

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: September 4<sup>th</sup>, 2025**

**200 E. Virginia 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 21<sup>st</sup>, 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.**
- Work Session: LUC-22-00028 | Starview Subdivision– Major Impact**
- The applicant proposes subdivision of a 96-acre parcel into 129 residential lots to include 84 single family lots, 40 multi-family units, 12 commercial units, 4 residential units above commercial, 1 lot for CB South Metro District which may include employee housing. The parcel includes a “high density” area that will include 44 units, 22 of which will have some type of deed restriction for local workforce. The remaining 22 units will not be restricted but are smaller in size and according to the applicant will be more affordable than the rest of the neighborhood. The applicant is working with the Crested Butte South Metropolitan District for water service and wastewater treatment.

- 10:30 a.m.**
- Work Session: LUC-25-00004 | Lower Verzuh Ranch Subdivision– Major Impact**
- The applicant proposes subdivision of 450 acres into 301 residential lots clustered into neighborhoods centered around a common amenity area. Lot sizes range from 1/8 acre to 3 acres. Secondary residences are allowed on most lots. The proposed development includes approximately 60% open space, including 45% undeveloped open space, with 5.7 miles of trails. Additionally, up to 10 acres of parks and playgrounds, 10 acres of ponds, and a 50-acre hay meadow are proposed, representing 15% of the total site acreage. The applicant proposes central wells and connection to the East River Regional Sanitation District for wastewater treatment.

## **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 21, 2025**

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

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Bill Barvitski Commissioner – Fred Niederer Alt. Commissioner - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson Planner Technician – Aidan McComas Others present as listed in text
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**Absent:** McBreen, Baca

**Recused:**

**Zoom:** Niederer

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With a quorum present Chairperson Mason opened the August 21, 2025 regular meeting of the Planning Commission at 8:46 am. Mason seated alternate member Patrick as a voting member.

\*\*\*\*

**Moved by** Phillips, seconded by Barvitski to approve Planning Commission meeting minutes, dated August 7, 2025. The motion passed unanimously in support with the insubstantial amendments as noted by Barvitski.

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Staff announcements/ miscellaneous:

Staff announced the addition of Aidan McComas to staff as the new Planner Technician. Staff also noted September 4, 2025 and September 18, 2025 Planning Commission meetings were scheduled at the BOCC meeting room.

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**Public Hearing: LUC-24-00013 | Coconut Holdings LLC Minor Impact**

The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, proposed a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way.

**Confirmation of Adequate Public Notice**

Blondy confirmed adequate public notice was given.

**Applicant Presentation**

Swerdlin, representing the applicant, provided an overview of the proposal. He noted that the proposal is for a single-family residence with an attached garage, with a proposed square footage just over 5,000 sq ft.

#### Staff Comments

Blondy noted the building site to be outside of the floodplain and reminded the group of the drainage plan and impact classification which were covered in the previous work session.

#### Planning Commission Questions

Mason commented on the elk migration corridor, with a pinch point south of the lot. He also noted that requiring the applicant to detach the garage to meet square footage maximums would create a greater impact.

Phillips noted the adequate screening.

#### Public Comments

None

Mason closed the public comment period at 9:06 a.m.

#### Staff Response

Blondy reviewed the draft decision document, noting the addition of the section for protection of water quality, the drainage plan, and silt fencing requirements. She noted that a reclamation permit would be required due to location in sage grouse habitat.

#### Next Steps

**Moved by** Barvitski, seconded by Patrick to approve LUC-24-00013. The motion carried unanimously in support.

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

#### **Work Session: LUC-25-00021 | Henke Subdivision Minor Impact**

Applicant requested to subdivide a 3.63-acre Lost Canyon parcel at 511 Roper Lane, Gunnison into two 1.81 acre lots.

#### Applicant Presentation

Eric Henke noted they hoped to subdivide the parcel so owners Eric and Earl could have their own properties, Eric wished to build a residence.

Evan Henke expanded, noting that the two partners purchased the lot to pursue dreams of building a residence and storage. He noted that the parcel was relatively flat, not located on a ridgeline, and had adequate access.

#### Staff Comments

Seminick summarized the application, providing context for the access component of the staff memo. She noted conditions of approval of the subject parcel, which included an annual bridge inspection. She also noted a comment from Public Works in 2019, which stated that the road would need to be widened with any new development. She reviewed the LUR locational standards for subdivisions.

### Planning Commission Questions

Mason inquired about the total residential lots accessed by the bridge. Seminick provided an overview map of the area. Mason noted that this area is an outlier in the county where density had happened over time.

Phillips inquired about the breaking point.

Barvitski noted that his biggest concern was the shape of the bridge.

Hill (Gunnison County Public Works) noted that the 2019 comments were still valid and that the road would need to be widened to a consistent 22 feet wide.

Andy Clark (owner of several parcels accessed via the same road) noted that the road had been graded within the past year and that most of the road was 22 feet wide.

Barvitski inquired about the completion of required annual inspections of the bridge. Henke noted that annual inspections had been completed, though Hill had not seen them. Seminick noted that Public Works Director Martin Schmidt had not seen an inspection since 2019.

Mason inquired about the inspection requirement. Hill noted that the original requirement did not specify who was to complete the inspection.

Mason noted that emergency turnouts were required but did not exist. He explained that his main concern was the safety of the road and bridge. Barvitski agreed, noting that while the parcel was not adjacent to a population center, it did meet community character. Phillips and Patrick agreed. Niederer echoed what had been discussed.

Evan Henke expressed that he needed clear direction. He expressed confusion as to why this subdivision was the trigger for bringing the road up to current standards.

Seminick noted that this requirement was based in a resolution encumbered on this subdivision. She noted the need for a site visit by Public Works.

Mason requested a site visit.

### Next Steps

A site visit was scheduled for October 2<sup>nd</sup>, to include Public Works.

### **Work Session: LUC-24-00008 | Treasure Mountain Ranch Minor Impact 2-4 Residential Units**

Treasure Mountain Ranch, Inc. 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.

Seminick provided context on the application, noting the impact classification and what was to be reviewed. She noted referrals to CGS and CAIC regarding the winter access through an avalanche corridor.

### Applicant Presentation

Jacob With, representing the applicant, provided a summary of the application. He noted the additions of a maintenance barn, the discontinued use of the historic cabins, and the addition of cabins to relocate that use. He provided an overview of the area, noting the remote tourism and historic nature of the parcels. He noted potential future applications, but details were unknown at the time.

### Staff Comments

Seminick noted that the decommissioned historic cabins were not on the development parcel.

Group clarified application requests, confirming the aggregate proposed square footage of 12,922 sq ft.

Barvitski clarified that there would be one septic system for the entire proposed development.

Mason inquired about multi-family developments vs commercial. Seminick noted that if the use were to change to commercial, the applicant would need to come back through for a Land Use Change.

Phillips inquired about the general store, applicant confirmed they would be retiring that use.

Phillips inquired about winter access. The applicant noted that the avalanche paths were mostly on the public road. He noted they historically had accessed the property 3-5 days per week via their FS easement. Seminick brought up concerns of increasing density of use in the winter.

Mason inquired about parking. Applicant noted they had purchased an additional property for parking.

With explained that the application would not increase the use.

Group discussed parking, signage, and people management.

Patrick and Phillips requested a site visit.

Patrick inquired about the mechanism of preserving the cabins. Applicant noted the intention to nominate the cabins for Gunnison County Register for Historic Preservation.

Mason noted the number of online attendees, expressing how impactful the application was for the community.

Applicant noted that they had letters of support from 2/3 of the families in the Town of Crystal.

Group planned a site visit for either September 16, 2025 or September 17, 2025.

Next Steps

**Moved by** Phillips, seconded by Barvitski to adjourn the meeting. The vote carried unanimously in support.

Meeting Adjourned at 11:21 am

DRAFT



**Cathie Pagano, Assistant County Manager**  
**Gunnison County Community & Economic Development Department**

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**From:** Cathie Pagano, Assistant County Manager for Community and Economic Development  
**To:** Planning Commission  
**Date:** August 8, 2025  
**Re:** Starview Subdivision LUC-22-00028

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On March 31, 2025, the applicant for Starview Subdivision submitted a revised plan for the proposed Starview subdivision sketch plan. This is the second amendment to the sketch plan application.

### **Prior Public Hearings and Comments**

On February 6, 2025 a joint public hearing was held on the previous version of the Starview subdivision sketch plan application. At the hearing the following themes and concerns were expressed by the public:

#### 1. Commercial Development Opposition

- Broad consensus against the inclusion of a gas station and commercial area.
- View that CB South has adequate commercial space.
- Concern that new commercial would harm the CB South core.

#### 2. Density and Scale

- Project seen as too dense and out of character with the surrounding area.
- Worries about setting precedent for suburban sprawl in a rural mountain area.
- Several speakers want the density reduced or scaled to match neighboring parcels.

#### 3. Housing Affordability

- Mixed views on housing:
  - Some support affordable and missing middle housing.
  - Others argue the current plan does not truly serve the "missing middle" (priced too high).
  - Support for deed restrictions and targeting locals, not second-home buyers.

#### 4. Environmental and Wildlife Impacts

- Concerns about wildlife corridors, wetlands, and open space preservation.
- Development seen as a threat to the area's natural character and ecosystems.

#### 5. Infrastructure Strain

- Concerns about:
  - Traffic impacts and congestion, particularly at Cement Creek Rd.
  - Mail/package delivery, emergency access, and public safety.
  - Water supply and sewer infrastructure.
  - School and healthcare systems' capacity.

#### 6. Community Character and Planning

- The proposal is viewed as incompatible with the area's rural feel.
- Requests to wait for the corridor plan before proceeding.
- Questions about viewshed impacts, light pollution, and visual buffers.

#### 7. Lack of Need or Urgency

- Some comments questioned why this project is being considered now, given existing developments.
- Project seen by many as developer-driven rather than community-driven.

Public sentiment largely opposed the project in its current form, citing density, lack of true affordability, commercial use, environmental concerns, and infrastructure stress.

#### **Applicant's response to public comment on February 6, 2025:**

- Removed commercial area and four residential units.
- Proposed 129 residential units, including 22 deed-restricted units.
- Claimed public opposition does not reflect majority sentiment.
- Emphasized market-rate housing need and willingness to work on transit and wildlife issues.

#### **Planning Commission and Board of County Commissioners**

The Planning Commission closed the public hearing on February 6, 2025 and discussed the merits of the application and identified the following concerns:

##### *Process and Oversight*

There was concern and a need for the applicant to revise the proposal in response to public feedback. Some questioned why the Planning Commission is effectively being asked to redesign the project, noting that due diligence appears incomplete. There was skepticism that the number of deed-restricted units justifies the scale of the proposed development, with some recommending that the matter be tabled.

##### *Housing Affordability and Community Fit*

Comments emphasized the need for detailed analysis of unit sizes, pricing, and how many homes would genuinely be attainable for the local workforce and "missing middle." While the applicant suggested that the needs assessment supports significant market-rate housing, staff countered that this interpretation was inaccurate. There was broad agreement that more affordable housing—targeted to the local workforce—is needed, and concern that too much free-market housing would only be available at a price point unattainable for the local workforce.

#### *Density and Character Compatibility*

The proposed density was seen as incompatible with the existing rural character of the area. While acknowledging that some growth is inevitable, speakers stressed that development should occur near existing infrastructure and be designed to reflect the values of the community.

There was critique of the current design approach, which relies on features like ponds, berms, and pocket parks that do not effectively support wildlife or community goals. The need for compact, clustered development with integrated conservation easements was highlighted. The current site plan was seen as inconsistent with the LUR, failing to meet standards for increased density or compact, community-oriented growth.

#### *Meeting Broader Community Needs*

There was a strong call for development to support tangible community benefits, including more diverse housing types, public gathering spaces, and mechanisms to prioritize locals—such as accessory dwelling units (ADUs), short-term rental restrictions, and meaningful affordability requirements. The absence of clear strategies to meet these needs was a recurring concern.

#### *Overall Direction*

The overall sentiment was that the project, as proposed, does not align with the community's values or LUR standards. The Planning Commission closed the hearing and explained to the applicant that they were not supportive of the plan as proposed and that the applicant could modify the application in consideration of the public, Planning Commission, and Board of County Commissioner comments.

#### **Second Amended Sketch Plan submitted March 31, 2025**

The revised sketch plan includes 124 residential lots (83 single-family residence lots and 41 "high density" residential lots); and a building for the Crested Butte South Metropolitan District. The applicant proposes the following additional changes to the application:

1. Highway 135 Setbacks Increased – To improve views and minimize site grading and vegetation disruption.
2. Southern Parcel Opened Up – Enhances wildlife movement, visual buffer, and protects key views.
3. Commercial Development Removed – Project now entirely residential/recreational.
4. Recreation Field Added – Multi-use grass field located at the north end with 20 parking spaces.
5. Parking for RTA Bus Riders – Added near the north end for Starview residents.
6. Recreation Path Straightened – Improved alignment along Highway 135.
7. Reduced Berm Size – Height and density along Highway 135 decreased.

8. Roundabout Added – Proposed at the north end to improve traffic at Cement Creek Rd/Highway 135.
9. Secondary Access Added – At the south end to improve traffic flow and emergency access.
10. Larger Lots by Stables at East River – Better density transition to adjacent neighborhood.
11. Lot Sizes and Open Space Adjusted – More clustering, open space increased to 70.8% overall.
12. Pedestrian/Bike Bridge Retained – Over East River near Cement Creek Road remains in plan.

### Changes in the Sketch Plan Application

	Original Sketch Plan Application	Sketch Plan Revision #1	Sketch Plan Revision #2 (March 31, 2025)
Single-family lots/units	76	129	125
Essential housing units	0	22	20
Accessory dwelling units allowed	Yes	Yes	Yes, only 25 total allowed in subdivision and can be short term rented
Maximum residential size	5,000 sq ft	5,000 sq ft	5,000 sq ft
Minimum residential size	1,400 sq ft + 2-car garage for single family	1,200 sq ft	1,000 sq ft for SFR 800 sq ft for ADU
Multifamily size			Min 800 sq ft and 1-car garage Max 1,600 sq ft
Non-residential (CB South Metro lot)	1	1	1
Commercial	0	12	0
Lot size range	0.13-0.68 acres	0.06-0.91 acres	0.16-1.04 acres
Average Density	0.79 units/acre	1.43 units/acre	1.31 units/acre
Short-term rental limitations	No	Yes	Yes, except multifamily units.
Open Space	67%	55%	71%
Recreation Amenities	Trail, Ponds, bridge across East River for peds/bikes	Trail, Ponds, bridge across East River for peds/bikes, pavilion, play area	Trail, Ponds, bridge across East River for peds/bikes; recreation field space (w/ 20

			parking spaces), pavilion, play area
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**Referral Agency Comments on Sketch Plan Revision #2**

County staff sent the revised Sketch Plan application to the following referral agencies on April 9, 2025: CDOT, CB South POA, Gunnison County Public Works, Colorado Parks and Wildlife, CB Fire Protection District, Gunnison RE1-J School District, Colorado Division of Water Resources, RTA, and CB South Metro District.

**Crested Butte South POA**

1. Urged that five key concerns—traffic safety, road maintenance, viewshed impact, athletic field viability, and infrastructure contributions—be carefully addressed in the planning process.
2. They emphasized a desire for continued collaboration and transparent communication as the Starview proposal advances.

**Applicant Response to CB South POA**

1. A roundabout is anticipated at the Cement Creek Road/Highway 135 intersection, with its location shown on the plan.
2. Starview will handle road maintenance and snow removal through its HOA.
3. Multifamily units closest to the highway will be restricted to one story, with no structures exceeding two stories elsewhere. Density may be reduced from 41 to 24 units, all deed-restricted as Essential Housing.
4. Space for a multi-use athletic field has been set aside, similar in size to Rainbow Park’s soccer field.
5. Contributions include inclusion in the Crested Butte South Metropolitan District, dedication of property for public uses, and conveyance of high-capacity wells to the District.

**RTA**

1. Acknowledged the proposal’s potential impacts on transit operations and emphasized the importance of proactive infrastructure planning—particularly transit parking and bus pullouts—to ensure future service viability.
2. They requested to be kept informed on the application’s progress.

**Applicant Response to RTA**

1. Additional parking will be open to all users, not just Starview residents.
2. The Applicant will coordinate with RTA on bus pull-out locations and designs if space allows.

**Colorado Parks and Wildlife (CPW)**

1. Raised concerns about the impact on wildlife, particularly the E-43 elk herd migration corridor near Highway 135 and Cement Creek.

2. They recommend leaving the southern portion of the parcel undeveloped to preserve wildlife movement and suggest relocating the second subdivision access point further north to reduce habitat fragmentation. CPW also questioned the necessity of a new driveway and proposed alternatives to minimize disruption.
3. Expressed broader concerns about the cumulative impact of development on wildlife habitats, public lands, and natural resource sustainability. They emphasized the need for increased collaboration among local, county, and federal agencies to address these issues, including planning for wildlife crossings and infrastructure along Highway 135.

#### **Applicant Response to CPW**

1. The south end of the development has been opened up to address wildlife concerns.
2. A safer driveway access to Harrison and Rick's properties is proposed, with the Applicant willing to relocate the existing easement at its cost.
3. A new southern access provides secondary entry to Starview, alleviating traffic at the Cement Creek Road/Highway 135 intersection.

#### **CDOT**

1. If the proposed development will cause an increase of 20% or more in traffic that a traffic study shall be required.

#### **Applicant Response to CDOT**

1. A traffic study will be conducted at the Preliminary Plan stage, with initial calculations showing less than a 20% traffic increase at the Cement Creek Road/Highway 135 intersection.

#### **CBFPD**

1. The plan includes two points of ingress/egress, meeting requirements.
2. The proposed roundabout improves alignment and safety at the intersection.
3. Access roads requiring fire hydrants are 26 feet wide, and the cul-de-sac at Orion Way has a 45-foot radius, both meeting standards.
4. Existing or proposed bike/pedestrian paths on CR-740 must be considered for life safety.

#### **Applicant Response to CBFPD**

1. Safety considerations for connecting a path to Crested Butte South will be addressed during the Preliminary Plan stage.
2. The Applicant will work with CBFPD to secure an affordable housing unit for employees.
3. Water supply and utilities will be detailed further in the Preliminary Plan.

#### **CO Division of Water Resources**

1. Well Permits and Augmentation: Existing wells, including Well Number 2, must obtain new permits and operate under an approved augmentation plan to supply the subdivision. The applicant may use the Upper Gunnison River Water Conservancy District (UGRWCD) contract or seek approval for an individual augmentation plan from the Division 4 Water Court.

2. Non-Domestic Water Supply: Irrigation water will be managed by the applicant and a future property owners association. Changes to the historical use of Bocker Ditch water rights require approval from the Division 4 Water Court to prevent injury to senior water rights.
3. Recommendations: The applicant should clarify the augmentation plan, provide a copy of the UGRWCD contract and worksheet (if applicable), or seek approval for an individual augmentation plan.
4. The DWR emphasizes the need for a finalized water supply plan to ensure compliance with legal requirements and prevent injury to existing water rights.

#### **Applicant Response to Colorado Division of Water Resources**

1. Domestic water uses will be included in the Crested Butte South Metropolitan District's existing water augmentation plan, supported by 60 shares in Long Lake purchased by the Applicant.
2. Non-domestic water uses (irrigation and pond filling) will utilize water rights from the Applicant's 6.0 cfs in the Bocker Ditch, with dry-up credits for depletions.

#### **Staff Comments**

The Sketch Plan Revision #2 addresses some of the concerns raised at the public hearing in February. The applicant has eliminated commercial uses, included an area for a recreation field, moved the development further from the highway, eliminated some development on the southern portion of the parcel for wildlife movement.

The revision also reduces the proposed essential housing units from 22 to 20. Staff continues to have concerns about the limited amount of essential housing proposed in comparison to the total free market units. 103 free market units will create additional demand for local workforce. The 2024 Housing Needs Assessment found that, "To address the current housing shortfall and keep up with projected job growth, at least 75% of the estimated 1,300 to 1,550 homes needed to support local residents and employees by 2029 in the Valley will need to be priced below market." Staff does not find that the applicant addressed the concerns of the Planning Commission and BOCC expressed during the February public hearing including skepticism that the number of deed-restricted units justifies the scale of the proposed development and if the free market homes will be attainable for the local workforce and "missing middle." There was agreement that more affordable housing—targeted to full-time residents and the local workforce—is needed, and concern that free-market housing would only be available at a luxury price point.

The applicant has identified a location for a recreation field and shown twenty parking spaces. There was a broad need expressed at the public hearing for recreation space that met community needs and field space has been identified as a community need.

CPW has concerns about the secondary southern access point and its impact on wildlife, the applicant has not indicated that they will modify this location in response to CPW.

Please feel free to reach out to me in advance with any questions or concerns. Thank you.

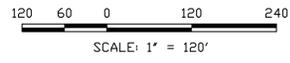
## StarView Sketch Plan Fact Sheet - Updated August 2025

**StarView is envisioned as a balanced residential community that advances local housing goals while preserving open space and community character.** The revised plan reflects significant adjustments in response to public input and agency feedback, including a reduction in overall density, improved access, and accommodating for both recreation and wildlife. The project dedicates over one-fifth of its units to deed-restricted housing and secures substantial water rights to ensure long-term sustainability. By inclusion in the Crested Butte Metropolitan District for water and sewer, the project will be adding another water source for the entire District by connecting the StarView well to the system, thus providing a long-term water solution for the community. With more than half of the site reserved as open space and setbacks designed to buffer development from Highway 135, StarView prioritizes thoughtful land use and compatibility with its surroundings while addressing the valley's pressing housing needs.

- 90+/- acres located at the corner of Cement Creek Rd and Highway 135
- 24 deed restricted units, between 800-1200 sq. ft.
- 83 single-family homes
- 22% of the project is deed-restricted housing
- Between 261-290-foot setback from Highway 135 for single-family structures
- 218-foot setback from Highway 135 for deed-restricted structures
- 51.5% open space
- 6 total c.f.s. (cubic feet/second) of deeded water rights via an irrigated ditch system
- 60 shares of augmented water rights secured via the Upper Gunnison River Water Conservancy District
- Two wells on the property:
  - Domestic Well Permit #254406
  - Development Test Well Permit #254406--A

### Further refinements based on community input:

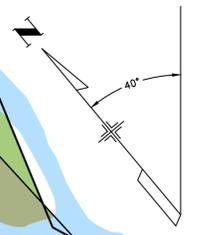
- We have reduced density to address concerns over the scale of the project.
- The high-density portion of the project is set back at least 218 feet from Highway 135—178 feet more than county requirements—to protect the Paradise Divide viewshed. Single-family homes are positioned even farther back, between 261 and 290 feet.
- We have greatly opened the south end of the development at the request of CPW for wildlife concerns.
- We have set aside enough open space to accommodate a soccer field similar in size to the field located at Rainbow Park in the town of Crested Butte (per MetRec input).
- Added a parking area adjacent to the soccer field for guest parking and potential RTA users if the need for a bus pullout is determined.
- The additional driveway access to the Harrison and Rick's (Harrison) properties is an easier/safer access point than the existing, per input from CBFPD. This provides a secondary access into StarView to help alleviate traffic at the Cement Creek Rd./Hwy 135 intersection.
- At this stage, we have purchased enough additional water to augment for the current proposal.



- 1. PAVILION AND PLAY AREA
- 2. PUMP HOUSE
- 3. PUMP HOUSE AND RESTROOMS



LORBER EXISTING 22'  
 MAX HEIGHT AREA  
RECEPTION NO. 524054  
 LORBER EXISTING ZERO  
 HEIGHT AREA



PARKING  
 CONNECT TO  
 FUTURE PATH

NEW INTERSECTION  
 COUNTY & STARVIEW

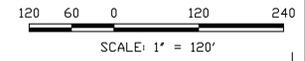
RECREATION SPACE

HIGH DENSITY BUILDINGS

40' REGIONAL PATH EASEMENT  
 OPEN SPACE - NATIVE GRASSES

SECOND ACCESS POINT

ORIGINAL SHEET SIZE: 24"x36"



**SITE DATA**

SINGLE FAMILY LOTS	83
CBS METRO BUILDINGS	1
HIGH DENSITY UNITS 800 S.F. TO 1,200S.F	24
TOTAL	108
TOTAL AREA	88.18 ACRES
DEVELOPED AREA	65.10 ACRES
DEVELOPED OPEN SPACE	33.55 ACRES
RESIDENTIAL LOT AREA	26.07 ACRES
ROADS	5.84 ACRES
HD-HOUSING AREA	2.12 ACRES
OPEN SPACE DEVELOPED AREA	38.0 %
OPEN SPACE TOTAL AREA	51.5 %

- LEGEND**
- IB- INNER BUFFER
  - OB- OUTER BUFFER
  - P- PERIMETER SETBACK
  - CONIFEROUS TREE
  - ASPEN TREE

- LEGEND**
- LS LIFT STATION
  - D DETENTION POND
  - DEVELOPMENT AREA BOUNDARY
  - PROPOSED 10' PATH
  - OFFSITE DRIVERWAY
  - PH PICNIC TABLE (6)
  - PLAY AREA (2)
  - PAVILION (2)
  - PH PUMP HOUSE (3)
  - WETLANDS
  - SINGLE FAMILY LOTS
  - OPEN SPACE



ORIGINAL SHEET SIZE: 24" X 36"

CB LAND TRUST N40°02'48"E

LAW OFFICE OF  
**MICHAEL C. DAWSON LLC**

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May 16, 2025

19717

via email only [cpagano@gunnisoncounty.org](mailto:cpagano@gunnisoncounty.org)

Cathie Pagano  
Assistant County Manager  
for Community & Economic Development  
221 N Wisconsin St. Suite D  
Gunnison, CO 81230

**Re: StarView Subdivision Sketch Plan  
2<sup>nd</sup> Amended Sketch Plan- Response to Comments**

Dear Cathie:

Below are the Applicant's responses to the Agency Comments received during the additional review period.

Crested Butte Fire Protection District

1. The application will take into consideration safety when connecting a potential path to Crested Butte South, and will coordinate with Gunnison Public Works and the Gunnison Trails Commission on final location and alignment as part of the Preliminary Plan.
2. The Applicant will work with CBFPD on securing an affordable unit for employee housing within the development.
3. The water supply and all utilities will be more further detailed at the preliminary plan stage.

Colorado Division of Water Resources

1. The augmentation plan for the domestic uses will be under the Crested Butte South Metropolitan District's existing water augmentation plan. The inclusion of the Property within the District will be formally initiated after the total number and type of approved units are set during this Sketch Plan process. As previously stated, the Applicant has purchased 60 shares in Long Lake with the Upper Gunnison River Water Conservation District which will be used to provide augmentation water to the Crested Butte South Metropolitan District for the final number of approved Lots and uses for the current proposal.

2. As set forth in the amended narrative, The non-domestic water uses (irrigation of the lawns, open space irrigation, and filling the storage ponds) demand of 0.189 cfs will be satisfied with water rights from the 6.0 cfs the Applicant owns in the Bocker Ditch. Outside irrigation will be from the Bocker Ditch water rights, maintaining the historic irrigation use on the property for the open space and lawns. It is anticipated there will be more than enough dry-up credits from the permanent removal of irrigated acreage with roads and homesites to augment for any out of priority depletions, including evaporation from the ponds, for the non-domestic uses.

#### Colorado Department of Transportation

A traffic study will be done at Preliminary Plan stage, however preliminary calculations show an increase of traffic less than 20% at the Cement Creek Road/Highway 135 intersection.

#### Colorado Parks and Wildlife

1. The Applicant has greatly opened up the south end of the development at the request of CPW for the wildlife concerns it raised.

2. The additional driveway access to the Harrison and Rick's (Harrison) properties is an easier/safer access point than the existing driveway which is below the ditch and can be treacherous in some weather conditions. If the existing easement to Harrison and Rick's (Harrison) can be abandoned and relocated to the new location, the Applicant is willing to do so at its cost.

3. The new southern access on the existing driveway provides a secondary access into StarView to help alleviate traffic at the Cement Creek Road/Highway 135 intersection.

#### Crested Butte Property Owners Association

1. Traffic and Roundabout – A traffic study will be done at preliminary plan stage. Based on the results of the traffic study, and initial discussions with CDOT, it is anticipated that a roundabout will be required. We have shown the roundabout on the plan to demonstrate where it could be located, and its functionality within the property and at the Cement Creek Road/Highway 135 intersection.

2. Road Maintenance – StarView will be responsible for the maintenance and snow removal of its own roads through its homeowner's association.

3. Multi-family Units Impact Upon Viewshed – The Applicant is willing to restrict the Multifamily Units closest to the highway to a single story. No structures will be higher than two stories within the remainder of high-density area. If deemed necessary by the Planning Commission, it will also propose to lessen the density in the Multi-family Lots from 41 units to 24 units, all of which would be Deed Restricted as Essential Housing. This will bring the total Deed Restricted percentage to 22.2% within the development.

4. Athletic Field Space – Based on a meeting with Derrick Nehrenberg of MetRec, at this time, one multi-use grass field is needed to serve the community. We have set aside enough open space to accommodate a soccer field similar in size to the field located at Rainbow Park in the Town of Crested Butte, together with space for any necessary parking. A rendition of the field is shown on the 2<sup>nd</sup> Amended Sketch Plan.

5. Impact Fees and Contributions – The development will contribute to the neighborhood area through inclusion within the Crested Butte South Metropolitan District, and dedication of real property for public uses. The Lot owners will become part of the Crested Butte South Metropolitan District and, as users, will cost share moving forward for the District services through tap fees and usage fees. The 2<sup>nd</sup> Amended Sketch Plan continues to allocate a lot for a CB South Metropolitan District building, and sets aside land for a portion of the future roundabout at the intersection of Highway 135 and Cement Creek Road and potential re-alignment of the intersection. Finally, as part of the proposed inclusion process with the District, the Applicant will be dedicating and conveying the new high capacity wells on the Property to the District, providing a much needed water source to supply “wet” water to the District as it completes it already planned build-out, as well as the additional units added from StarView.

Gunnison Valley RTA

1. The additional parking will be opened and available to all users, versus only StarView residents, to better integrate the subdivision into the overall community.
2. If there's adequate room for bus pull-outs on either side of Cement Creek Road, the Applicant will coordinate with RTA moving forward on the location and design of bus pull-outs.

Please let me know any other questions or additional documents needed for the so that we can be scheduled on an upcoming Planning Commission meeting where our team can go through the changes and details of this 2<sup>nd</sup> Amended Sketch Plan.

Very truly yours,



Michael C. Dawson

MCD/

cc: Harrison Land Estates, LLC



# GUNNISON COUNTY, COLORADO PLANNING DEPARTMENT STAFF REPORT SKETCH PLAN for LOWER VERZUH RANCH SUBDIVISION

Land Use Change Permit Application: Lower Verzuh  
Ranch Subdivision  
Application No. LUC-25-00004  
Date application scheduled with Planning Commission:  
September 4, 2025  
Prepared by: Cathie Pagano, Assistant County Manager  
for Community and Economic Development

<b>APPLICANT NAME:</b>	Lacy and Dow, LLC
<b>PROPERTY OWNER NAME:</b>	Lacy and Dow, LLC
<b>PROJECT DESCRIPTION:</b>	<p>The proposed development of the property includes subdivision of 450 acres into 301 residential lots clustered into neighborhoods centered around a common amenity area.</p> <ul style="list-style-type: none"> <li>• 1/8 acre residential lots: 45</li> <li>• 1/4 acre residential lots: 165</li> <li>• 1/2 acre residential lots: 74</li> <li>• 1 acre residential lots: 8</li> <li>• 3 acre residential lots: 9</li> </ul> <p>To support local housing, one Accessory Dwelling Unit (ADU) will be allowed to be developed on each lot, with the exception of the 1/8 acre lots. ADUs are anticipated to be one-bedroom units including a kitchen, with potential for a small number of two-bedroom units on the larger parcels. Homes will meet county size regulations. Each cluster of lots is proposed to be connected by utilizing improved irrigation ditches as green spaces to create a network of walking trails for four-season enjoyment. The proposed development includes approximately 60% open space, including 45% undeveloped open space, with 5.7 miles of trails. Additionally, up to 10 acres of parks and playgrounds, 10 acres of ponds, and a 50 acre hay meadow are proposed, representing 15% of the total site acreage. All lots will be accessed by private roads that will be maintained by HOA. Native landscaping utilizing native grass seed and selective tree planting will be used on common areas and open spaces. Approximately 50 acres along CO-135 will become a hay meadow and remain in agricultural production. To reduce water consumption and maintain a native/ranch aesthetic, each lot will be limited to 750 sf irrigation use.</p>
<b>PROPERTY LOCATION:</b>	The subject parcel is located on Hwy 135 and is not currently addressed. It is south of Highway 135 and Buckley Drive intersection. The parcel is legally described as: 450.32 acres in Sections 7, 8, 17 & 18, Township 14 South, Range 85 West, 6 <sup>th</sup> pm.
<b>SURROUNDING LAND USES:</b>	Surrounding land uses include residential and agricultural.
<b>AGENCY AND DEPARTMENT REVIEWS:</b>	<p>A copy of the application was sent via email on May 23, 2025 to the following referral agencies for review and comment:</p> <ul style="list-style-type: none"> <li>• Town of Crested Butte</li> <li>• RTA</li> </ul>

		<ul style="list-style-type: none"> <li>• Colorado Parks and Wildlife</li> <li>• Gunnison County Public Works</li> <li>• RE1-J School District</li> <li>• Crested Butte Fire Protection District</li> <li>• Colorado State Forest Service</li> <li>• Colorado Department of Transportation</li> <li>• Colorado Division of Water Resources</li> <li>• GCEA</li> <li>• Gunnison Valley Regional Housing Authority</li> </ul>
<b>ATTACHMENTS</b>		Referral Agency Comments, as noted above.
<b>PRE-APPLICATION CONFERENCE:</b>		A pre-application conference was conducted between staff and the applicants prior to submittal of the application.
<b>SKETCH PLAN STATUS OF APPLICATION:</b>		<p>The application was submitted on February 10, 2025. The Community Development Department determined the revised application was complete on May 18, 2025</p> <p>The <i>Land Use Resolution</i> requires that Sketch Plan review accomplishes:</p> <ul style="list-style-type: none"> <li>• Discussion of the proposal.</li> <li>• A process to formulate detailed, design/engineered solutions to issues and concerns identified during Sketch Plan review and to address, in a site-specific manner, all other issues that are relevant to the Sketch Plan.</li> <li>• Submittal by the applicant is required to address specific sections of the <i>Land Use Resolution</i> and to address compliance with Sketch Plan conditions.</li> </ul>
<b>PLANNING COMMISSION TASKS AT INITIAL SKETCH PLAN 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>— Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved</li> <li>— Identify and consider issues</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 joint public hearing, or if additional work session is required</li> </ul>
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>PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:</b>		

	Complies with Sketch Plan submittal requirements	General Comments/References to specific documentation
• Responsibilities of property owners or homeowners' association defined	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Property owners enforcement; and Gunnison County is party to enforcement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Defined building heights, compatibility with terrain, and sizes of all structures.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Solid fuel-burning devices requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Exterior lighting requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Open space maintenance and allowed uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Parking restrictions described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Requirements for landscaping on individual lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Snow removal required of homeowners association	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Standards included to ensure compatible use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Limits on domestic animals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Fencing requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
Standard, by LUR section, division and/or article	Sketch Plan complies, or compliance will be determined during review	Staff Comments/References to specific documentation
7-102: Standards that apply to all Major Impact applications:		
7:102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this <i>Resolution</i> .		
• 7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Applicable, the applicant shall demonstrate that the project is compatible with community character, or an enhancement of the character of existing land uses in the development area, and shall not adversely impact the future development of the development area.  Staff has expressed to the applicant the community's need for affordable and workforce housing. The applicant has modified the initial application and included a

		small amount of essential housing, however the minimum building sizes would likely make the units quite expensive and unattainable for much of the workforce. Additionally, the limitations on ADUs may result in no construction of ADUs and doesn't appear to provide a meaningful contribution to much needed workforce housing. The proposed development will very likely add supply to the high end luxury market and may not be attainable for much of the workforce in the Gunnison valley and raises issues of compatibility with community character. The development of essential workforce housing is essential to maintaining community character.
<ul style="list-style-type: none"> <li>7-102: C.: Phases stand alone</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Each phase shall contain the required roads, bridges, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project  No phases are proposed in the application.
<ul style="list-style-type: none"> <li>7-102: D.: Uses identified on all subdivision lots</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All uses proposed on the subject parcel are defined within the Sketch Plan submittal. Proposed uses include: residential, recreation, and common amenity area.
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	Applicable, the applicant proposes the inclusion of one accessory dwelling unit (ADU) on each lot, excepting the 1/8 acre lots.
9-102: Home occupations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, language in compliance with this Section shall be included within the Protective Covenants for the proposed development.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed 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, this is not proposed as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, the applicant has not proposed that 40% of the units will be essential housing. The applicant has proposed, as outlined in Appendix 20 dated April 18, 2025, to place deed restrictions on 23 of the 45 1/8 acre lots to ensure they are used for essential housing. In addition, the applicant proposes that on 23 other lots within the subdivision, any accessory dwelling unit (ADU) constructed must be designated for essential housing.</p> <p>The subdivision includes 45 1/8 acre lots and 256 standard lots. The proposed restriction on the 256 standard lots would apply to fewer than 10% of potential ADUs and would only take effect if the property owner elects to build an ADU. Because construction of ADUs is optional, there is no guarantee that any of these restricted units will be developed or made available for essential housing.</p>
10-102: Locational standards for residential development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the standards of this Section require that an application for a new residential development shall initially be reviewed for its location relative to existing development and shall be located adjacent to existing population centers, within a municipal three mile plan area or "to a subdivision that is served by a central wastewater treatment system that was platted and approved pursuant to the requirements of the former <i>Gunnison County Land Use Resolution</i>."</p> <p>The proposed development is within the municipal three-mile plan area for the Town of Crested Butte and may be served the East River Regional Sanitation District.</p>
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the standards of this Section apply. The proposed development is within a municipal three-mile plan area of the Town of Crested Butte. The County and the Town do not have an intergovernmental agreement for the three-mile area around the Town.</p> <p>The applicant's responses from Appendix 20, dated April 18, 2025, are shown below in standard font.</p> <p><i>"a. CONDITIONS ARE APPROPRIATE FOR SMALLER LOTS OR GREATER DENSITY. The project shall be considered for smaller lots or greater density when all of the following four requirements are met:</i></p> <ol style="list-style-type: none"> <li><i>1. DEVELOPMENT SERVED BY PUBLIC WASTEWATER TREATMENT SYSTEM. The development is or will be served by a public wastewater</i></li> </ol>

		<p><i>treatment system, by approval of the subject application pursuant to Section 12-106: Sewage Disposal/Wastewater Treatment.</i></p> <p>“...the proposed development will be served by the immediately adjacent East River Regional Sanitation District wastewater treatment system. Preliminary coordination with the District has confirmed adequate capacity to serve the projected buildout of the development. A formal agreement and application for service extension will be submitted in accordance with Section 12-106 during the Preliminary Plan stage.”</p> <p><i>2. DEVELOPMENT SERVED BY OTHER SERVICES AND FACILITIES. To the maximum extent feasible, the development is or will be served by a public water supply, public transportation and other public services and facilities by approval of the subject application.</i></p> <p>“Water Supply: As outlined in the application, the project will be served by existing water rights on the site.</p> <p>Public transportation: The site is within proximity to existing Mountain Express and RTA bus routes. The applicant is interested in coordinating with local transit providers to establish a future stop or service connection. A location for a potential bus stop and shelter is shown on the site plan included in the application.</p> <p>Other public services and facilities: The project team has met with the Crested Butte Fire Protection District to ensure that their standards are met and will continue to work with them throughout the project review process.”</p> <p><i>3. COMPATIBLE WITH NEIGHBORHOOD. The development is compatible with the neighborhood existing when the Land Use Change Permit application is submitted. Methods of ensuring compatibility may include, but are not limited to:</i></p> <p><i>a. PERMANENT COVENANTS TO ENSURE CONTINUED COMPATIBILITY WITH NEIGHBORHOOD USES AND DENSITIES. The proposed development includes permanent protective covenants that, at a minimum, address the following, to ensure that, if approved, it remains compatible with the neighborhood uses and densities that exist as of the date of approval of the Land Use Change Permit:</i></p> <p><i>1. DESIGN STANDARDS. Building exterior design standards.</i></p> <p>“The application includes a draft covenant document that establishes enforceable design and use standards, including design standards. Architectural guidelines will maintain a mountain vernacular aesthetic consistent with the broader valley.”</p> <p><i>2. LANDSCAPING. Landscaping requirements.</i></p> <p>“Low water use and native landscaping requirements will be implemented to reduce water consumption and blend with natural surroundings.”</p> <p><i>3. OUTSIDE PARKING AND STORAGE. Standards and limitations on outside parking and storage.</i></p>
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		<p>“Covenants will limit the number and visibility of exterior parking and storage areas.”</p> <p><i>4. COMPATIBILITY OF USES. Conditions pursuant to Section 13-119: Standards to Ensure Compatible Uses.</i></p> <p>“Covenants will prohibit incompatible commercial or industrial uses within residential zones, per Section 13-119.”</p> <p><i>5. BUILDING SIZE. Building size.</i></p> <p>“Maximum building sizes will be defined to align with those in nearby subdivisions.”</p> <p><i>b. SITE LAYOUT AND DESIGN. The proposed development shall locate buildings and lots to minimize to minimize visual impact.</i></p> <p>“The development plan minimizes visual impact through clustered housing areas with generous buffers and setbacks from major roads, as well as maintenance of key view corridors and open space that mirrors existing rural character.”</p> <p><i>4. IMPACT OF INCREASED DENSITY IS MITIGATED. The decision-making body finds that impacts of the increased density have been reasonably mitigated; methods of mitigation may include, but are not limited to:</i></p> <p><i>a. ADDITIONAL OPEN SPACE. The amount of open space included in the proposed development exceeds the amount required by Section 13-108: Open Space and Recreation Areas by at least ten percent of the total land designated for residential uses within the development.</i></p> <p>A major impact residential project is required to provide 30% open space.</p> <p><i>b. PROVISION OF ESSENTIAL RESIDENCES. Provision of Essential Residences that equal at least ten percent of the total number of residences, in addition to any other applicable requirements of this Resolution.</i></p> <p><i>c. CLUSTERING OF RESIDENCES. Residences are clustered to minimize visual impact and impacts on wildlife habitats as depicted on Wildlife Habitat Maps.</i></p> <p><i>d. PARTICIPATION IN PUBLIC TRANSPORTATION SYSTEM. As applicable, provision of a bus stop or similar facility for use with an existing public transportation system.</i></p> <p>The applicant did not respond to the above standards. If the Planning Commission finds that the proposed lot sizes are not substantially similar to neighborhood parcels the applicant shall demonstrate that the impacts of increased density have been mitigated which may include the above measures. The proposed density is 1.23 units/acre. Please see the table of density comparisons in the memo dated August 25, 2025.</p>
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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, no commercial or industrial uses are proposed as part of this application.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a portion of the subject parcel on the eastern edge along the East River is within the mapped 100-year floodplain.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not within a mapped geologic hazard area.
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the parcel is in a high wildfire hazard area. A copy of the application has been referred to the Crested Butte Fire Protection District and Colorado State Forest Service for review and comment. CBFPD did not provide any substantive comments on the Sketch Plan application and no comments were received from CSFS.
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, a copy of the application has been sent to Colorado Parks and Wildlife (CPW) for review and comment.</p> <p>In a letter dated June 17, 2025, Codi Prior, District Wildlife Manager commented:</p> <p><i>“The proposed subdivision is located within overall elk and mule deer range. It is also within a known black bear-human conflict zone and overall black bear range. The Slate and East River corridors provide habitat for all manner of wildlife, including raptors, waterfowl, migratory songbirds, mountain lions, coyotes, foxes, moose, and fish. The proposed subdivision is also located in bald eagle winter range and great blue heron foraging range.</i></p> <p><i>Since the summer of 2021, CPW has been analyzing movements of elk and mule deer using data derived from radio-collared animals. Some elk summering in northern Gunnison County travel nearly 70 miles between summer range and winter range in the San Luis Valley on the eastern side of the Continental Divide. Radio-collared elk have been documented using the Lacey and DOW LLC property, primarily in the fall from September through November. The irrigated hay meadows and open space on this property provide refuge and forage for elk, which has become increasingly noteworthy as use of nearby public lands has increased over time. Cumulative habitat loss across Gunnison County, resulting from ongoing human development and increasing land uses, will result in a reduced carrying capacity for local wildlife populations. Wild elk, as an example, generally avoid housing developments, which has been corroborated in scientific studies in Colorado (Wait and McNally 2004, Goad et al. 2014) and elsewhere (Cleveland et al. 2012).</i></p> <p><i>If the lower Verzuh Ranch subdivision is approved by the County, CPW recommends the following best management practices intended to help avoid, minimize, and mitigate unnecessary conflicts between people, pets, and wildlife.</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>All outdoor garbage should be secured in certified bear-resistant canisters, or stored in a structure that prevents black bear access. Trash should never be outside unsecured, or in bags or standard canisters.</i></li> <li><input type="checkbox"/> <i>No compost piles should be allowed on the property.</i></li> </ul>

		<ul style="list-style-type: none"> <li><i>□ Landscaping should not include fruit-bearing trees. Fabrics or erosion control materials should be constructed of natural materials and pose a low risk of entrapment or damage by wildlife.</i></li> <li><i>□ Prohibit backyard poultry, waterfowl, and beehives.</i></li> <li><i>□ Prohibit placement of pet food outside.</i></li> <li><i>□ Avoid installing fencing which could prohibit wildlife passage. Where fencing is necessary, adhere to guidelines within CPW's Fencing with Wildlife in Mind Document.</i></li> <li><i>□ Dogs should be leashed and under control at all times unless within a fenced dog park or fenced yard. Roaming domestic animals will interact with wildlife, leading to potential injuries and mortalities. Dogs and cats can chase, harass, and kill wildlife, including fawns, calves, small mammals, reptiles, and songbirds.</i></li> <li><i>□ Outdoor cooking appliances should be cleaned and stored in a protected area.</i></li> <li><i>□ Lighting should be capped from above to help reduce night-sky light pollution, which inhibits nocturnal wildlife behavior.</i></li> <li><i>□ Prohibit feeding, baiting, salting, or other means of attracting wildlife, including bird feeders.</i></li> <li><i>□ Garage doors should remain closed when residents are not outside and in the immediate vicinity to prevent bears from entering and obtaining stored food rewards, such as freezer food, pet food, and trash.</i></li> <li><i>□ Homeowners and tenants should be individually responsible for abiding by all wildlife conflict mitigation measures mandated by the County.</i></li> </ul> <p><i>...From a wildlife conservation standpoint, human development should be viewed both in terms of direct impacts (the actual footprint of the development) as well as indirect impacts (the potential displacement or impact to wildlife that extends beyond the physical footprint of the development). CPW contends that the impact on wildlife and wildlife habitat will extend beyond this project's immediate footprint and direct habitat loss. A development of this magnitude would substantially increase the human footprint in northern Gunnison County in tandem with a growing resident and seasonal human population. In addition to demands on all basic infrastructure and community resources, this project will increase usage of nearby public lands which will necessitate increased collaboration around natural resource sustainability and stewardship. Increased intensity of use on local roads and trails will result in additional habitat fragmentation and potential displacement of wildlife into less desirable or productive habitats. A significant increase in traffic volume on Highway 135 is also likely, which will result in more wildlife-vehicle collisions, further discourage any wildlife movement across Highway 135, and increase the urgency for local wildlife passage infrastructure. CPW continues to advocate that project proponents, County officials, local municipalities, Federal land managers, and State agencies should consider more comprehensive planning, beyond the immediate footprint of proposed developments, to accommodate for what may be a substantial increase in our local human population, and the increased demands on local resources.”</i></p>
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		The applicant responded in a letter dated July 10, 2025 and acknowledged the comments and said that further detail on fencing and noxious weeds will be provided at preliminary plan.
11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the subject parcel includes water bodies within 125 feet and shall comply with the standards of this Section. No development shall occur within the inner restrictive buffer of a water body. A water quality protection plan may be required at Preliminary Plan.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, there are no ridgelines, as defined in the LUR, on the subject parcel.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable, the subject parcel is adjacent to existing agricultural parcels and operations and shall comply with the standards of 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 subject 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 subject parcel is not an inholding in a national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the development of the road system shall comply with this Section. A copy of the application has been referred to Gunnison County Public Works Department and the Colorado Department of Transportation.</p> <p>Engineered road plans and a traffic study are not required at the Sketch Plan stage of a Major Impact project; those elements are required at Preliminary Plan.</p> <p>In an email dated June 12, 2025, Chris Hill, Permit and Right of Way Manager for the County stated:</p> <p><i>“1. The comments provided by CDOT regarding access would need to be addressed before a Gunnison County Access permit could be issued. CDOT will need to issue an access permit and Gunnison County will coordinate with their requirements.</i></p> <p><i>2. The Gunnison County Road and Bridge Standards do not allow for more than one access to an individual parcel unless it can be shown that additional accesses would be significantly beneficial to the safety and operation of the road or the local circulation system.</i></p> <p><i>3. Based on the plans available, it is unclear whether the proposed roads would meet the turning radius requirements for Gunnison County and Crested Butte Fire.</i></p> <p><i>4. The typical road section shown on the sketch plan is similar to the typical section for a Suburban Lane from the Standards. The roadside ditch profiles do not match the profiles from Appendix B of the Standards, but the reduced slope would be acceptable.</i></p> <p><i>5. The statutory speed limit for a residential area is 30 miles per hour. This exceeds most residential expectations. Engineering decisions about design should be made to slow vehicles and reduce speeding complaints and concerns. There may be issues with speeding with this proposed road design. We would</i></p>

		<p>want to understand the intended signing plan better in order to provide additional comments.</p> <p>6. It is unclear if the roads will be deeded to the public or be private. In this area the required ROW may be either 80 or 100 feet for any public road.</p> <p>7. The County would like for any access to the highway to not preclude the future addition of a trail connection between Crested Butte and Crested Butte south.”</p> <p>In an email dated May 30, 2025 from Kandis Aggen at CDOT she stated: “CDOT will require a traffic study and CDOT access permitting for this project. In addition, this is an R-A category highway and per the state highway access code only one access is allowed and must conform to spacing requirements per the code.”</p> <p>Comments from RTA on June 20, 2025 expressed the need for connectivity between subdivisions:</p> <p><i>“Lastly, in order for buses to efficiently serve subdivisions in the county, it is important for developments to be designed so that buses can flow through them. Currently there are nearby several subdivisions that have internal loops, but they are not connected to each other which makes it difficult to serve with public transit. Therefore, the GVRTA requests that the development be connected to by road to the already existing Buckhorn subdivision so that buses could circulate through the subdivisions of Larkspur, Skyland, Buckhorn, and Lower Verzuh Ranch. This would create the possibility of a bus route serving several subdivisions with one efficient route. The alternative would likely be that transit service internal to these subdivisions would be very inefficient and may not be practical in the future.”</i></p> <p>The applicant responded in a letter dated July 10, 2025:</p> <p><i>“The applicant supports new multi-modal connections to the site, which is why a bus stop and the CB-CB South trail alignment are included in the Sketch Plan application. The applicant team has reached out to RTA to discuss the transportation needs for the project and is committed to working with them to balance transportation and access to the site.</i></p> <p><i>The applicant looks forward to discussing specific ideas with the Gunnison County Planning Commission, particularly the viability of a road connection to the Buckhorn subdivision. The applicant does not believe this connection is feasible or desirable given the proximity to existing residential units at Buckhorn. Additionally, the applicant is open to the creation of a parking area near the proposed Highway 133 bus stop to support multi-modal goals and looks forward to reviewing this possibility with the Planning Commission.</i></p> <p><i>If the Sketch Plan is approved, Applicant suggests a condition of approval be included in any Sketch Plan approval requiring a bus stop and pull out areas on each side of Highway 135.”</i></p>
12-104: Trails	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the County has identified a preliminary design for a multipurpose trail from Crested Butte to Crested Butte South along the east side of Highway 135. The applicant has indicated that they are willing to dedicate an easement for the trail on the subject parcel. An easement outside the highway right-of-way would</p>

		<p>be beneficial for users. The applicant also proposes an internal trail system for use by the subdivision residents.</p> <p>In a letter dated July 10, 2025 the applicant stated:</p> <p>“The project proposes an internal trail system to provide pedestrian access throughout the project. These are shown on the site plan and are intended to connect the recreational amenities and different residential areas within the project for bicyclists and pedestrians. The team is also exploring the opportunities to integrate Nordic skiing connections in the winter. Applicant has also agreed to locate a portion of the CB/CB South trail across the Property as part of any final approval. The proposed trails will meet the 6-foot size standards, and specific material for the paths will be determined as part of the Preliminary Plan review.”</p> <p>In a letter dated June 17, 2025, Derrick Nehrenberg of Gunnison County Metropolitan Recreation District stated:</p> <p><i>“We respectfully request that the Sketch Plan application for the Lower Verzuh Ranch include provisions for a future recreation path easement connecting Crested Butte to Crested Butte South. MetRec’s 2025 Regional Recreation Master Plan identifies this connection as a high community priority, reflecting strong public support for safe, non-motorized transportation and recreation access between these communities. Including this easement in the current planning process would ensure this vital regional connection remains viable while avoiding significantly higher costs and complications that arise when easements must be acquired after development is complete.”</i></p>
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the applicant proposes utilization of existing water rights via central wells to serve the proposed subdivision.</p> <p>The application states: “The, water service report, attached as appendix 10 outlines the water supply plan in accordance with the requirements of Section 12-105 of the Gunnison County Land Use Resolution and demonstrates that the water supply is sufficient in terms of quality, quantity, and dependability for the Lower Verzuh Ranch development. The proposal includes use of existing water rights and creation of a private water treatment system.”</p> <p>Appendix 10 of the application states: <i>“The source of water supply for the proposed project will be groundwater and surface water. Based upon the annual and instantaneous estimates of water supplies, four to five production wells may be needed to meet all of the subdivision’s potable water, irrigation, and fire flow needs. The source of water will be groundwater tributary to the East River. The water will be provided through a newly constructed central water supply, storage, and distribution system. The drilling of test wells and conducting of aquifer testing would provide</i></p>

		<p><i>the necessary data to narrow the number of wells required and ensure some level of redundancy.</i></p> <p><i>Surface water will be diverted from the East River for augmentation purposes. Water will be pumped from the river to fill a pond on the property when stream flows in the river are sufficient, such as during spring runoff. Then, during periods of low flow in the East River, releases will be made from the pond under a court approved plan for augmentation to replace the depletions to the river caused by the subdivision's wells, so as to prevent injury to downstream water rights at all times."</i></p> <p>Comments from Wenli Dickinson, P.E., Division of Water Resources Engineer noted:</p> <p><i>"Based on the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., the State Engineer provides the opinion that <b>the proposed water supply will cause material injury to decreed water rights unless the Applicant provides the following:</b></i></p> <ol style="list-style-type: none"> <li><i>1. An adequate and legal water supply source for the community center, such as an amended augmentation plan which includes use for the community center.</i></li> <li><i>2. Identification of an augmentation plan which replaces the out-of-priority depletions for well no. 4872 or commitment to plug and abandon the well upon approval of the subdivision by the county.</i></li> <li><i>3. A subdivision plat upon re-referral to this office."</i></li> </ol> <p>The applicant's attorney, Kendall Burgemeister responded in a letter dated August 26, 2025 and stated:</p> <p><i>"The DWR Comments incorrectly assume that the applicant will rely on a previous plan for augmentation (06CW35). As set forth in my January 27, 2025, letter, the applicant intends to file an application for approval of a new plan for augmentation, the approval of which is (still) likely, in my opinion. Nevertheless, to address the bolded language and the numbered conditions provided in the DWR Comments:</i></p> <ol style="list-style-type: none"> <li><i>A. The decree for the new plan for augmentation will include standard terms and conditions, including those requiring that diversions and replacements be made in accordance with the approved augmentation plan and will be measured to the satisfaction of the Division Engineer and/or Water Commissioner;</i></li> <li><i>B. The plan for augmentation will cover any out-of-priority depletions from the community center;</i></li> <li><i>C. Well no. 4872 will either be augmented or plugged and abandoned upon subdivision approval; and</i></li> <li><i>D. We are happy to share a copy of the proposed final subdivision plat with DWR.</i></li> </ol>
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		<i>In conclusion, I stand by the analysis and opinions in my January 27, 2025, letter and continue to conclude that obtaining Water Court approval of a plan for augmentation based on anticipated levels set forth in the draft Water Supply Plan is very feasible.”</i>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant proposes connection to the East River Regional Sanitation District for wastewater treatment. In a letter dated January 14, 2025 from Michael Billingsley, District Manager he states:  <i>“Subject to Lacy and Dow complying with the Policies and paying the costs associated with the expansion of treatment capacity described above, ERRSD will have sufficient capacity to provide wastewater treatment services to the Project and is willing to provide wastewater treatment services to the Project.”</i>
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 Crested Butte Fire Protection District (CBFPD) and a copy of the application has been referred to CBFPD and Colorado State Forest Service for review and comment. No substantive comments were received from CBFPD and no comments were received from CSFS.
13-102: B.: Location within municipal three-mile plan area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Applicable, the subject parcel is within a municipal three-mile plan. The Crested Butte Area Plan has not been adopted by Gunnison County. A copy of the application has been referred to the Town of Crested Butte.  In Appendix 20, the applicant described the proposed project’s compliance with the Town of Crested Butte’s three-mile plan:  <i>“Three Mile Plan Compliance</i>  <i>The Lower Verzuh Ranch proposal aligns with the Town of Crested Butte’s Three Mile Plan by maintaining a low-density, rural character, clustering residential development, and preserving over 60% of the site as agricultural, open space, and parks.</i>  <i>The project supports Land Use Policy 6 by locating additional density between Highway 135 and Buckhorn Ranch where full utilities are available and connecting to the East River Sanitation District.</i>  <i>A 50-acre hay meadow and preserved ditches maintain the property’s ranching legacy and protect key view corridors along Highway 135, consistent with Natural Resources and Residential Development policies.</i>  <i>Compass Plan Compliance</i>  <i>The project advances the Compass Plan values:</i>  <i>Authentic: Provides varied housing options at different scales and price points; led by a long-time community member with deep local knowledge.</i>

		<p><i>Connected: Supports regional housing needs, adds a potential transit stop, and commits to a CB–CB South trail easement.</i></p> <p><i>Accountable: Concentrates growth near existing infrastructure with a range of densities and lot sizes.</i></p> <p><i>Bold: Balances housing needs with preservation of community character and natural features.</i></p> <p><i>The proposal supports Chapter 2 goals by:</i></p> <p><i>Concentrating growth near existing infrastructure while preserving significant agricultural and open space (over 60% of the property).</i></p> <p><i>Participating in regional land use strategies and minimizing sprawl by focusing development on an identified appropriate parcel with existing utilities and minimal natural constraints.</i></p> <p><i>Providing a mix of lot sizes and deed-restricting 23 of 45 small lots for essential housing, plus requiring essential housing use for ADUs on an additional 23 lots.</i></p> <p><i>Including an anticipated transit stop, walkable layout, and a trail easement to support non-vehicle travel and connectivity.</i></p> <p><i>Overall Findings</i></p> <p><i>The Lower Verzuh Ranch plan supports responsible land stewardship through clustered development, protection of riparian corridors, and maintenance of historic agricultural uses.</i></p> <p><i>It preserves community character by protecting key views and maintaining significant non-development areas.</i></p> <p><i>The project delivers diverse housing options that address critical community needs while respecting cultural, environmental, and historical values.</i></p> <p><i>Its location and design align with both the Three Mile and Compass Plans by combining appropriate development with meaningful land preservation and regional connectivity.”</i></p> <p><i>In a letter dated June 16, 2025 from Mayor Billick, the Town of Crested Butte commented that:</i>  <i>“...While the applicant references alignment with the Town’s Three Mile Plan and Community Compass...we must clearly and respectfully disagree. As proposed, this project reflects exactly the find of sprawling, auto-dependent growth the</i></p>
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		<p><i>Compass seeks to avoid: an isolated pocket of mostly market-rate homes that are unattainable to most of those who live and work here and disconnected from the social, transit, and service infrastructure that helps residents not just live here but thrive here.</i></p> <p><i>...The Town strongly recommends a much higher percentage of deed-restricted housing be required for this development. The essential housing should be determined and targeted based on a rational nexus to documented workforce housing needs, as section 9-602 of the LUR identifies and should connect clearly to the needs identified in the 2024 Gunnison Valley Housing Needs Assessment....legally enforceable definitions of essential housing, along with mechanisms for permanent deed restrictions, should be required.</i></p> <p><i>...Mountain Express does not currently serve this area and does not have the operational resources to expand service without compromising existing routes. The RTA must prioritize efficient regional service and cannot justify deviation off Highway 135 to serve a single, low-density, car-dependent development.</i></p> <p><i>...the Town recommends that project approval be contingent upon the County requiring legally deeded access for a Crested Butte to Crested Butte South trail, with easements secured for two potential alignments:</i></p> <ul style="list-style-type: none"> <li><i>• The preferred easter alignment, as supported by the ranching community</i></li> <li><i>• A highway alignment that connects to the existing Skyland easements on the west.</i></li> </ul> <p><i>...We urge the County to require a more coordinated, realistic mobility strategy that accounts for parking impacts, transit capacity, and trail connectivity before moving forward. Without these considerations this project reinforces car dependency and undermines regional goals for climate action, livability, and equitable access.</i></p> <p><i>...the Town recommends that the project be required to provide publicly accessible recreation amenities (not private to the development) such as community trails and a potential ball field, that are open for use by the entire community.</i></p> <p><i>...The Town strongly recommends that:</i></p> <ul style="list-style-type: none"> <li><i>• Major entitlements not be granted until the Corridor Plan is complete and a regional framework is in place to guide growth of this magnitude.</i></li> <li><i>• If the project is considered ahead of the Corridor Plan, the County apply the full intent of the Land Use Resolution, with specific, enforceable conditions identified previously to ensure this project makes meaningful contributions to regional housing, transportation, recreation, and infrastructure needs.”</i></li> </ul> <p>The applicant responded in a letter dated July 10, 2025:</p>
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		<p><i>“The applicants have noted that they look forward to discussing the important issue of housing affordability with the County during the preliminary plan review phase. The Sketch Plan application includes 15% of the units to be restricted (46 of the proposed 301 units).</i></p> <p><i>The Sketch Plan Application currently includes proposed publicly accessible recreation amenities. This is identified in the text of the application and is included as part of the proposed neighborhood center. Public ball fields are anticipated, but input from the Planning Commission is critical to determining the most appropriate type of community recreation amenities in this location.”</i></p>
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the site plan generally complies with the standards of this section as shown on the site plan included in the Sketch Plan application.
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>Applicable, road setbacks and property line setbacks, are required to comply with the standards of this Section.</p> <p>A detailed site plan which clearly states the proposed setbacks shall be submitted at Preliminary Plan.</p>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the applicant proposes the development of 301 residential lots. The applicant has proposed the following restrictions on residential building size:</p> <p><i>“Total aggregate square footage for all Buildings per Lot shall not exceed 7,000 square feet and the maximum square footage for all single family residences is 5,000 square feet. The minimum square footage for all single family residences is 2,500 square feet, which minimum square footage shall not apply to accessory dwelling units otherwise permitted under these Covenants. In calculating the minimum square footage, garages are not included. All other calculations for square footages shall be completed according to the standards used by Gunnison County for building permits at the time the application is made for the Building.”</i></p> <p>The applicant later clarified that the minimum size does not apply to accessory dwelling units but appears to still apply to the proposed essential housing units on 1/8 acre lots. Staff recommends that a minimum building size of 2,500 square feet for an essential unit is excessive and will make construction and/or purchase unattainable for the local workforce.</p>
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards of this Section shall be applied at the time of building permit application.
13-108: Open Space And Recreation Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, a major impact residential project is required to provide 30% open space. According to the Sketch Plan application, “The proposed development includes approximately 60% open space, including 45% undeveloped open space, with 5.7 miles of trails. Additionally, up to 10 acres of parks and

		playgrounds,10 acres of ponds, and a 50 acre hay meadow are proposed, representing 15% of the total site acreage.”
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, any proposed sign(s) shall meet the requirements of this Section. The applicant may submit designs for any proposed signs at the Preliminary Plan stage.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, parking in compliance with this Section shall be required. Specific detail and location shall be demonstrated at Preliminary Plan.
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, this Section requires that a Major Impact application “shall integrate the elements of the site plan and design, so that the land use change preserves and enhances the unique identity of the site. Landscaping may include plant materials including trees, shrubs, ground covers, perennials and annuals, and other materials including rocks, walls, fences, planters and paving materials.”  According to the application:  <i>“The Lower Verzuh Ranch development’s landscape design will place a strong emphasis on water conservation. Landscaping will be comprised of almost entirely native grass revegetation in order to maintain rural character and reduce water consumption. Irrigation will be used sparingly to support strategic common spaces, ball fields, and to support selective street tree plantings. The neighborhood entrances, neighborhood center, and park spaces will feature minimal landscaping utilizing native county-approved species. The hay meadow will receive irrigation as well. Each lot will be limited to 750 sf of irrigation use.”</i>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant has identified areas of snow storage on the site plan. This will be further refined and reviewed at Preliminary Plan.
13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Any fencing installed at the subject parcel shall comply with the requirements of this Section.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards of this Section shall be applied at the time of building permit application. All lighting proposed on the parcel shall comply with this Section.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant has acknowledged that an Earthmoving Site Revegetation and Noxious Weed Control Plan shall be required for Preliminary plan.
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the design of the sketch plan has been guided by the standards of this Section.  The Preliminary Plan is the step of this overall review in which engineered details are required to be indicated and assure compliance with this Section. Details of grading and erosion control are appropriately required at Preliminary Plan level of review as elements of detailed engineered plans.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, this is a Major Impact subdivision, which may create more than 10,000 square feet of impervious surface area created by road and driveway improvements. A plan pursuant to this Section is required to be submitted in the Preliminary Plan, certified by a qualified professional engineer licensed in the

		<p>State of Colorado, indicating that this project meets the standards of this Section including methods to ensure that drainage will not injure adjacent lands. Documentation of whether a Stormwater Discharge Permit is required for this project by the Colorado Department of Public Health and Environment is also required to be submitted as part of Preliminary Plan.</p> <p>Subject to State standards, storm water runoff is required to be managed onsite, to direct runoff to stable, vegetated areas capable of maintaining sheet flow for infiltration, or to discharge to a storm water conveyance structure, designed to accommodate the projected additional flows from the proposed project.</p>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no water impoundments, as defined in this Section, are proposed as part of this application.</p>
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, this Section notes that, "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:</p> <p><b>1. HAZARDS OR NUISANCES.</b> <i>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 design, location, basic character, or of planned or reasonably expected growth.</i></p> <p><b>2. ADVERSE IMPACTS TO ADJOINING LAND.</b> <i>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.</i></p>



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From: Cathie Pagano, Assistant County Manager for Community & Economic Development  
To: Planning Commission  
Date: August 28, 2025  
Re: Lower Verzuh Ranch Sketch Plan Application (LUC-25-00004)

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### Project Description

Lacy and Dow, LLC has submitted a Sketch Plan application for the Lower Verzuh Ranch Subdivision. The application is classified as a major impact land use change, proposing the development of approximately 450 acres into 301 residential lots ranging from 1/8 acre to 3 acres. Section 7-103: B. states:

*“SKETCH PLAN IS EXPLORATORY. Sketch Plan review provides an opportunity for the County, the applicant, and the public to engage in an exploratory discussion of a proposed land use change, to examine alternative approaches to development of the property, to participate in a process of joint planning and negotiation between the County and the applicant to promote development and land use change which is consistent with the intent and purposes of this Resolution.”*

The plan includes a neighborhood center, 5.7 miles of internal trails, up to 10 acres of parks, 10 acres of ponds, and a 50-acre hay meadow preserved in agricultural production. Approximately 60% of the property would remain in open space. All lots except the 1/8-acre parcels may include an accessory dwelling unit (ADU). The property is located south of the Highway 135/Buckley Drive intersection and is proposed to connect to the East River Regional Sanitation District. Please note that no engineered plans or detailed designs are required nor accepted at Sketch Plan.

### Referral Agency Comments

Town of Crested Butte: The Town noted that the proposed development does not align with the Town’s Compass or Three-Mile Plans as submitted. Concerns include a low proportion of deed-restricted essential housing, a lack of integration with existing services and transit, and the potential for the subdivision to function as an isolated, auto-dependent neighborhood. The Town recommends a significantly higher percentage of enforceable deed-restricted workforce housing, a secured Crested Butte–Crested Butte South trail easement, and a coordinated mobility plan that addresses regional transportation and recreation connections.

Colorado Parks and Wildlife (CPW): Identified the parcel as critical elk and mule deer habitat and within a black bear conflict zone. CPW emphasized the cumulative impact of development on habitat connectivity and recommended mitigation measures, including bear-proof waste storage, wildlife-friendly fencing, prohibitions on attractants, and restrictions on domestic animals.

Gunnison County Public Works/CDOT: Public Works noted that CDOT must issue an access permit and a County permit cannot be granted until CDOT requirements are met. County standards generally allow only one access unless multiple points are clearly justified for safety. Roadway plans need clarification on turning radii, right-of-way widths, and whether roads will be public or private. Public Works also recommended designing to reduce vehicle speeds below the 30-mph statutory limit and ensuring any highway access preserves space for a future Crested Butte–Crested Butte South trail. CDOT added that a traffic study and compliance with state access spacing standards will be required.

Gunnison Valley RTA: Recommended a road connection to the adjacent Buckhorn subdivision to enable efficient future transit service. Without interconnectivity, the ability to provide public transit to the subdivision will be limited.

CO Division of Water Resources: Determined that while the water demand falls within the limits of the approved 2006 augmentation plan, several issues must be addressed. The plan does not authorize water use for a community center, so an amended augmentation plan is required before such use can proceed. Additionally, an existing 1959 stock well (permit no. 4872) must either be included under an amended augmentation plan or plugged and abandoned. Finally, the Division requests submission of a subdivision plat for re-referral to confirm compliance and ensure protection of decreed water rights. The applicant responded that:

*“A. The decree for the new plan for augmentation will include standard terms and conditions, including those requiring that diversions and replacements be made in accordance with the approved augmentation plan and will be measured to the satisfaction of the Division Engineer and/or Water Commissioner;*

*B. The plan for augmentation will cover any out-of-priority depletions from the community center;*

*C. Well no. 4872 will either be augmented or plugged and abandoned upon subdivision approval; and*

*D. We are happy to share a copy of the proposed final subdivision plat with DWR.”*

### **Compliance with Standards and Key Issues**

Essential Housing (LUR §9-600): The applicant proposes deed restrictions on 23 of the 45 1/8-acre lots and essential housing requirements for ADUs on 23 additional lots. Because ADU construction is voluntary, the number of attainable units remains uncertain. When accounting for all potential units (301 primary lots plus 256 possible ADUs), the 46 deed-restricted units represent about 8.3% of the total potential units. The proposed 2,500 sq. ft. minimum home size on essential housing lots is not consistent with typical workforce housing needs and would make affordability difficult to achieve. Additionally, the County has found that deed restricted lots, that do not include vertical construction of the residence, are difficult to sell and do not provide a meaningful contribution to the workforce housing need.

Community Character (LUR §7-102): The limited proportion of attainable housing combined with large minimum home sizes does not reflect the identified needs of the Gunnison Valley’s workforce. The project, as proposed, is weighted toward higher-end units and lacks sufficient mechanisms to provide a meaningful share of deed-restricted, attainable homes that support community character. The development, as currently proposed, is isolated and will likely be significantly dependent on transit via cars. The community has generally expressed a need for more recreation facilities (ball fields, play

spaces, recreation paths) and the applicant has identified some of those amenities may be included in the development.

Residential Density (LUR §10-103)

Section 10-103: C.3. requires that proposed lot size and lot density shall be substantially similar to neighborhood parcels unless the standards of either 10-103: C.3 a or b are met. Staff has provided an analysis of the adjacent parcels and density for reference. The proposed density of Lower Verzuh Ranch is 1.24 unit/acre while the average density of the neighborhood (the adjacent developments for purposes of this table) is 0.18 units/acre. The proposed development’s density of 1.24 units per acre is approximately 6.9 times greater than the surrounding neighborhood average of 0.18 units per acre. Put another way, the proposed density is about 589% higher than the neighborhood average.

	<b>Number of Residences</b>	<b>Total Area/acres</b>	<b>Density (Units per Acre)</b>	<b>Acres Per Residence</b>
<b>PROPOSED LOWER VERZUH RANCH SUBD</b>	557 (301 SFR + 256 Secondary)	450	1.24 units/acre	0.81 acres/residence
<b>BUCKHORN</b>	388	280 acres	1.39 units/ acre	0.72 acres/residence
<b>LACY AGRICULTURAL</b>	0	189 acres	0	0
<b>JAYNES</b>	1	39 acres	0.02 units/acre	35 acres/residence
<b>GUNNISON LEGACY FUND (GUNNISON RANCLAND CONSERVATION LEGACY)</b>	0	1392 acres	0	0
<b>HIDDEN RIVER</b>	35 (17 SFR + 17 Secondary)	270	0.003 units/acre	7.7 acres/residence
<b>EAST RIVER RANCHES</b>	20 (10 SFR + 10 Secondary)	350	0.05 units/acre	17.5 acres/residence
<b>ROZMAN (WEST OF HWY 135)</b>	1	336 acres	0.002 units/acre	336 acres/residence
<b>MCBRIDE RANCH (WEST OF HWY 135)</b>	1	52 acres	0.02 units/acre	52 acres/residence

<b>AVERAGE DENSITY OF EXISTING NEIGHBORHOOD</b>			0.18 units/acre	56 acres/residence
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Transportation and Access (LUR §12-103): Connectivity for public transit and multimodal access, including the regional trail, is a critical component that has not yet been resolved. The applicant has proposed inclusion of an easement for regional trail connection along Highway 135.

Wildlife Impacts (LUR §11-106): The parcel’s location within important habitat areas requires strong mitigation strategies. CPW’s comments on cumulative impacts should be weighed during the review process.

Water and Wastewater (LUR §12-105 and 12-106): The proposal includes a central water system utilizing existing water rights with augmentation and confirmed wastewater service from East River Regional Sanitation District. Detailed engineering and augmentation planning will be required at Preliminary Plan.

**Staff Comments**

The proposed development is a significant number of units in the north valley. As proposed, the development may further exacerbate an acute affordable housing need because of the increased supply of high-end free market lots. The minimum size requirements (which exclude garages) are 2,500 square feet which may price out much of the local workforce. It is unclear whether garages are required to be constructed.

The proposed development lacks a well-conceived plan for multimodal connectivity to the Town of Crested Butte or other neighborhoods and as planned will require all traffic to enter and exit onto Highway 135. CDOT has repeatedly emphasized to County staff the need for parallel and connected road networks along Highway 135 to avoid an expansion of the highway (to four lanes). Staff recommends that the applicant work with RTA and Mountain Express to develop a plan that would provide actual service to this neighborhood in the future.

The applicant has proposed to include “dedicated park spaces that can be programmed based on the desires and needs of the community. The neighborhood center area is anticipated to include a dual use soccer and baseball field.” The applicant has proposed an easement along the highway for a trail connection which is beneficial to the community.

**Next Steps**

- Staff recommends that the Planning Commission conduct a site visit to better understand the parcel and proposal.
- Planning Commission may conduct additional work sessions to identify issues, concerns, and possible changes to the concept.
- Planning Commission should identify if there are any additional submittals or details that should be submitted prior to the next work session.