategies:** Specify plans for maintaining the road and using different vehicle types to manage avalanche risk, and consider how these actions affect public access and safety.
7. **Align Hazard Levels with Actual Risk:** Reevaluate whether operational responses should be based solely on avalanche size, as even small avalanches could cause severe consequences in this terrain.
8. **Overreliance on Return Interval Assumptions:** Do not assume low frequency equals low risk; account for uncertainty and possible changes in hazard frequency due to climate change.
9. **Avalanche Risk to Buildings:** Evaluate avalanche hazards for any proposed buildings and mitigation plans, as current documents focus only on roads.

F. Exhibits

1. Staff Report
2. Proposal Matrix
3. Sign Plan
4. Site Plan