Beth Baker

From: Patricia Del Tredici <pdel_tredici@hotmail.com>
Sent: Thursday, August 22, 2013 5:02 PM
To: Beth Baker
Subject: Re Project-LUC-13-00005

Dear Ms. Baker,

This note is in regards to Project-LUC-13-00005.
It is my understanding that Forest Service Land belongs to the public, and the Forest Service land around and above Lake Irwin is enjoyed by the public in numerous ways. Please consider the impact that compromising access to our public land in this area would have. The County Commissioners must take into consideration all the aspects of this project and I urge you to keep in mind how much the area is currently enjoyed by so many. Please do not be swayed by dollar signs alone. Public access should not be compromised for the gain of a few.

Respectfully,

Patricia Del Tredici

311G Cement Creek Rd
Crested Butte, CO 81224

Beth Baker

From: shelley Garcia-White <shelleygarciaw@gmail.com>
Sent: Thursday, August 22, 2013 7:01 PM
To: Beth Baker
Subject: Fwd: Scarps Ridge

Begin forwarded message:

From: shelley Garcia-White <shelleygarciaw@gmail.com>
Subject: Scarps Ridge
Date: August 22, 2013 10:57:52 AM MDT
To: Pchamberland@gunnisoncounty.org

I would just like to express my concern about the proposed development of Scarps Ridge!

I would like to see the trail head and access remain in the same location that it has originally served
for public use, in the past 38 years that I have lived here.

I am also concerned about a zip line, boat dock and nine structures ranging in size from 1500 to 8000
square feet. This is a very pristine area with many locals and tourist already enjoying it. To add that much
more traffic and building is above and beyond what any wildlife can endure.

I thought, just fixing up the lodge would be enough for this group of people and I believe it should be
enough.

We don't need a new resort in that area.

Please forward this message of concern to any public officials that are making decision on this project.

Thank You
Shelley Garcia White

Beth Baker

From: Susan Tyzzer <cb4tyz@gmail.com>
Sent: Tuesday, August 27, 2013 11:41 AM
To: Beth Baker
Subject: Project Luc-13-00005

Dear Forest Service and Planning Commission members, It seems to me that there is already an "agreement" in place for the Irwin Lodge Road as well as the area surrounding the lodge. Scarp Ridge LLC already agreed to what the use of the area was and were allowed to have their Cat Skiing operation. To change the deal for the profit and enjoyment of the few is absurd and I encourage you as the public will encourage you to make certain Scarp Ridge LLC holds to the agreement that was first in place. Privatizing the area benefits the few and leaves the rest of the country without what is rightly ours, Public Lands!
Thank you for your time on this matter.
Sincerely ,
Susan Tyzzer
Long time hiker of Scarps Ridge

Sent from my iPhone

USDA United States Department of Agriculture
Forest Service
Gunnison Ranger District
216 N Colorado St.
Gunnison, CO 81230
Voice: 970-641-0471
TDD: 970-641-6817

File Code: 2730
Date: August 23, 2013

Cathie Pagano
Gunnison County Community Development
221 N Wisconsin St, Suite D
Gunnison, CO 81230

Dear Ms. Pagano:

In response to your phone call regarding comments received about the Scarp Ridge, LLC proposal, we have reviewed the easement granting access to their property.

The comment letter states that "item D stipulates that the easement depends on the owners operating a private commercial resort." Clause D of the easement does indeed state that "This easement shall continue for as long as the property served is used for access to a private commercial resort…" It is our understanding that the property would still be operated as a private commercial resort and this easement appropriately grants access for that enterprise. I do not believe that the easement is negated because the proposed resort will look quite a bit different than the original resort.

The same letter refers to "item F" (Clause F) which states that "The rights herein conveyed do not include the right to use the road for access to developments for short-term or long-term residential purposes, unless and until the Grantor and the Grantee agree upon traffic control regulations, rules, and other provisions to accommodate such use of the road." This clause does not preclude access to short-term or long-term residential purposes but rather allows the Forest Service to require and regulate traffic control in those instances. It seems that the rental of rooms in the old Irwin Lodge would meet the definition of short-term residential as well as the rental of the proposed cabins.

In summary, review of the existing easement does not lead me to believe that access for the proposed activities cannot be authorized by the existing easement.

Sincerely,

John R. Murphy
JOHN R. MURPHY
District Ranger

SCANNED

received 8.27.13

Beth Baker

From: Charlie Kerr <ricekerr@bresnan.net>
Sent: Tuesday, August 27, 2013 10:58 PM
To: Beth Baker
Subject: Scarp Ridge Proposal

Dear Planning Commission:

For fifteen years my wife and I have been inviting faraway family and friends to visit and hike with us in Crested Butte. From Pennsylvania, New York, Georgia, Alabama, California, Oregon, and Denver, they have come, old and young, and we almost always take them on the same two introductory hikes to let them sample a bit of the best. To help them with the altitude we first hike from the top of Washington Gulch on 403 to the ridge overview, forty minutes of sheer pleasure. Then before leaving CB we hike up Scarp Ridge from the current trailhead next to the Erwin lodge. The location of this trailhead near treeline, shortening the overall length of the trail to the top, and allowing almost instant access to beautiful alpine meadows and stunning, expansive views, culminating in one of the most impressive mountain ridge vistas in the state and OMG expressions of delight, is essential to the facilitation of this hike. To change the location of this trailhead so that the hike becomes longer or requires more elevation gain will lessen accessibility and pleasure for all but the most fit. What makes this hike so special is that while it is hard, it is not too hard, and the rewards of flower and view begin immediately and culminate in an extraordinary place. Nearly all of our visitors have reached (or slightly surpassed) the comfortable limits of their legs and lungs by the time we have reached the summit ridge, but oh how the view replenishes their spirit and strength.
The current Scarp Ridge trailhead is a precious, economic asset which should not be compromised. Three years ago during a four day visit, our friends from Alabama stood on Scarp Ridge breathless and awed. Last year they rented condo for a week, as they did again this year. Every visit includes a hike up Scarp Ridge. Next year they hope their adult sons will be able join them. Having long ago secured the right of public use of the road to the Erwin Lodge, Gunnison County should insist on maintaining this right and only, if necessary, extend it uphill from its current terminus to accommodate plans for developing the Erwin property. Location, location, location is the Scarp Ridge trailhead's most important asset. Our great grandchildren should have the right to begin their hikes here or slightly above the current site.

Thank you for your consideration,
Charles Kerr
400 Gothic Road #507
Mt. Crested Butte, CO 81225
970-270-0233

8.27.13

Gunnison County Planning Commission
Blackstock Government Center
221 N. Wisconsin, Suite D
Gunnison, CO 81230

Re: Scarp Ridge

Dear Planning Commission Members

I put on a ski mountaineering race in Irwin every early December that markets the Irwin/Crested Butte area. I bring over 60 athletes to our Valley to compete, spend money, and enjoy the high alpine snow for the last three years. There was no way this race would happen if it weren't for the infrastructure that Scarp Ridge, LLC has invested. To that end I support their master plan for improvements and additions. When you take a look at what the European Alps have to offer for visitors Vs. what similar offerings we have in the Rocky Mountains (and specifically this Valley)...this application appears to be a great fit for our tourist based economy.

I am aware of and understand the details of the Sketch Plan Application for the Irwin master plan that was filed by Scarp Ridge, LLC for their 145 acres of old mining claims above Lake Irwin. Those plans include a public parking area, vault toilets, and public trail to intersect an existing trail to the top of Scarp Ridge, renovations to the old Irwin Lodge, up to six single-family cabins, two warming huts, one overlook structure, and one storage shed. I understand this application also includes recreation plans for single-track trails for mountain biking and hiking on private lands as well as a ropes course and canopy tour on private land.

Anyone who fairly evaluates the projects that Scarp Ridge, LLC has completed in Crested Butte and above Irwin would acknowledge that Scarp Ridge, LLC's buildings are attractive and compatible with their surroundings. The application now winding its way through Gunnison County's land use permit process is a continuation of Scarp Ridge, LLC's record of excellence and support for our local community and businesses. We are, after all, a resort community that must continue to attract people to experience the wonders of the high country. Scarp Ridge, LLC's world-renowned and very popular cat skiing operation is testimony to the high quality of its activities. People who must earn a living in this valley appreciate and support Scarp Ridge, LLC's continued collaboration with its local partners, contractors and employees to bring more visitors and media to the Crested Butte area for a high-quality guest experience.

I would like to thank you for your careful consideration of this application, I think the long term, environmentally-sensitive investments Scarp Ridge, LLC is making in our valley have a substantial, positive impact to the local community and guests.

Sincerely,

Bryan Wickenhauser
Race Director for Irwin/LaSportiva Skimo Race
Team Crested Butte Member

Beth Baker

From: Stevan Church <churchstevan@gmail.com>
Sent: Monday, September 02, 2013 8:27 AM
To: Beth Baker
Subject: Fwd: Lake Irwin

---------- Forwarded message ----------
From: **Stevan Church** <churchstevan@gmail.com>
Date: Mon, Sep 2, 2013 at 7:23 AM
Subject: Lake Irwin
To: bocc@gunnisoncounty.org

My name is Steve Church, a resident of Crested Butte for 40 years & a home owner at Lake Irwin for 20 years. What we, the residents of Gunnison County, have at Lake Irwin, is one of the last pristine recreational areas in Colorado. Tourists & locals alike flock to this beautiful area for one reason. To get away from exactlly the kind of development that Scarps Ridge development is proposing.
The solitude is something once gone cannot be recaptured. My family & I own a cabin on the South Shore of Irwin & I can testify that on a windless day every conversation in the campground on the north side of the lake can be distincly overheard. A zip-line or wedding parties would shatter that solitude.
I urge you to leave this unique bit of Gunnison County wild, for the benifit of our children & all the harried masses that visit our area to escape exactly what is being proposed here.
Please do not let the ego & greed of one man ruin this unique area for generations to come. What we have here is far more valuable left alone than any temporary cash injection Scarps Ridge LLC might provide.
Lake Irwin is natures finest work for all of our enjoyment, please do not turn it into an amusment park for a select few.
The Church Family

Beth Baker

From: David Gottorff <educationadventures@hotmail.com>
Sent: Sunday, September 01, 2013 5:54 PM
To: Beth Baker
Subject: Public input RE: Eleven building permit request

8-31-2013

Dear Gunnison County Commissioners,

Thank you for taking the time to consider the public's input regarding Eleven Experiences' request for a building permit and the vacating of two public access easements in the Scarp Ridge area of Irwin, Colorado.

I write you today as an Irwin Resident and registered Gunnison County voter. I would like to inform the Board of County Commissioners about several issues and concerns that I, and many of my neighbors in Irwin, have with the proposal Eleven has put forth. Those issues and concerns include: 1) vacating two public access easements (Scarp Ridge Trail and County Rd 826.1) and relocating the lower section of Scarp Ridge Trail. 2) Eleven Experiences' previous violations of Federal and County permits. 3) The negative impact that authorizing a Building Permit for Eleven to construct 10 structures will have on the culture, community, and environment in the Lake Irwin area.

1) As a year round resident in Irwin, I want to specifically share with the Board issues and concerns I have with vacating the current public access easements and what effect doing so would have on recreation and public access during the winter months in the Scarp Ridge area. Much of the focus of letters from my neighbors to the USFS and Eleven has been on evaluating the effects that vacating both easements would have on hiking and public access during the summer months. While there is a bounty of issues and negative impacts vacating these easements will have on hiking and public access in the Scarp Ridge area during the summer months, I will let others highlight and cover the details of those issues with you.

   First, I would like to point out to the Board that since Eleven has been operating its snow cat skiing operation, Eleven has not honored the rights of the public to use these easements in order to access public land on Scarp Ridge during the winter months. Eleven has for the past three years roped off and placed several "No Trespassing" signs where the Scarp Ridge Trail starts at its intersection with the County Rd. 826.1 easement. The posting and enforcement of these "No Trespassing" signs and closure ropes by Eleven employees has prevented the public from accessing public land via these easements during its winter operation. When I have attempted to access public land in the Scarp Ridge area using the County Rd 826.1 easement, Eleven employees have stopped me and told me that I was not allowed to have skis on my snowmobile, travel by skis along these easements, or go up the Scarp Ridge Trail without their permission. In the past Eleven's employees have threatened me and others with enforcement of this without any authority to do so, or ability to follow through on their harassing behavior.

   I completely disagree with the USFS's statement that rerouting the Scarp Ridge Trail is a "win, win" proposition. Currently, in the winter the Scarp Ridge Trail ascends to Scarp Ridge without going through any highly avalanche-prone terrain, allowing for a safe and manageable route for the public to access Scarp Ridge to ski. The proposed re-routing of the Scarp Ridge Trail, which I hiked with members of the Board during the Eleven site visit on July 19, travels through highly avalanche-prone terrain and would dramatically increase the risk and difficulty of ascending to Scarp Ridge. Re-routing the Scarp Ridge Trail may be feasible for summer access to Scarp Ridge for the public, but re-routing

the Scarp Ridge Trail would essentially eliminate the ability of the public to safely and reasonably access public lands on Scarp Ridge during the winter months. For this reason I consider the proposal a "lose, lose" proposition. Lose, a new trail for summer access that does not benefit the public plus Lose the safe and reasonable access to the Scarp Ridge area altogether in the winter. For me, the trade off is not logical, or acceptable. I implore the Board not to trade safe winter access for the public to public land for a new trail the public doesn't need or want to access Scarp Ridge in the summer.

I also wish to inform the Board that Eleven has built three buildings next to the Movie Cabin that are within the right of way boundaries stated in the County Rd 826.1 easement. Eleven's Movie Cabin restroom building, power building and small cat barn are all partially within the "30 feet from the center" of County Rd 826.1 which the language of the easement uses to define the boundary of the easement. Building three buildings within the boundaries of the County Rd 826.1 easement not only shows a complete lack of respect for the easements, but also demonstrates that Eleven has constructed buildings and facilities that are not compliant with guidelines and boundaries the County has already established. I would also request that the Board of County Commissioners (BOCC) address this issue and direct Eleven to either remove, or relocate, these buildings so that they are no longer within the boundaries of the County Rd 826.1 easement. This building violation should be addressed and remedied prior to the BOCC taking up any other building permit request put forth by Eleven.

When Eleven purchased the Irwin Lodge property, they were fully aware of the Scarp Ridge Trail and County Rd 826.1 easements. If such easements were going to be disruptive to their operation, then why did Eleven decide to purchase the property? Given that Eleven has already illegally built within the easement boundaries and denied the public their legitimate use of the easements in winter, why should the County at this time vacate those easements without a clear benefit to the public? The County Board should not. It would be deplorable for the Board to reward Eleven's disrespectful and illegal actions by vacating the County Rd 826.1 and Scarp Trail access easements. Again, I encourage you to not approve this request.

2) Since Eleven purchased the mining claims associated with the old Irwin Lodge, there has been a constant and disturbing number of violations. Recently, residents of Irwin were informed by the Gunnison County Clerk's office that Eleven does not posses a valid liquor license for serving alcohol at their Movie Cabin facility. Irwin residents have for some time been aware that Eleven was serving alcohol to their guests at the Movie Cabin. However we were not aware Eleven did not have the proper license to do so. Furthermore, Eleven also does not posses the proper license to serve food at the Movie Cabin facility. County officials should consider both of these violations to be serious infractions of County ordinances. The BOCC should observe these violations as examples of how Eleven skirts Gunnison County ordinances to do whatever they please in order to fulfill the needs of their guests.

In 2011, Eleven cut down a large number of standing live trees on USFS land adjacent to their property. Eleven cut down these trees in order to "open up" a forested area so it could be skied with fewer obstacles. Eleven had no authorization from the USFS to cut these trees and did so without regard for the health or ascetics of the public land that Eleven shares with the general public. This incident also demonstrates that Eleven conducts its operations with a complete disregard of the public and the USFS which manages the natural resources for the public.

The USFS has authorized a commercial permit for Eleven, also known as Irwin Backcountry Guides (IBG), to conduct the activities of Hiking and Snow Cat Skiing in the Lake Irwin area. The permit was submitted to the Planning Commission in Eleven's application. A quick glance at Eleven Experiences, or IBG's, Facebook and web pages clearly shows that Eleven has been offering the activities of helicopter-supported fly fishing, off-road Land Rover tours, mountain biking, and paddle boarding and canoeing on Lake Irwin. Although Eleven states that they use their "local partners'" permits to conduct

these commercially guided experiences, the transfer or use of these permits by an organization other than the permitted entity is prohibited and violates the commercial permitting guidelines issued by the USFS. This demonstrates yet another instance of Eleven's disregard for gaining the proper authorization to conduct its commercial operation.

Given the number of previous violations Eleven has compiled, it would be inappropriate to reward this extensive and diverse list of violations with an authorization for building permits that Eleven will surely violate given their attitude and performance in the past.

3) Eleven's request to obtain a building permit for 10 structures, zip-lines, and roads to access these structures will impact the environment and community around Lake Irwin. In its present form, the requested building permit would almost double the size of the Irwin community in both livable square footage and the area of land accessing houses by road. The number and size of the structures, in combination with the roads accessing these structures, would have a large negative impact on the aesthetics of Scarp Ridge for those who visit the area and for those who live in Irwin.

I understand that Eleven is attempting to minimize the size and type of road that will access these structures. However, common sense regarding the details of the structures Eleven proposes to build implies roads that will be large and impactful on the high alpine ecosystem directly above a local source of water for the Town of Crested Butte. Constructing buildings with the amenities Eleven proposes is going to require the use of propane to power and heat those structures. How will that propane be delivered to these buildings? How will emergency vehicles such as an ambulance or fire truck gain access to these structures? Such large vehicles will require full size roads with clearance from trees. Furthermore, the type and size of the structures proposed will require materials and crews utilizing heavy equipment and tools. How will these workers, their material, tools and heavy equipment reach the building sites? Will Eleven employees carry these things in without the use of vehicles? Probably not. I do not believe Eleven when its representative say these materials will be delivered by snow catand therefore there will only be very light and small roads. Will these structures not require concrete foundations and heavy machinery to erect the structures or level the ground? The construction and presence of these roads will destroy high alpine fields of wildflowers and be a visible scar on the landscape, which would be visible from the recreation area of Lake Irwin. Currently the USFS categorizes Scarp Ridge as an inventoried roadless area with recreational and aesthetic value for the public. Approving Eleven's building permit would negate the value of the public land adjacent and connected to Eleven's property, as well as compromise the scenic view of the Lake Irwin recreation area.

In conclusion, I feel that Eleven's building permit and request to vacate existing public access easements in exchange for a trail that is unsafe and unusable travel half of the year should not receive the support of a single Gunnison County Commissioner or Planning Commission member. Not a single thing that Eleven asks you to approve would benefit the County, the visiting public, the USFS campground or the local community in Irwin. If the BOCC were to approve any part of the requests put forth by Eleven, the residents of Irwin and the County could, without a doubt, expect Eleven to completely disregard any and all guidelines or stipulations associated with the approved aspect of their proposal. Eleven has repeatedly demonstrated its willingness to do so and an inch will quickly become a mile, with a lasting and irreversible impact on our Lake Irwin Community. A vote to deny Eleven's proposal is in the best interest of the residents of Gunnison County and Irwin and all the visitors who come to share our beautiful community.

Sincerely,
David Gottorff
Irwin resident and registered Gunnison County voter since 2004

Gunnison County Planning Commission
Blackstock Government Center
221 N. Wisconsin, Suite D
Gunnison, CO 81230

Re: Scarp Ridge

Dear Planning Commission Members

We represent a collective group including, but not limited to, residents of the Gunnison County, business partners of Irwin Backcountry Guides and its affiliate companies, experienced guests of Eleven, subcontractors and business persons who would like to express support for the Scarp Ridge proposal.

We are aware of and understand the details of the Sketch Plan Application for the Irwin master plan that was filed by Scarp Ridge, LLC for their 145 acres of lode mining claims above Lake Irwin. Those plans include a public parking area, vault toilets, and public trail to intersect an existing trail to the top of Scarp Ridge, renovations to the old Irwin Lodge, up to six single-family cabins, two warming huts, one overlook structure, and one storage shed. We understand this application also includes recreation plans for single-track trails for mountain biking and hiking on private lands as well as a ropes course and canopy tour on private land.

Anyone who fairly evaluates the projects that Scarp Ridge, LLC has completed in Crested Butte and above Irwin would acknowledge that Scarp Ridge, LLC's buildings are attractive and compatible with their surroundings. The application now winding its way through Gunnison County's land use permit process is a continuation of Scarp Ridge, LLC's record of excellence and support for our local community and businesses. We are, after all, a resort community that must continue to attract people to experience the wonders of the high country. Scarp Ridge, LLC's world-renowned and very popular cat skiing operation is testimony to the high quality of its activities. People who must earn a living in this valley appreciate and support Scarp Ridge, LLC's continued collaboration with its local partners, contractors and employees to bring more visitors and media to the Crested Butte area for a high-quality guest experience.

We'd like to thank you for your careful consideration of this application, we think the long term, environmentally-sensitive investments Scarp Ridge, LLC is making in our valley have a substantial, positive impact to the local community and guests.

Signed:

Gianni Racosky
PO Box 2634, Crested Butte, Co 81224

Received
9-3-12

SCANNED