

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: October 23, 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 September 4, 2025; September 17, 2025; September 18, 2025; and October 2, 2025 Planning Commission meetings.
- **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.**

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

Public hearing on the proposed Gunnison Area Plan and Special Area Regulations with Gunnison County Planning Commission and Gunnison County Board of Commissioners. The hearing will be conducted in the following order:

1. **Gunnison Area Plan overview**
2. Applicant/staff presentation
3. Questions/deliberation by review body
4. Public comments

**12:00 p.m.**

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

Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change at 3881 Forest Service Road 314 to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development, including four new residential structures (5,089 sq. ft.) and one maintenance barn (4,900 sq. ft.) within a 1.9-acre building envelope in the historic Crystal townsite.

**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, September 4, 2025**

\*\*\*

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

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Commissioner - Bill Barvitski Alt. Commissioner - Catherine McBreen Alt. Commissioner - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Planner I – Caroline Danielson County Attorney – Matthew Hoyt Others present as listed in text
---	--

**Absent:**

**Recused:** Patrick (LUC-25-00004 only)

**Zoom:** Baca

\*\*\*\*

With a quorum present Chairperson Mason opened the September 4, 2025 regular meeting of the Planning Commission at 8:45 am.

\*\*\*\*

**Moved by** Phillips, seconded by Barvitski to approve Planning Commission meeting minutes, dated August 21, 2025. The motion passed unanimously in support.

\*\*\*

Staff announcements/ miscellaneous:

Pagano reviewed the upcoming Planning Commission schedule.

\*\*\*

**Work Session: LUC-22-00028 | Starview Subdivision - Major Impact**

The applicant proposed subdivision of a 96-acre parcel into 129 residential lots. The parcel included 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 would not be restricted but are smaller in size and according to the applicant would be more affordable than the rest of the neighborhood. The applicant was working with the Crested Butte South Metropolitan District for water service and wastewater treatment.

**Staff Comments**

Pagano provided an overview of the application status, summarizing previous meetings, referral comments, and the staff memo. She noted that the meeting was a work session for the revised application.

**Applicant Presentation**

Huresky summarized the revised plan, highlighting improved access accommodating recreation and wildlife, deed restricted housing, water rights, and increased open space. Since the March 31, 2025 submittal, there had been changes to the plat which reduced density and increased the percentage of deed restricted lots. He noted the increased setbacks from the highway, bringing the minimum setback to 218 feet. He noted that there would be 83 open market single-family residence lots. He summarized square footage maximums, ranging from 2800-5,000. He explained that there would be a 90 day short term rental limit. He noted the inclusion of an area for a soccer field and RTA parking. He urged the group to schedule a site visit before the snow falls.

### Staff Comments

Pagano noted the submittal of "Starview Sketch Plan Fact Sheet," which did not contain the same details as the application which was submitted on March 31, 2025.

Huresky explained that there had been some revisions in response to agency comments. Pagano requested a written description of what was being proposed.

### Planning Commission Questions

Mason suggested the applicant provide an overview of what had changed.

Huresky explained the change in open space, showing that the lots on the north property line of the development had been increased to match neighboring parcels but that the maximum building size would be 2800 sq ft.

Phillips inquired about the total number of lots. Huresky confirmed 108.

McBreen inquired about commercial lots, Huresky confirmed the commercial aspect had been removed.

Mason inquired about the viewshed from Hwy 135, Huresky noted that there would be deed restrictions limiting some homes to 1-story, and that the units closest to the highway would be 8 feet below the highway.

Mason inquired about the berms, the applicant noted that the berms would provide sound buffer for the development.

Patrick inquired about their water plan. The applicant noted that they had purchased 60 water shares which would be sufficient.

Phillips inquired about the deed restrictions, noting that a recent housing study showed the need for 75% of deed restricted housing in new developments. Huresky noted that he had seen a need for open market residences, and that meeting higher percentage goals is not feasible. Phillips inquired about the target market for the lots. Huresky noted the target market to be professionals, whether they were locals, part time residents, or moving from out of the valley. He noted the deed restricted lots target market to be locals.

Patrick inquired about minimum square footages. Huresky explained the minimum square footages would be 1,000 sq ft, excluding garages or ADU's.

Phillips asked if the southern open area would be open to the public, Huresky confirmed it would be.

Mason inquired about the build out of the development, Huresky confirmed the intent to build, though nothing could be guaranteed.

### Next Steps

Group directed staff to schedule a site visit.

The applicant was directed to clean up the fact sheet, including a comparison with revisions from the March 31<sup>st</sup> submittal.

Work session ended at 10:08 a.m.

### **Work Session: LUC-25-00004 | Lower Verzuh Ranch Subdivision - Major Impact**

The applicant proposed subdivision of 450 acres into 301 residential lots clustered into neighborhoods centered around a common amenity area. Lot sizes ranged from 1/8 acre to 3 acres. Secondary residences would be allowed on most lots. The proposed development included 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 were proposed, representing 15% of the total site acreage. The applicant proposed central wells and connection to the East River Regional Sanitation District for wastewater treatment.

### Staff Overview

Sean Patrick recused himself from the agenda item due to potential conflict of interest due to his position as the President of Buckhorn Ranch HOA.

Pagano provided an overview of the Major Impact Land Use Change application process.

### Applicant Presentation

Jessica Garrow from Design Workshop, representing the applicant, summarized the project proposal. She noted that the proposal was guided by the context of the area and the desire to create a neighborhood that met community needs. She noted the parcel to be 450 acres, and that the proposal set out to preserve agricultural uses and open space while addressing housing needs. She noted the open space, buffers from the ditches, water rights, pedestrian trails, and the potential for an RTA bus stop. She explained that they would maintain a minimum 300 foot buffer of open space around the entire project.

She explained the mix of lot typologies and the 15% deed restricted lots. She noted that the application was a starting point, and that they wished to work with the Planning Commission.

She noted the residential density of nearby subdivisions (Whetstone and Buckhorn) and explained that the density of the proposal is less than or consistent with these developments.

She explained that the water was sufficient to meet needs of the proposal, and that East River Sanitation District had provided a “will serve” letter for the proposal.

#### Planning Commission Questions

Phillips inquired about the target market of the development. Lacy explained that they were not sure, but that 75% of a previous development (Verzuh Ranch) were locals.

Phillips inquired about the historic barn on the parcel. Lacy noted they had not decided what would happen with the barn.

Phillips noted the demand for deed restricted homes per a recent housing study. Garrow noted that the LUR did not have specific requirements of percentage of deed restrictions. She also noted that 75% deed restricted would not be financially feasible.

Phillips inquired about the possibility of connecting to Buckhorn Ranch to combine RTA stops. The applicant noted that this was not possible without approval by Buckhorn Ranch.

Phillips inquired about transit and walk-ability. The applicant noted the potential of a CB to CB South trail, which would reduce traffic.

McBreen inquired about phases of the project. The applicant noted that they were flexible, but that they were not building out the development.

Group discussed ADU's, the applicant noted that they were not sure if ADU's would be included and that the available water could support it.

Group discussed the possibility of locals owning homes in the development, Mason noted he would like to see a higher percentage of deed restricted lots. Phillips echoed this. Group discussed limitations of deed restrictions.

Barvitski explained that he would like to see tiers of square footages, noting that reduced square footage minimums would make homes more affordable.

Baca inquired about lot clusters and relations with Buckhorn. The applicant noted that there could be limitations on lot clusters outlined in the covenants, and that they had plans to talk with Buckhorn.

Pagano noted that lot clusters are reviewed by the County, and that the BOCC has the ability to deny them. She also noted that CDOT had expressed the need for parallel connectivity along Hwy 135.

Barvitski inquired about including duplexes or triplexes on certain lots. Applicant noted that this could potentially be integrated.

Niederer asked about applying deed restrictions to undeveloped lots and potential sale price limits. Pagano said these are possible but may pose financing challenges.

Niederer asked about their impact through construction and North Valley benefits, and whether the applicant consulted GVRHA. The applicant said not yet but is open to consulting.

Phillips inquired about how the proposal addressed wildlife needs. The applicant noted that the large setbacks and open space addressed these needs.

Mason noted the need for affordable housing.

Barvitski noted that the 40% deed restriction goal was difficult to meet as a developer. Mason noted they could increase the deed restricted lots while also reducing the maximum square footage allowances, explaining that cutting the lot and home sizes reduced the cost of homes.

Group discussed similar deed restricted lots in the community.

McBreen inquired about the housing needs assessment, asking if the need was lowering with recent projects. Pagano noted that each housing study had showed the need for more housing.

Mason inquired about parking at the potential bus stop location; this did not exist in the current plan.

### Next Steps

The group directed staff to schedule a site visit. Phillips urged the applicant to look at numbers to determine the amount of affordable housing that would be feasible. Mason suggested including space for a park and ride. Group discussed affordable housing, expressing that increased density would be tolerated if it meant an increase in affordable housing.

**Moved by** Baca, seconded by Phillips to adjourn the meeting. The motion passed unanimously in support. Meeting Adjourned at 12:00 pm.

**GUNNISON COUNTY PLANNING COMMISSION  
Site Visit Minutes  
Wednesday, September 17, 2025**

\*\*\*

The Gunnison County Planning Commission conducted a site visit with Treasure Mountain Ranch in Crystal Co., **Present:**

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Alt. Commissioner - Sean Patrick	Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson Planning Technician – Aidan McComas
---	---

**Absent:** McBreen, Barvistski

**Recused:**

**Zoom:**

**Site Visit: LUC-24-00008 | Treasure Mountain Ranch Minor Impact**

Stuart Gillespie spoke about proposed upgrades to the Crystal Mill viewing area including added “no parking signs” (free parking, 15-20 spaces provided on Treasure Mountain Ranch property), increased viewing area size with interpretive signage.

Treasure Mountain Ranch (TMR) possesses over 700 acres with various private inholdings within. There is a prescriptive easement for Forest Service access. Four properties nominated through Historic Preservation Commission with no changes to any historical structures without approval. TMR proposed six Boundary Line Adjustments to reduce nonconformities. TMR proposed to stop commercial camping, cited reduced commercial capacity would reduce overall footprint. TMR proposed new structures, four residential and one maintenance barn, constructed beyond main viewing corridor. In new structures, TMR proposed increased defensible space and demonstrated strategy for doing so, including dedicated fire lines with dry hydrants, sprinklers in all buildings. TMR proposed one bed, one bath yurt-like residential structures, clad in natural wood to conform with surroundings, noted all new structures will be on one lot which would be the result of the lot cluster. TMR proposed geothermal well drilling, noted they were close to receiving a permit for. TMR spoke of a potential amendment to their minor impact application for a micro hydro turbine. TMR representative explained the shareholder structure, 12 stakeholders using shared structures with fees used for maintenance and upkeep.

TMR representative noted over the next five years, the number of year-round employees will be reduced. Further noted future year-round staff will number 2-3, working primarily to maintain TMR property throughout the year, and provide support in winter for avalanche forecasting, reporting, and clearing. Noted TMR has 2 EMT trained staff, maintains a helipad for emergencies, and had radio capacity throughout the property due to various repeater locations spread through property.

**Next Steps:** schedule work session, November. TMR requested public work session or public hearing.

DRAFT

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, September 18, 2025**

\*\*\*

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

Chairperson - Roland Mason Commissioner - Julie Baca Commissioner - Fred Niederer Alt Commissioner - Sean Patrick  BOCC - Jonathan Houck BOCC - Liz Smith BOCC - Laura Puckett Daniels	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson Planning Technician – Aidan McComas Others present as listed in text
---	---

**Absent:** Barvitski, McBreen, Phillips

**Recused:**

**Zoom: Baca**

\*\*\*\*

With a quorum present Chairperson Mason opened the September 18, 2025 regular meeting of the Planning Commission at 8:45 am. Mason seated Alternate Member Patrick as a Voting Commissioner.

\*\*\*\*

Neiderer provided substantial comments on the September 4, 2025 planning commission minutes. Group directed staff to revise minutes for approval at the following meeting.

\*\*\*

Staff announcements/ miscellaneous:

Oct 16 meeting is moved to Oct 23. Next meetings are Oct 2 and Oct 23

\*\*\*

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

Discussed the proposed Gunnison Area Plan and Special Area Regulations with Gunnison County planning Commission and Gunnison Board of County Commissioners

**Confirmation of Adequate Public Notice**

Pagano confirmed adequate public notice. Houck noted ex-parte communication with Steve Westbay but explained that the potential deliberation was only to take place during the public meeting.

**Applicant Presentation**

Pagano introduced GAP/SAR, explaining that the plan is intended to support compact, well-planned neighborhoods, housing affordability, and the preservation of agricultural lands and open space, while directing growth into the city core to limit sprawl and reduce impacts on rural roads. She outlined the process, noting that it began in 2022 with the BOCC, City Council, and Planning Commission, continued in 2023 with community engagement, shifted in 2024 to

technical analysis, and resumed in 2025 with public sessions and work sessions with both boards.

Pagano addressed community concerns regarding traffic, density, and loss of land. She stated that traffic studies are guiding improvements to Gold Basin Road, Fairway Lane, and Highway 50, and that developers will be required to meet traffic standards. She explained that moderate density is planned for the South Urban Transition Area, served by County utilities and subject to design standards, with parks, trails, and open space required for developments of eleven or more units. She emphasized that concentrating development within defined areas will help preserve agricultural and public lands.

Pagano noted that by 2029 the Valley will need approximately 1,300 homes, primarily for local workers and families, and that moderate density will allow for a range of housing types to serve different ages and life stages. She explained that the review process will be streamlined to provide predictability while maintaining standards and thorough review of major impact projects. She also described the Wildlife Planning Tool, which identifies low-value habitat near Gunnison as appropriate for growth and rural high-value habitat as areas to preserve, and said the plan will guide regulations addressing wetlands, floodplains, wildfire, and water quality.

Pagano stated that without a plan, sprawl and higher costs will continue, but with a plan, growth will be compact, high-value lands will be preserved, design standards will improve, and impacts will be mitigated.

Mason: opened for comments from the board.

### Public Comments

Monica Carter asked how much of the 1,300 housing units projected as needed by 2029 are being addressed by existing developments and asked about their status.

Landry questioned eliminating public comments from the GAP/SAR process.

Jeff Wilkinson (Fairway Ln) emphasized that new developments must match the character of adjacent neighborhoods.

Mark Kintz stressed that development should be compatible, complementary, and phased over time with local contractors; he tied the housing crisis to a job crisis and said growth is needed but should meet local demand.

Will Halligan asked about current and proposed density regulations in the South Urban Area, whether traffic and utility impact studies have been done, and if the Dunbar tract is suitable for dense development.

Steve Westbay (Fairway Ln) expressed concern for the health, safety, and welfare of Dos Rios 3, said the 120-acre Dos Rios tract cannot handle 10–20 units/acre and would be car-dependent, water-incompatible, and harmful to public process; he opposed the 3-minute speaking limit.

Perry Anderson (Fairway Ln) accepted that development is inevitable but urged that it be compatible with existing density, near city services, and not overburden local roads; he said high density should remain in the city.

John Schaefer echoed concerns about public outreach and said dense development would harm the semi-wetland Tomichi drainage area, infrastructure, and environment; he suggested lower or mixed densities.

Ken Bloomer (Fairway Ln) said high density would degrade quality of life, create urban sprawl, and should be in town; urged cohesive, sensible development.

Dave Taylor supported streamlining, stated public input must remain central and that any approval in sensitive habitats must be applied ethically to all similar cases.

Jeff Lazo (Tomichi Trl) warned of tenfold traffic increases, impacts to Hartman's access, displacement of residents, and loss of property values, said large-scale development should not be expedited and should benefit citizens, not developers.

Steve Jenkins (Tomichi Trl) opposed development on the Dunbar ranch due to environmental and safety concerns, cited inadequate outreach and violations of the master plan; he also said 3 minutes is too short to comment.

Rob Strickland (Tomichi Trl) supported higher density only within city limits and warned development would harm riparian wildlife.

Mark Turner (Fairway Ln) said increased density is incompatible with Gunnison's natural character, would harm wetlands and creeks, and create traffic congestion.

Tama Kinsey (Fairway Ln) raised concerns about groundwater displacement affecting existing homes.

Michelle Burns (real estate agent) warned about effects on home values and said public input is key for cohesive growth.

Mark Lukas (developer, Tomichi Creek Subdivision) stressed local compatibility, warned of traffic and property impacts, and said residents would bear the burden of increased density.

Steve Secofsky opposed eliminating public hearings, saying the public must have input in approvals.

Angelina Harvey said residents give the neighborhood its character, and development at the end of Fairway Ln would harm that character and increase traffic.

Cindy Jenkins said many residents were unaware of the meeting, hoped environmental constraints would limit development, and noted affordability challenges.

Bill Sammons said the commission is disrupting quality of life, harming property values, and must ensure transparency.

Gary Dollyard said public notice was inadequate, the wildlife corridor should not be developed, and uranium in water threatens development.

James Sanomson asked if the Dunbar parcel is being annexed and echoed concerns about traffic, water damage, and protecting wildlife corridors.

Public comment is closed at 11:06am

### Staff Comments

Pagano: No development is currently proposed. This plan is intended to guide future development and respond to Dos Rios concerns. Any current projects are reviewed under the existing Land Use Resolution (LUR). Annexation only occurs at the request of a landowner.

Smith: This plan is not an approval of any specific project. Neither the County nor the City is purchasing or developing public land. Annexation and land acquisition are separate processes.

Mason: Asked Pagano to explain the administrative review process.

Pagano: Developments of three or more units must go through administrative review. The timeline depends on project scope. Public hearings are held for input, and projects meeting certain thresholds must submit permits for staff review under local and state regulations. The GAP/SAR system is used for this process.

### Staff and Commission Response

Pagano emphasized the need for housing, noting Whetstone's approval. She clarified that Gunnison Rising is a private project still requiring full review, Westhorn is only a proposal, and the GAP/SAR creates a regulatory framework while market forces drive development. She said the goal is to streamline reviews without removing regulations or public input.

Houck asked about the public process; Pagano explained that minor items like replats do not require public hearings, with staff ensuring compliance. Puckett-Daniels stressed balancing transparency and timeliness, noting the process is often seen as a barrier.

Mason asked what is currently allowed under the LUR. Pagano said single-family homes and ADUs are permitted by right, parcels over 35 acres can be divided without review, and smaller divisions require county review. She added that the GAP/SAR aims to make density more predictable in response to housing shortages and high costs. Smith noted it also protects corridors, open space, and agricultural lands. Staff emphasized developers are responsible for traffic, utility, and environmental studies, and that existing stormwater, groundwater, and wildlife protections remain.

Pagano said higher density near utilities uses land efficiently, mixed-use housing is allowed, and there is no evidence density lowers property values. Subdivision signage and environmental protections remain in place.

Seminick outlined GAP/SAR revisions: clearer maps, simpler text, consolidated review sections, updated tables, stormwater and landscaping requirements, and possible graphics. Mason raised concern about densities over 20 units per acre; Seminick said such projects would require rigorous standards and deed restrictions.

Puckett-Daniels questioned triggers for administrative review. Seminick said distinctions are now clearer and prohibited uses added. Pagano noted compatibility is subjective and new projects may not resemble existing neighborhoods.

San Filippo explained this is a legislative process, so judicial due process does not apply, and time limits on public comment are permitted. Staff agreed to improve meeting structure with presentations, deliberations, and a separate comment period. Neiderer and Patrick supported allowing more time for public comment, while Mason, Houck, and Puckett-Daniels favored continuing the hearing, clarifying the agenda, and ensuring the public knows when comment is allowed.

Neiderer stated that no decision has been made on the proposal. He emphasized the importance of public comments and noted that while the County follows established rules, changes to those rules may be necessary.

Pagano clarified that the property owner has contacted staff about possible future development, but no formal application has been submitted.

Smith observed that most comments focused on a single location rather than the overall GAP/SAR plan. He acknowledged concerns about potential density but noted that it remains hypothetical. He encouraged the public to continue submitting comments to help address both potential development and existing property issues.

Puckett-Daniels stated that she has not made up her mind and thanked the public for participating. She noted that many issues still need to be addressed, that outreach is important, and that the South Urban Transition Area is only one part of the overall process. She emphasized the need to balance tradeoffs and provide housing and quality of life for the community.

Houck reminded attendees of the three-minute limit for public comment to ensure fairness. He addressed concerns about uranium remediation, water, air, and soil quality. He clarified that there is no proposal specifically for low-income housing. He also noted that compatibility in the area includes a mix of residential, commercial, and industrial uses, all of which affect wildlife. He encouraged continued engagement as the process moves forward.

Puckett-Daniels asked Seminick for clarification on design standards.

### Next Steps

Group directed staff to continue the public hearing to Oct. 23 at 9am.

Meeting Adjourned at 12:51pm

**GUNNISON COUNTY PLANNING COMMISSION  
SITE VISIT MINUTES  
Thursday, October 2, 2025**

\*\*\*

The Gunnison County Planning Commission conducted site visits.

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Alt. Commissioner - Sean Patrick	Director of Planning – Hillary Seminick Planner II – Rachael Blondy Planning Technician – Aidan McComas Others present as listed in text
---	---

**Absent:** Barvitski, McBreen  
**Recused:** Patrick (LUC-25-00004 only)  
**Zoom:**

\*\*\*

**Site Visit: LUC-25-00021 | Henke Subdivision – Minor Impact**

Requested to subdivide a 3.63-acre Lost Canyon parcel at 511 Roper Ln, Gunnison into two 1.81 acre lots.

The applicants presented their site to the Commission, noting the subdivision boundaries marked with stakes and explaining that each resulting parcel would be just under two acres. They stated the west parcel would be used for livestock and storage, and the east parcel for a residence.

Commissioner Baca asked about permitting for recent work and noted the presence of new access points. Schmidt confirmed no access permits had been issued and that the current access points are unpermitted. The applicants discussed potential abandonment of existing drainage ditches along Roper Lane, and Schmidt clarified that the ditches must remain functional but could be relocated to accommodate the required 22-foot road width.

Schmidt reported that Roper Lane has been improved but does not meet the County’s 22-foot standard for two-lane roads, emergency vehicle access, and safe passage. He further noted deficiencies with the Lost Canyon Bridge, including outdated signage, the absence of single-lane warnings, and unverified modifications to structural members not documented in the most recent inspection. He explained that any bridge modifications would require engineering review, though the Lost Canyon Bridge Association submitted a letter affirming the bridge is in working order.

Schmidt reported

In response to an applicant inquiry, Schmidt stated a waiver of the road width standard could be applied for, subject to Board approval and staff support if requirements are met.

**Next Steps**

The Commission and staff agreed to schedule a work session with the applicants to address access points, road width requirements, and bridge considerations.

**Site Visit: LUC-22-00028 | Starview Subdivision – Major Impact**

The applicant proposed subdivision of a 96-acre parcel located at 48 County Road 740, at the southeast corner of Highway 135 and County Road 740 (Cement Creek Road), into 107 units, including 24 affordable housing units.

The applicants presented a new plat map and noted that colored stakes had been placed on the site to correspond with points on the map. They described the site's topography, explained that grading would be required for internal roads, and outlined the proposed roundabout design, including speed reduction features along Highway 135 and the intended radius of the roundabout.

Schmidt stated that both the County and the Colorado Department of Transportation (CDOT) would be responsible for reviewing the design. He noted that a traffic study would be required and that the final roundabout design would reflect the study's findings. He further explained that eligibility for State funding would require County support and long-term maintenance commitments.

The applicants also described the design of berms along the site, stating they would be approximately 12 feet high, offset and disconnected, and intended to reduce highway noise.

**Next Steps**

The Commission and staff agreed to schedule a work session on November 6, 2025.

**Site Visit: LUC-25-00004 | Lower Verzuh – Major Impact**

The applicant proposed subdivision of 450 acres into 311 residential lots ranging in size from 1/8 acres to 3 acres. The parcel is legally described as 450 acres in Sections 7, 8, 17, and 18, Township 14 South, Range 85 West, 6<sup>th</sup> p.m.

Applicants presented recent updates to the site plan, noting the removal of Accessory Dwelling Units (ADUs) and an overall increase in units with the addition of 90 workforce housing units, including 40 single-family. Transit parking was increased to approximately 40 spaces. Adjustments were made to the community park and augmentation pond to accommodate the workforce housing, and applicants explained that the percentage of open space was reduced from 61% to 59.7%. The number of multi-family lots increased to 17, while the number of 1/8-acre lots was reduced to 40 and the number of 1/4-acre lots reduced to 163.

Applicants addressed potential East River public access, stating plans are not finalized but will balance resident privacy and conservation. They explained that the ditch system will retain main ditches with a 150-foot buffer (75 feet on either side), while smaller irrigation ditches will be removed. The main ditches will remain unfenced, serve as a visual amenity, and continue delivering water to downstream users. Applicants also noted the proximity of a sanitation facility on the northeast property boundary and stated that odor containment will be addressed.

Applicants described planned amenities, noting that a community gathering building and ball fields will be open to the public. Trails within the neighborhood will be reserved for residents,

while the public trail connection from Crested Butte to Crested Butte South will follow Highway 135. Applicants further stated the hay meadow will not be fenced and that internal fencing within the property will be removed.

#### Next Steps

The Commission and staff agreed to hold a work session on November 6, 2025

DRAFT



Gunnison County Community & Economic Development Department

Phone: (970) 641-0360

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

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

---

**To:** Gunnison County Board of County Commissioners and Planning Commission

**From:** Cathie Pagano, Assistant County Manager for Community and Economic Development and Hillary Seminick, Planning Director

**Date:** October 23, 2025

**Subject:** Draft Gunnison Special Area Regulations (SAR) Continued Public Hearing & Gunnison Area Plan

---

At the joint public hearing on September 18<sup>th</sup>, 2025 on the draft Gunnison Special Area Regulations, the Planning Commission requested that staff explicitly note in the agenda that the continued hearing will be conducted with the following order of operations:

1. Applicant/staff presentation
2. Questions/deliberation by review body
3. Public comments

For the October 23rd hearing the Planning Commission and Board of County Commissioners indicated the need to deliberate and discuss the proposed draft Gunnison Special Area Regulations (SARs).

Staff has also provided the draft Gunnison Area Plan for review and discussion.

#### **Staff Recommendations on SAR Revisions**

Based on the input received at the last public hearing staff recommends the joint body consider the following revisions to the SARs:

- Increase in maximum lots size for single family and duplex lots. Increasing the maximum lot size will allow greater flexibility in development design that may improve compatibility with neighboring properties. Staff recommends a maximum single family lot size of 11,000 square feet (just over ¼ of an acre) and a maximum duplex lot size of 6,000 square feet.
- Reduce the minimum dwelling units per acre to 7 units/acre and the maximum to 17 units/acre. Further reductions in the minimum threaten to create more typical suburban and sprawling development patterns.
- Require a minor impact land use change permit for more than 17 units/acre to allow for public input.
- Add language that requires developers create appropriate neighborhood transitions:
  - New development shall be designed to respect the character and scale of adjacent neighborhoods. Higher-density or taller buildings shall be located toward the interior of

a site, with appropriate buffering, stepbacks, or transitions provided where development abuts existing single-family homes. The intent is to avoid abrupt changes in scale, such as placing large multi-story buildings directly adjacent to single-family residences.

	<b>Max. Lot Size (Single family)</b>	<b>Max Lot Size (duplex)</b>	<b>Min. Units/Acre</b>	<b>Max Units/Acre (w/o additional review)</b>
<b>Current Draft</b>	9,000 sq ft	4,500 sq ft	10	20
<b>Proposed Revisions</b>	11,000 sq ft	6,000 sq ft	7	17

Staff has completed an analysis of three possible development scenarios on a 10-acre parcel.

**Scenario A – Edge-Friendly, Meet the Minimum**

- Target density: ~7 units/acre (minimum).
- Unit yield: ~55 units on 10 acres.
- Typical mix:
  - Single-family (7,500–11,000 sf lots) at edges → 18–20 units.
  - Duplexes (6,000 sf lots) → ~30 units.
  - Cottage court/townhomes in interior → ~5 units.
- Transitions: Taller or denser housing types are placed away from existing single-family homes. Buffers, setbacks, or landscaping soften the edge.

**Scenario B – Middle-of-the-Road, Balanced Production**

- Target density: ~12 units/acre.
- Unit yield: ~94 units on 10 acres.
- Typical mix:
  - Single-family along edges → 16–18 units.
  - Duplexes → 44–48 units.
  - Townhomes or small flats in interior → 28–30 units.
- Transitions: Stepdowns in height and density along shared property lines; taller forms move toward the site interior.

**Scenario C – Upper-Range, Within Cap**

- Target density: ~17 units/acre (maximum).
- Unit yield: ~133 units on 10 acres.
- Typical mix:
  - Single-family at edges → 10–12 units.
  - Duplexes → 50–56 units.

- Townhomes/stacked flats interior → 65–70 units.
- Transitions: Edge conditions are limited to lower-scale forms; larger, taller buildings concentrated in the site interior, buffered from existing single-family homes.

### **Benefits/Challenges of Proposed Revisions**

#### **Benefits of the Revised Requirements**

- **More Housing Choices:** By requiring at least 7 homes per acre and allowing up to 17, the rules encourage a mix of housing types; single-family homes, duplexes, townhomes, and small multifamily buildings, rather than only large-lot homes.
- **Neighborhood Compatibility:** Larger single-family lot sizes (up to 11,000 square feet) can be placed along edges to blend with existing neighborhoods. A performance-based standard ensures taller or denser buildings are stepped back or buffered, so new development transitions smoothly next to existing homes.
- **Balanced Approach:** The maximum density is lower than earlier drafts (17 instead of 20), responding to neighbor concerns, while still enabling more housing supply.
- **Flexibility for Developers:** Builders have multiple ways to meet the standards, which helps projects move forward while ensuring community priorities, like compatibility and more housing, are met.
- **Clear Expectations:** The rules set a framework that is predictable for the public, developers, and decision makers, reducing uncertainty about what can be built.

#### **Challenges of the Revised Requirements**

- **Fewer Homes Overall:** Compared to higher density options, this approach will produce fewer total housing units. Over time, that may make it harder to fully meet local housing demand.
- **Risk of Limited Variety:** Developers may rely heavily on single-family and duplex homes, which could limit the diversity of housing types and price points unless projects are carefully designed.
- **Efficiency of Infrastructure:** At the lower end of the density range (7–10 homes per acre), it costs more per home to build and maintain roads, water, sewer, and other services.
- **Design and Enforcement:** The performance-based standard for transitions (rather than a fixed height limit) gives flexibility but requires careful review to ensure new development truly respects neighboring homes.
- **Market Considerations:** If market demand leans strongly toward single-family homes, developers may choose to build near the minimum density, which reduces the number of units added to the community's supply.

### **Staff responses to other public comment:**

#### **High Water Table**

Several members of the public expressed concerns related to high ground water levels in the area and how future development may exacerbate current conditions.

We recognize the community's concerns about high groundwater levels in parts of the Dos Rios neighborhood, especially near Fairway Lane. Much of the adjacent land is currently in use as irrigated hay meadows, which means large amounts of water are intentionally added to the ground every season.

If these areas were developed in the future, that type of flood irrigation would likely stop. By removing this additional source of water, overall groundwater levels in the immediate area could be reduced rather than made worse.

That said, any development proposal would be required to meet strict engineering and drainage standards. This includes careful design of stormwater systems, groundwater management strategies, and protections for nearby properties. These requirements are intended to ensure that new development does not worsen existing groundwater conditions and, where possible, helps improve them.

## **Uranium**

The U.S. Department of Energy (DOE) completed cleanup of the Gunnison Uranium Mill Tailings site in 1995 under the federal Uranium Mill Tailings Remedial Action (UMTRA) Project. More than one million tons of contaminated soil and material were moved to a secure disposal cell about six miles east of Gunnison, where it is managed in perpetuity by DOE's Office of Legacy Management.

The only parcel affected by direct surface contamination was the Gold Basin Industrial Park, where cleanup, capping, and institutional controls addressed risks. The site was remediated in the 1990s. However, groundwater beneath the site remains contaminated and "Uranium concentrations below the standard but above background levels have been identified in groundwater samples collected approximately 7,000 feet downgradient from the site," ([DOE Fact Sheet](#)) which is why the County restricted new well development in the larger area and connected eligible homes to central water in the 1990s. DOE and CDPHE continue to monitor groundwater regularly.

To protect public health, the County adopted Special Area Regulations for the Gold Basin Industrial Park that establish clear institutional controls, defining permitted and prohibited uses in alignment with DOE and CDPHE guidance. No areas outside of the Industrial Park required further mitigation or land use restrictions. This DOE Fact Sheet and related website may be helpful in providing additional information.

- **Development Safety:** The ~110 acres near Dos Rios were never contaminated and have no restrictions. Within the Industrial Park, use is safe with safeguards: slab-on-grade (no basements), radon mitigation, HVAC standards, and non-residential occupancy.
- **No 100-Year Waiting Period:** The 100-year reference applies only to groundwater modeling. Current monitoring and regulatory oversight show radiation levels far below health benchmarks.
- **Ongoing Oversight:** DOE and CDPHE conduct annual groundwater monitoring; central water was extended in the 1990s as a precaution. No contamination has been detected in residential supplies.
- **Land Use Controls:** Only the Industrial Park requires special construction practices; other neighborhoods and rural lands have no uranium-related restrictions.

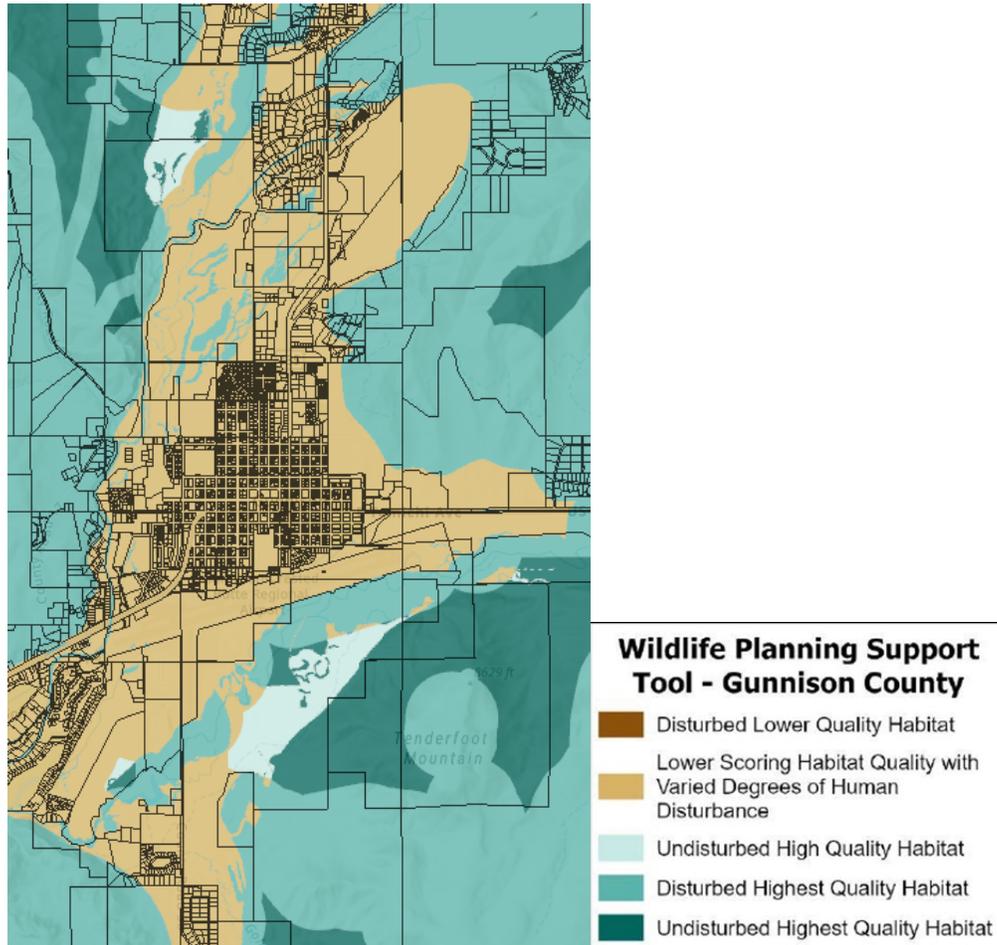
The site was fully remediated, safeguards are in place, and nearby properties remain safe for current and future use.

## **Wildlife**

Lands included within the Gunnison Area Plan have been specifically selected because they are lower quality wildlife habitat. As shown in the Wildlife Planning Tool, the majority of the parcels included, especially along the valley bottoms and highways are described as "lower scoring habitat with varied degrees of human disturbance." The goal of the plan is to preserve high quality undisturbed and disturbed habitat. According to Brandon Diamond, Area Wildlife Manager for Colorado Parks and Wildlife

the sagebrush ecosystems that are present along the hillsides and areas outside the city limits (not valley bottoms) provide some of the most critical wildlife habitat in the County:

*“Two noteworthy attributes of the Gunnison County Tool include the occupation of the largest remaining subpopulation of Gunnison sage-grouse, which are Federally Threatened under the Endangered Species Act (ESA), and the exceptional ecological value of the sagebrush ecosystems found throughout the low and mid-elevations of the Gunnison Basin. The highest quality habitats depicted in the Gunnison County Tool are significantly driven by these two attributes within the model.”* Gunnison County Wildlife Planning Support Tool



### **Gunnison Area Plan**

The attached Gunnison Area Plan (GAP) is an advisory *policy* document with recommendations to achieve development outcomes such as compact, traditional neighborhoods and connection to utilities. The Gunnison Special Area Regulation (SAR) is the *regulatory* document that operationalizes the Gunnison Area Plan. The GAP is a collaboration between Gunnison County and the City of Gunnison, which fulfills the State of Colorado’s requirement for a three-mile plan.

*The GAP’s purpose and goals:*

- Support affordable and attainable housing
- Streamline development processes
- Coordinate infrastructure and utility planning
- Align land use in the specified area with the County’s Strategic Plan

The Planning Commission will make a recommendation on adoption of the Gunnison Area Plan to the Board of County Commissioners.

**Next Steps**

Planning Commission may close the public hearing and provide staff direction on any revisions to the SAR and/or GAP. Per Section 1:110: B.1.e. the Planning Commission shall make a recommendation on the proposed special area regulations to the Board of County Commissioners. The Commission may make a recommendation at the October 23<sup>rd</sup> meeting or may make it at a future meeting.

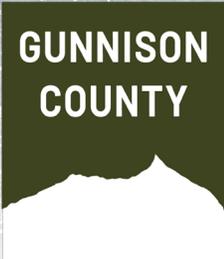
**Summary of public comments from the September 18, 2025 public hearing:**

**Key themes from the September 18 hearing included:**

- Housing Need: Support for more housing but preference for gradual, phased growth targeted to local workers.
- Density & Compatibility: Concerns about higher densities being too urban; calls for smoother transitions.
- Traffic & Infrastructure: Worries about congestion and questions about who pays for upgrades.
- Environmental & Health: Concerns about wetlands, wildlife habitat, flooding, and uranium legacy issues.
- Quality of Life: Concerns about neighborhood character, property values, and safety.
- Process & Input: Requests for more transparency, outreach, and opportunities for hearings.
- Affordability: Skepticism that projects will result in truly affordable housing.



# GUNNISON AREA PLAN 2025



Prepared by

**DESIGNWORKSHOP**

22860 TWO RIVERS ROAD #102

BASALT, COLORADO 81621

970-925-8354

# CONTENTS

<b>INTRODUCTION .....</b>	<b>1</b>
Importance of the Plan	4
Purpose of the Plan	5
Guiding Principles	6
Planning Process Overview	7
Statutory Requirements	8
<b>GUNNISON AREA PLAN FRAMEWORK.....</b>	<b>11</b>
Regional Coordination	12
City of Gunnison Urban Growth Boundary	14
Jurisdictional Review and Annexation Process	15
<b>URBAN TRANSITION AREA DESCRIPTIONS.....</b>	<b>17</b>
Urban Transition Areas Overview	18
City Urban Growth Boundary	20
North Urban Transition Area	24
South Urban Transition Area	28
Rural Transition Area	32
Rural Area	36
<b>CONCLUSION.....</b>	<b>38</b>



# Introduction

# IMPORTANCE OF THE PLAN

The Gunnison Area Plan is a shared roadmap for how the City of Gunnison and Gunnison County will collaborate to guide growth over the coming decades. Developed through significant public engagement, the Plan reflects the community's clear desire for compact, well-planned neighborhoods; the protection of agricultural lands and open space; stronger community connectivity; and the preservation of wildlife habitat. It answers a central question: how can our community meet the demand for housing, services, and infrastructure while protecting the rural character and landscapes that make Gunnison unique?

## WHY THIS PLAN MATTERS

Gunnison is growing, and decisions made today will shape the Valley for generations. Without clear direction, growth could result in sprawl across the landscape, driving up costs for infrastructure, threatening agricultural lands and wildlife habitat, and making housing even less attainable for local workers and families. This Plan provides the framework to focus growth near the City core and within designated areas while preserving the open lands, water resources, and rural identity that residents deeply value.

## WHY NOW?

Based on findings from the final 2024 Gunnison Valley Housing Needs Assessment, we understand that the Valley needs roughly 1,300–1,550 homes by 2029, and at least 75% must be priced below market to serve local residents and the workforce. Housing availability directly affects our businesses, services, and our community's quality of life and requires pro-active policy setting to ensure that we meet our community's housing needs and goals.

## OUTCOMES WE SEEK

This Plan is not about growth for its own sake. It is about shaping growth to reflect Gunnison's values: a thriving local economy supported by attainable housing, resilient infrastructure, preserved working lands, and healthy natural systems. The outcome is a Gunnison that grows smarter, not just bigger—a community where

residents can afford to live, businesses can hire and keep workers, children can walk safely to school, and the landscapes that define our identity remain intact.

## WHAT THIS PLAN DELIVERS

This Plan provides direction across several key policy areas including:

- **Housing Choice and Affordability** – This plan directs new neighborhoods into areas where infrastructure exists allows for a wider mix of housing types, including attainable homes for workers, seniors, and families.
- **Efficient and Fiscally Responsible Infrastructure** – This Plan supports phased growth that is well coordinated with utilities, roads, parks, and services ensuring future development is efficient and sustainable.
- **Walkable, Connected Neighborhoods** – This Plan promotes compact development patterns that support safe streets, sidewalks, trails, and transit connections, improving daily life for residents and reducing reliance on cars.
- **Preservation of Rural Lands and Community Character** – This Plan sets clear boundaries for future growth to help protect agricultural lands, wildlife corridors, and the scenic views that define Gunnison.
- **Streamlined Development Review** – This Plan promotes coordinated processes to reduce permitting time and costs, improve predictability for property owners and developers, and ensure that projects advancing community goals can move forward more efficiently.
- **Alignment Across Governments** – By linking City and County policies, annexation, and utility planning, this Plan ensures consistent decision-making and predictable outcomes for property owners and residents.

# PURPOSE OF THE PLAN

The Gunnison Area Plan is intended to align with, and support, the land use vision and policies outlined across City of Gunnison and County planning documents (further outlined on page 7), fostering sustainable growth and development in the region.

The Plan focuses on responsible land use management and infrastructure development within a three-mile radius surrounding the City limits. By prioritizing compact, mixed-use development patterns that enhance connectivity and reduce urban sprawl, the Plan mirrors the community's goals of promoting vibrant,

walkable neighborhoods while preserving open spaces and natural resources. Emphasizing diverse housing options, improved transportation networks, and integrated green spaces, the Plan not only supports economic vitality and community resilience but also ensures that development adheres to environmental stewardship principles supported by the greater Gunnison community.

This Plan will help guide future land use decisions, ensuring a balanced approach to meeting the community's needs and vision for future development.

## WHAT DOES SUCCESS LOOK LIKE?



### More Housing Choices

Residents have access to new neighborhoods with more attainable housing units including cottages, townhomes, small apartments, and ADUs that fit the local character and incomes of teachers, first responders, healthcare workers, and service workers.



### Connected Places

Daily needs for residents is met within a short walk or bike ride, residents will have access to safe links to transit with the ability to have fewer long car trips.



### Working Lands & Protected Habitats

Growth is directed to areas that are serviced by utilities, roads and parks, and the community's rural landscapes and wildlife corridors are conserved.



### Efficient Infrastructure

Annexation is phased in order to adequately and efficiently expand water and sewer capacity for new development.



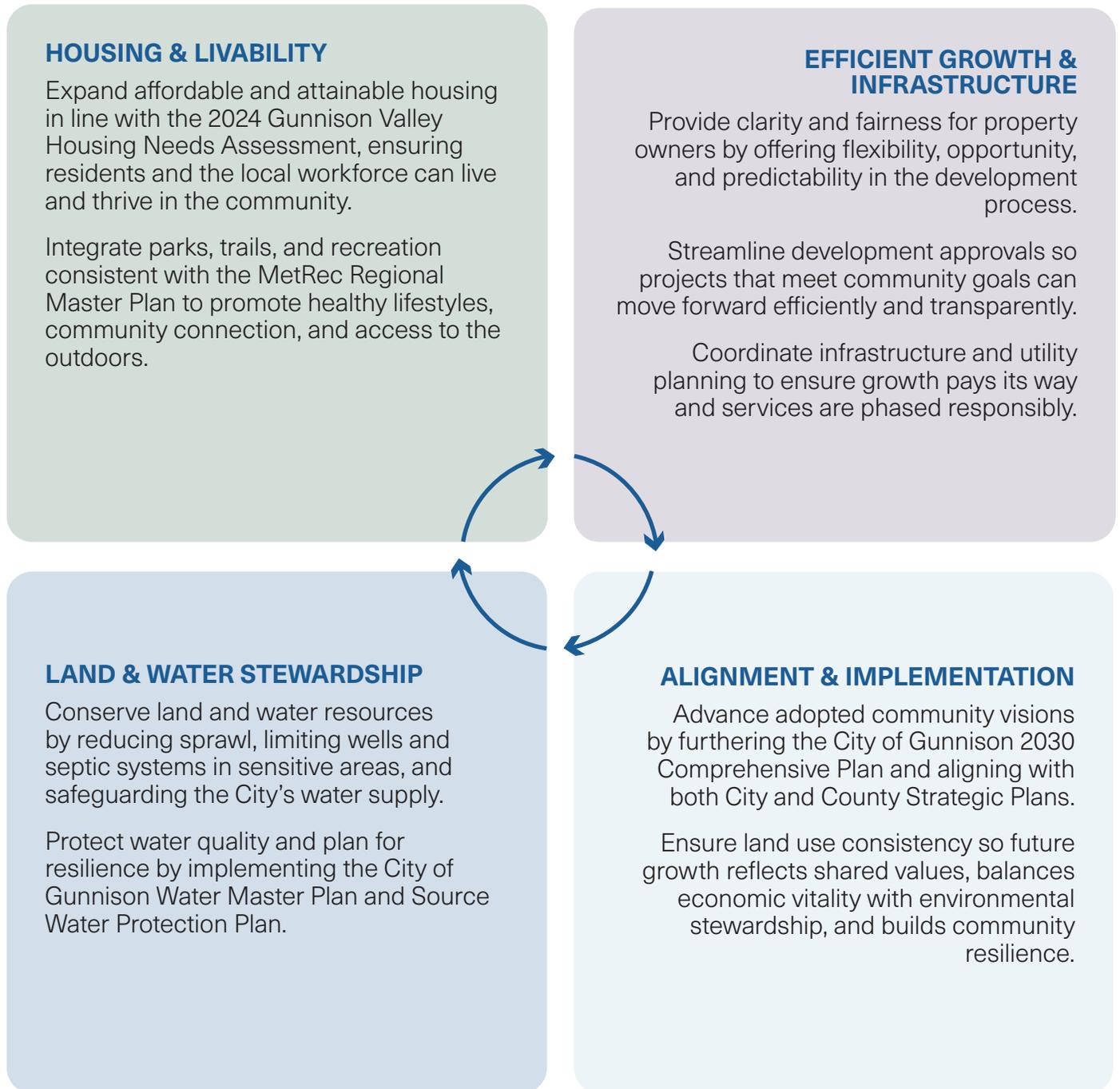
### Increased Resilience

Wildfire-wise design, water conservation, and connectivity to central utilities will reduce risk and costs over time.

# GUIDING PRINCIPLES

The Gunnison Area Plan provides a clear framework to support compact, connected development; protect natural resources; and strengthen housing and economic opportunity within the three-mile planning area (see Figure 6: Gunnison Three-Mile Area Boundary Map)

Our guiding principles are organized into four distinct but interconnected themes:



# PLANNING PROCESS OVERVIEW

The development of the Gunnison Area Plan (“Plan”) is a critical component in envisioning the future of both the City of Gunnison (City) and Gunnison County (County).

The Plan was developed through collaborative efforts to delineate clear objectives and guidelines that aim to enhance the region’s quality of life, promote economic vitality, and safeguard environmental resources for both current and future generations. This Plan fulfills the State of Colorado’s requirement for a three-mile plan and comes shortly after the adoption of the City of Gunnison’s Comprehensive Plan (2020) and Strategic Plan (2024) to ensure that the City and County are aligned across documents and goals.

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

- **City of Gunnison 2030 Comprehensive Plan** – The Comprehensive Plan was developed to help the City navigate its growth and transition by proactively mitigating challenges and leveraging opportunities as it moves into the future.
- **Intergovernmental Agreement** – This document is a legal agreement between City of Gunnison City Council and Gunnison County Board of County Commissioners. It provides direction to regulate development that may have significant impacts on the Three-Mile Area, and has been updated as a part of the Gunnison Area Plan process.
- **Gunnison Valley Housing Needs Assessment 2024** – This assessment was developed to understand the existing conditions of housing in Gunnison Valley. It supports local jurisdictions, non-profits, and private sector developers in identifying housing opportunities through highlighting existing housing gaps, home price ranges, and overall housing needs.
- **Gunnison County Board of Commissioners Strategic Plan (2022, 2024)** – This document helps guide the priorities of the County Board of Commissioners. This plan provides focus for capital projects and improvements and identifies how the County prioritizes resources such as staff dedication and funding.
- **Gunnison City Council Strategic Plan 2024** – This document seeks to address key topics identified by the community through engagement efforts. It provides a framework to align staff and financial resources to achieve critical results in addressing the community’s most important issues.
- **City of Gunnison Water Master Plan** – This plan analyzes the City’s water quality and quantity. It summarizes the capability of the existing system and identifies necessary improvements to meet future water demand, regulatory requirements, and delivery needs.
- **City of Gunnison Source Water Protection Plan** – This plan identifies methods to ensure that the City’s water source is protected, and potential threats are mitigated.
- **One Valley Resiliency Roadmap** – The One Valley Resilience Roadmap (OVR) was developed in collaboration with all stakeholders, organizations and municipalities that make up Gunnison County. Given the anticipated growth and changes for the Valley, it guides future goals on topics including housing affordability, land use, transportation, infrastructure planning, climate change, equity and inclusion, and a sense of community.
- **MetRec 2025 Regional Recreation Master Plan** – The Master Plan outlines a strategic vision for the future of parks, recreation, and multimodal connectivity within the Gunnison Area Plan area. The MetRec plan includes specific recommendations for trail connections and parks developed from key themes developed during the community engagement process.

# STATUTORY REQUIREMENTS

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

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



Figure 1: Retail Center City of Gunnison



Figure 2: Historic Residence



Figure 3: Recreational Trails



Figure 4: City of Gunnison Summer Music Cruise

2

# Gunnison Area Plan Framework

# REGIONAL COORDINATION

The City of Gunnison and the surrounding three-mile growth area is situated in the middle of Gunnison County, surrounded by the Rocky Mountains and Gunnison National Forest. The City is the gateway to the Gunnison Valley, located at the intersection of Highway 50, running east and west through the region, and Highway 135, running north to Crested Butte. Increased tourism to Crested Butte, in addition to the City's proximity to surrounding nature and recreation, attracts both new residents and year-round outdoor enthusiasts, serving as a driver for growth and demand for more attainable housing.

Both the County and the City are at a pivotal point of growth and change. The City of Gunnison is seeing more significant growth and as a result, transitioning from a rural mountain town to a small city. A critical consideration is where this increase in population will live and work given current development pressures in the community, including but not limited to:

- Limited housing availability
- Increasing land and infrastructure costs
- Threats to open space and habitat
- Risk of fragmented or inefficient development

In response to this anticipated growth, Gunnison County and the City of Gunnison began the update to the Three Mile Plan, now known as the Gunnison Area Plan, and associated maps to identify appropriate areas for growth.

This Plan will be implemented through zoning, annexation policies, special area regulations, and infrastructure coordination. This is accomplished through the coordinated development of an Intergovernmental Agreement (IGA) between the City of Gunnison and Gunnison County, the development of Special Area Regulations (SAR) that provide guidance for development in the planning areas defined in this document.

These documents collectively ensure that there is no duplication or regulatory gaps, that infrastructure extensions are cost-effective, and that developers and the public can have certainty in land use outcomes.

Figure 5 below illustrates current County boundaries. Figure 6 to the right, illustrates the three mile planning area in which the Urban Transition Areas, defined on Page 18, are located.

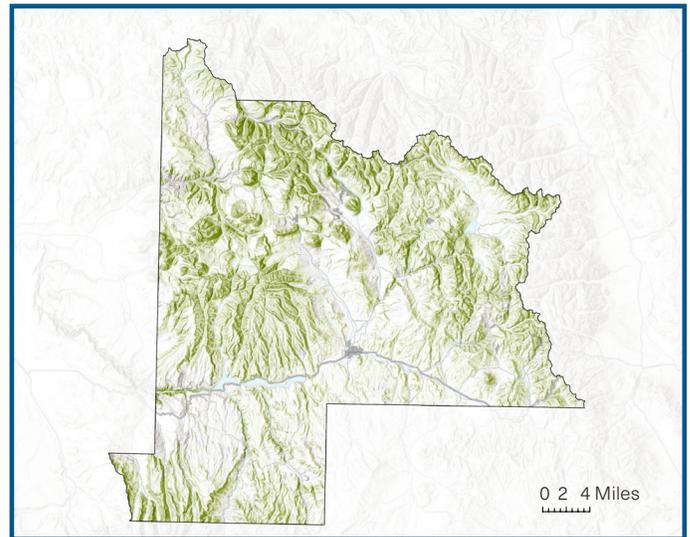


Figure 5: Gunnison County Map

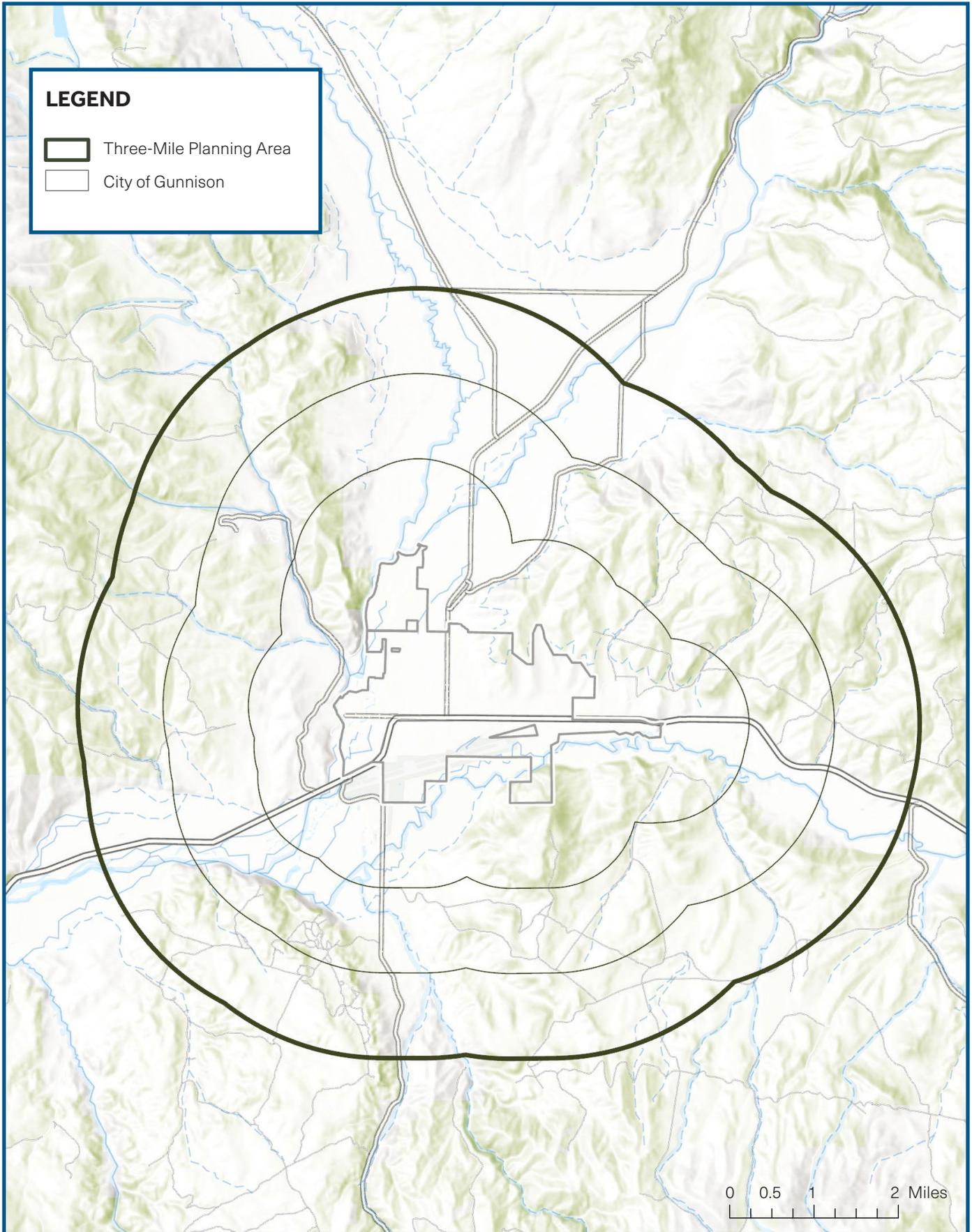


Figure 6: Gunnison Three-Mile Area Boundary Map

# CITY OF GUNNISON URBAN GROWTH BOUNDARY

Urban Growth Boundaries are a growth management tool that defines where urban development is permitted and delineates between urban and rural development patterns.

In the City of Gunnison, the Urban Growth Boundary aims to control sprawl by designating specific areas for development, protecting natural landscapes and agricultural lands. For the purposes of this document, the City's urban growth boundary marks a clear transition point: land within the boundary is subject to City land use regulations, while land beyond it is subject to County regulations.

As Gunnison experiences increased pressure for growth and development, this Plan establishes a clear, collaborative framework to manage

land use at the City's edge. By guiding growth to appropriate areas, preserving sensitive landscapes, and aligning infrastructure and utility planning, the Plan supports the Gunnison Valley's long-term prosperity, sustainability, and quality of life.

The City of Gunnison Urban Growth Boundary Map, Figure 7 below, highlights the proposed zoning for areas, which includes C-Commercial, SR - Single Family Residential, MR - Mixed Residential, and HR - High Density Residential.

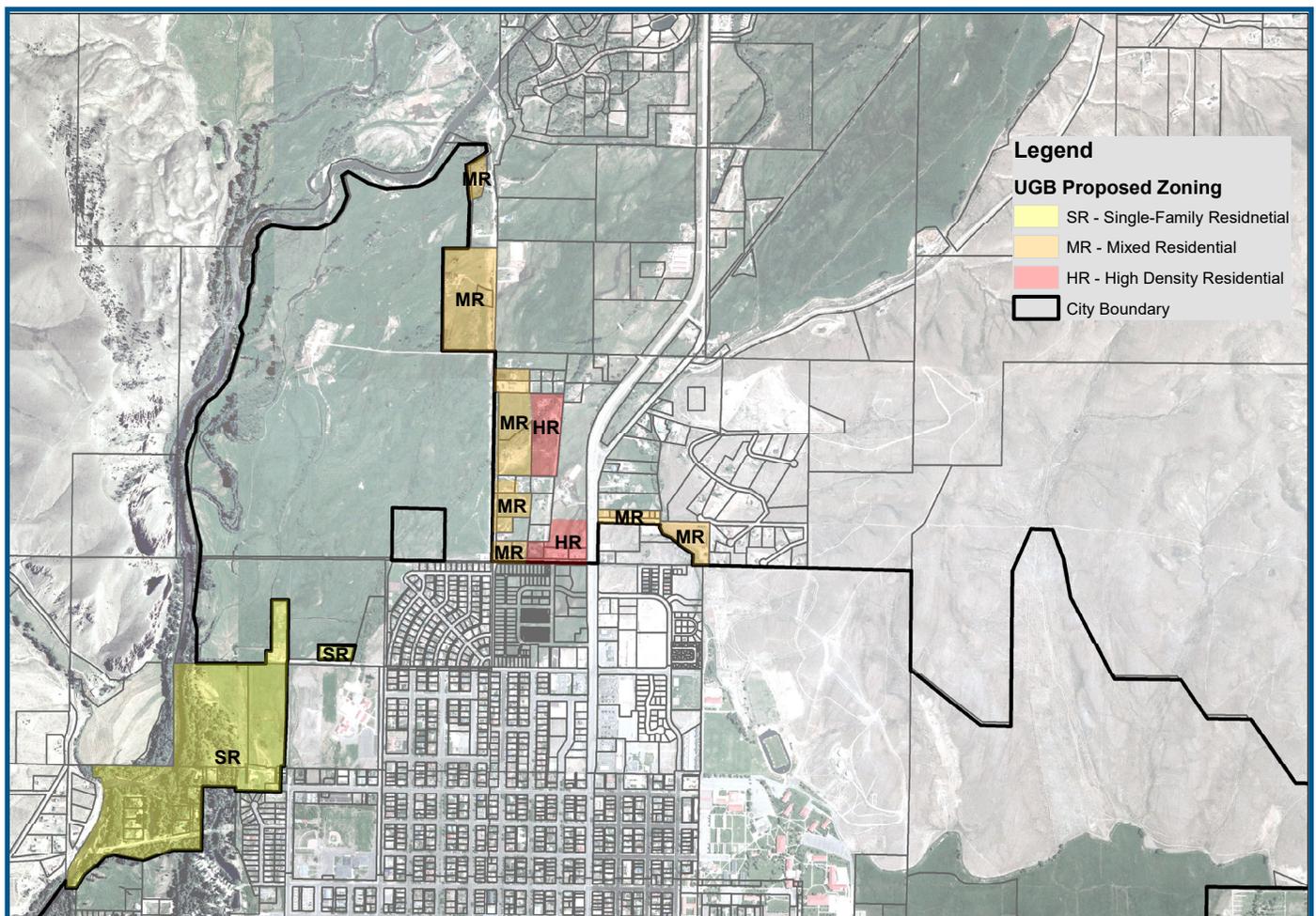


Figure 7: City of Gunnison Urban Growth Boundary Map

# JURISDICTIONAL REVIEW AND ANNEXATION PROCESS

The City of Gunnison is an incorporated home rule municipality with specific regulations related to zoning, density, and development standards. The three-mile planning area in Figure 9, encompasses land within the three-mile boundary outside of the City of Gunnison but within unincorporated Gunnison County.

These lands are governed by an Intergovernmental Agreement (IGA) that creates the legal framework for joint decision-making related to growth and development in the planning area. When a property is determined to be eligible for annexation, based on criteria found in C.R.S. 31-12-104, an applicant can apply for annexation and is subject to the City of Gunnison land use regulations. The steps for determining annexation are outlined below and are reflected in the Annexation Pathway graphic:

- **Eligibility Determination:** A property must meet statutory requirements for annexation, including contiguity to the City boundary and compliance with the City's Three-Mile Plan.
- **Pre-Annexation Coordination:** For development of properties within the North Urban Transition Area, a Pre-Annexation Agreement is required. This agreement outlines the terms under which development may occur prior to full annexation, including commitments for utility connections, infrastructure improvements, and land use compatibility.
- **Annexation Application:** Property owners must submit a formal annexation petition to the City. The application includes legal descriptions, maps, and documentation demonstrating compliance with state and local annexation criteria.
- **City Review and Public Hearings:** The City conducts a review of the annexation proposal, including staff analysis and City Council

deliberation. Public hearings are held to gather community input.

- **Annexation Agreement and Ordinance Adoption:** If approved, the City and applicant enter into a formal Annexation Agreement that details development expectations, utility provisions, and any special conditions. The City Council adopts an ordinance finalizing the annexation and initial zoning is applied.
- **Post-Annexation Development:** Once annexed, the property becomes subject to the City's zoning, development standards, and infrastructure requirements. Development may proceed in accordance with City plans, codes, and permitting processes.

Figure 8, below illustrates the jurisdictional hierarchy between the City of Gunnison and Gunnison County. The City has jurisdiction over all land located within the municipality and its Urban Growth Boundary includes defined areas within the three-mile boundary area where potential Annexation and expansion of City Services may occur. The County jurisdiction over all unincorporated lands in the County, covering rural planning and infrastructure reviews such as septic systems, wells, and private roads. Lands located within the three-mile boundary area including the urban transition areas, are subject to Special Area Regulations within the County's Land Use Resolution.

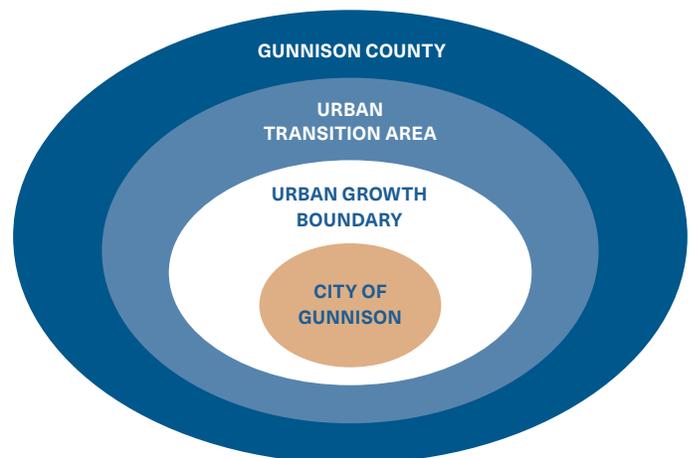


Figure 8: Jurisdictional Hierarchy

3

# Urban Transition Area Descriptions

# URBAN TRANSITION AREAS OVERVIEW

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

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

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

These areas, and associated goals, are listed below:

- **City Urban Growth Boundary** - Additional affordable housing, infrastructure efficiency, walkability.
- **North Urban Transition Area** - Future expansion area, multimodal connections, and economic development.
- **South Urban Transition Area** - Moderate-density growth, infrastructure use, and increased housing choice.
- **Rural Transition Area** - Rural character, buffer zones, and limited infrastructure cost
- **Rural Area** - Conservation, water quality, and habitat protection

The City UGB, North Urban Transition Area, and South Urban Transition Area represent the most appropriate locations for near- and medium-

term growth in the Gunnison Valley. These areas provide a framework for inclusive, sustainable, and resilient community development that aligns with regional goals and public investment priorities.

These Urban Transition Areas provide a hierarchical system used to categorize different levels of preferred development and expansion to control potential of urban sprawl in the County lands. New growth should first be directed within the City’s Urban Growth Boundary, followed by the North and South Transition Areas, while lands designated as Rural Areas are reserved for preservation rather than development. This structure encourages compact growth near City boundaries, protects rural lands from sprawl, and directs infrastructure investments to areas with the greatest return on public investment.

Figure 9 below illustrates the Urban Transition Areas and how they relate to density. Development becomes more urban as it moves from Gunnison County to the City of Gunnison, where density increases and regulations become more prescriptive.

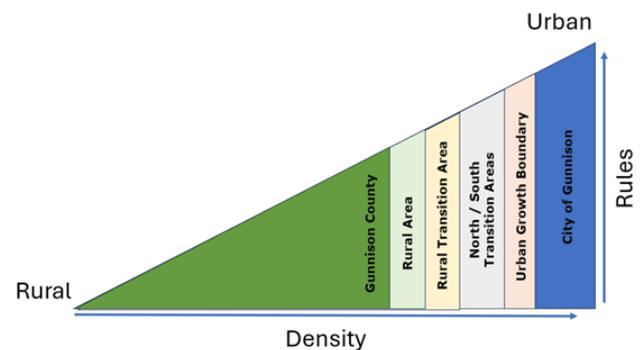


Figure 9: Urban Transition Areas and Relative Density

The Urban Transition Areas Map, Figure 10 to the right, illustrates the locations of the respective areas. Further descriptions are outlined in the pages that follow.

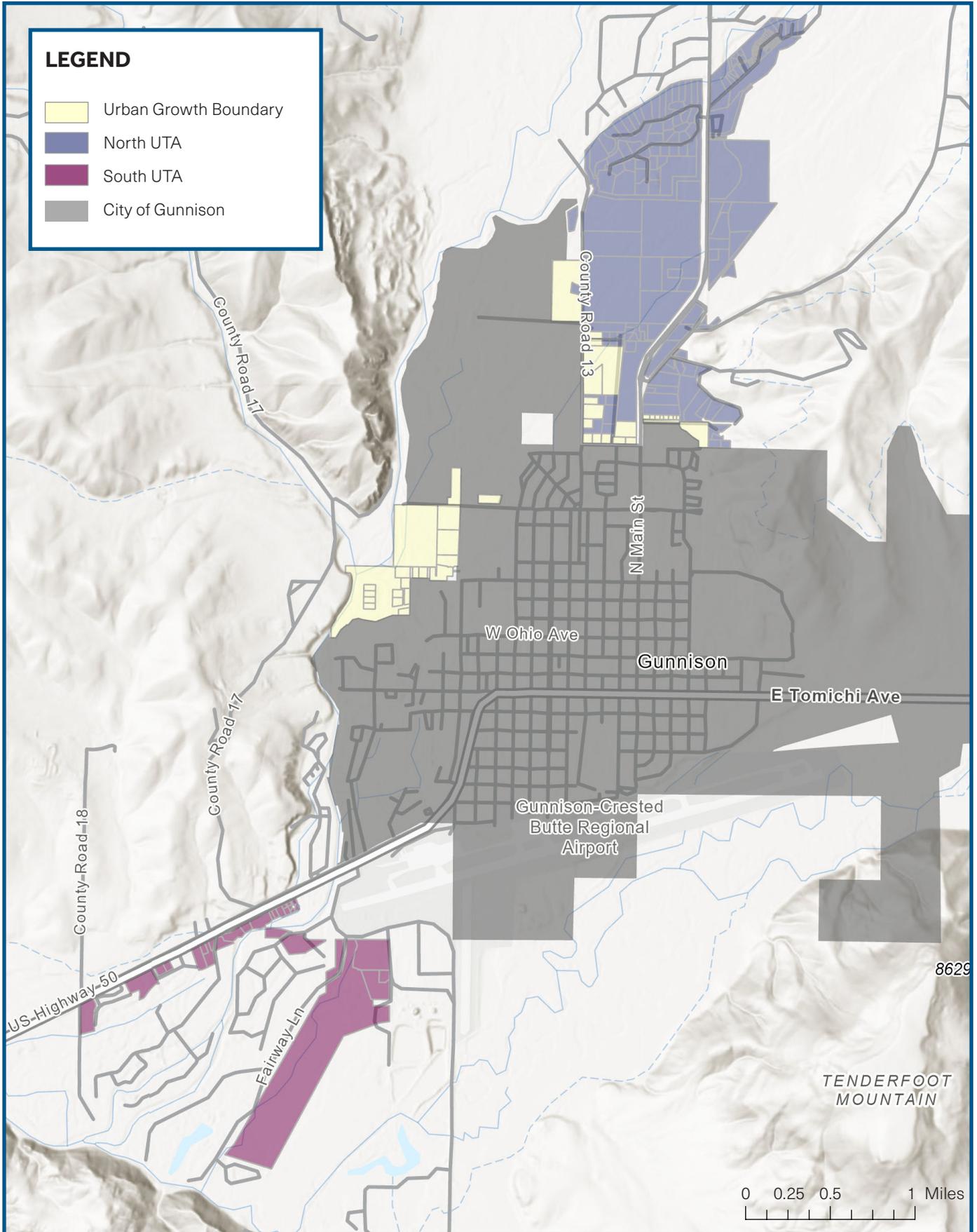


Figure 10: Urban Transition Areas Map

# CITY URBAN GROWTH BOUNDARY (UGB)

## **PURPOSE AND DESCRIPTION**

For development located in the City of Gunnison Urban Growth Boundary (UGB), all parcels eligible for annexation will be directed to annex into the City. Development applications will be reviewed by the City of Gunnison.

---

## **INTENT AND VISION**

The City Urban Growth Boundary (UGB) is the initial focus for future urban growth and is expected to accommodate residential, commercial, and mixed used development. Development here must align with the City's comprehensive plans and infrastructure investments, both now and as they are updated from time to time, creating an efficient and sustainable urban expansion that strengthens the City's core.

---

## **DEVELOPMENT PATTERNS**

Development will occur through annexation and required connection to City utilities. All projects must comply with City standards, focusing on walkability, compact urban form, and mixed-use potential. Densities and uses will reflect urban characteristics, including multi-family housing and neighborhood commercial opportunities.

Concentrating growth within the UGB ensures efficient use of existing infrastructure and public services, reduces long-term maintenance costs, and prevents leapfrog development into more rural and sensitive areas. The UGB fosters development that maximizes infrastructure investments such as water, sewer, and transportation. This reduces the fiscal burden on both the City and County Rate Payers while accommodating future growth responsibly.

---

## **ZONING IS REQUIRED:**

Development within the City Urban Growth Boundary (UGB) will be zoned through coordination with the City of Gunnison, aligning with anticipated residential, mixed-use, commercial, and light industrial districts. Zoning will be finalized at annexation to ensure consistency with City established zone districts, infrastructure and land use goals.

---

# CITY URBAN GROWTH BOUNDARY (UGB)

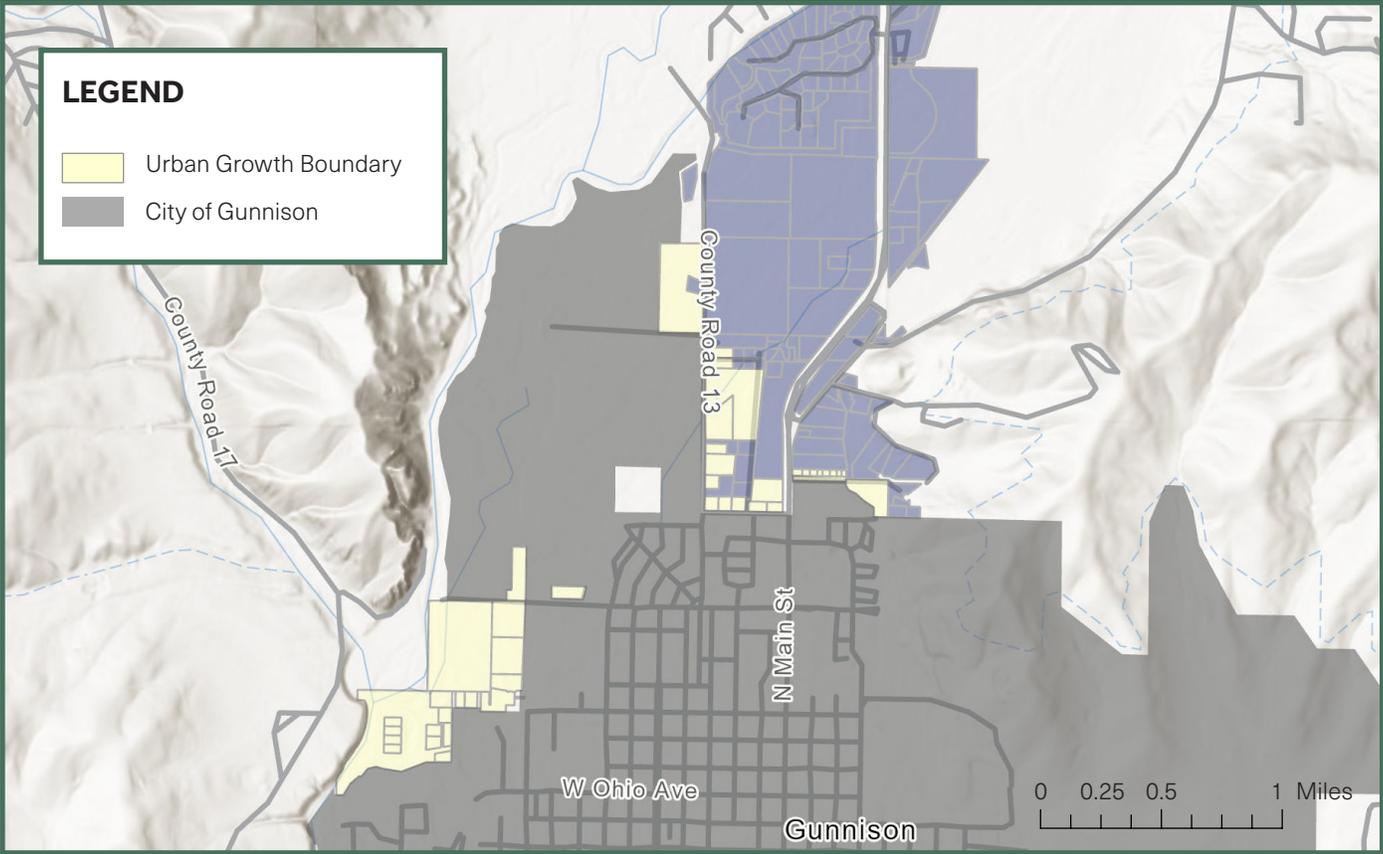


Figure 11: City Urban Growth Boundary Map

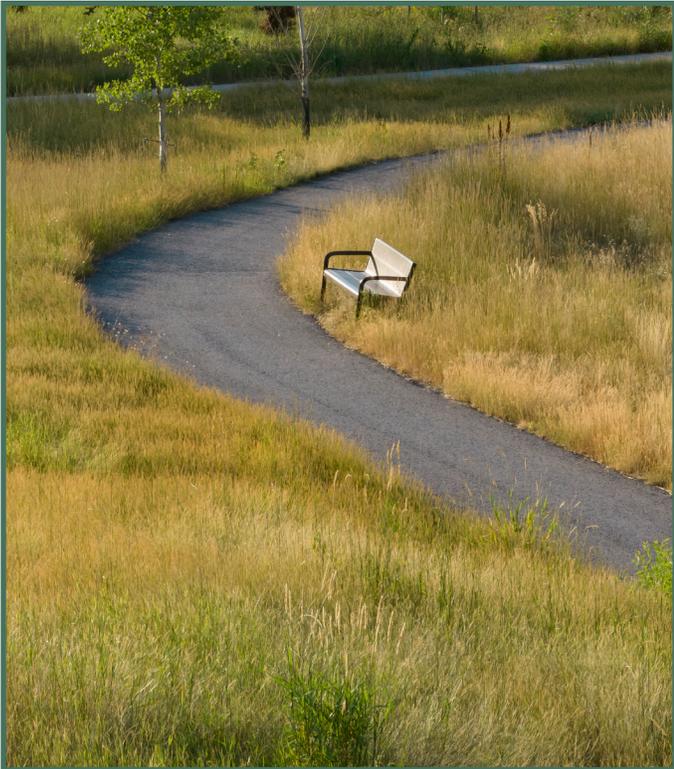


Figure 12: Example of Multi-Use Trails for UGB



Figure 13: Example of Mixed Use Development for the UGB

# CITY URBAN GROWTH BOUNDARY (UGB)

## COMMUNITY IMPACT

The Urban Growth Boundary (UGB) defines a focused area where the City of Gunnison will direct future annexation and urban-style development. While geographically limited and affecting only a modest number of parcels, the UGB has a significant role in shaping how growth occurs. By requiring annexation, connection to City utilities, and compliance with City standards, the UGB ensures that development reflects compact, walkable, and mixed-use patterns that strengthen Gunnison's urban core.

Concentrating growth within the UGB delivers several community-wide benefits:

- » Compact, connected neighborhoods and public infrastructure: Promoting compact development preserves agricultural and natural lands, reduces community infrastructure costs, and supports vibrant neighborhoods with housing, jobs, parks, and civic spaces in close proximity.
- » Housing diversity and choice: Encouraging a range of housing types and densities supports infill development, reduces sprawl, and connects housing and transit planning to improve access and reduce vehicle travel.
- » Mixed-use vitality: Allowing neighborhood-serving commercial uses, live-work spaces, and mixed-use buildings supports walkable, efficient neighborhoods and reduces unnecessary separation between compatible uses.
- » Mobility and access: Streets and paths are designed for safe crossings, slower speeds, and connected networks for walking, biking, and transit, supported by coordinated service improvements and access management.
- » Placemaking and identity: Parks, plazas, gateways, and corridors create gathering spaces, reinforce community character, and provide a clear sense of place within new neighborhoods.

In short, while the physical footprint of the UGB is small, its role is powerful: it directs growth where it can be most efficient, connected, and sustainable—strengthening Gunnison's core while protecting the rural landscapes and natural resources that define the community's character.



Figure 14: Example of Multi-Family Housing for UGB



Figure 15: Example of desired development pattern in UGB

# CITY URBAN GROWTH BOUNDARY (UGB)



Figure 16: Example of desired housing types for the UGB

# NORTH URBAN TRANSITION AREA (NUTA)

## PURPOSE AND DESCRIPTION

These areas are in Gunnison County that are not immediately eligible for annexation but are within the City of Gunnison utility service area. These areas are appropriate for potential annexation when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development. Development applications in these areas are reviewed by Gunnison County Staff and Planning Commission under County Special Area Regulations, with City coordination required to meet all City utility and Right of Way requirements and will proceed with a pre-annexation agreement with the City of Gunnison. Development of single-family and secondary residences are exempt from City utility connection and pre-annexation requirements. Pre-annexation agreements ensure that development contributes to public infrastructure, park land, and utility planning in alignment with City standards—even before formal annexation occurs.

---

## INTENT AND VISION

The North Urban Transition Area (NUTA) represents a critical future growth corridor that will accommodate expansion beyond the current Urban Growth Boundary. This area will support a mix of residential, commercial, and civic uses in a form that is connected, infrastructure-ready, and reflective of the Gunnison Valley's values. Development in the NUTA is intended to occur in a phased, coordinated manner. This area provides opportunities to extend Gunnison's neighborhoods while integrating green infrastructure, transportation systems, and community amenities.

---

## DEVELOPMENT PATTERNS

Development will emphasize connectivity to existing infrastructure and utilities through a Pre-Annexation Agreement. It will allow for moderate to high densities and mixed uses with right of way design and utility standards meeting City codes. Pedestrian-friendly layouts and access to services are prioritized. Development will expand multi-modal connectivity using the recommendations of the MetRec 2025 Regional Recreation Master Plan. Parks should be established in "service areas" intended to provide an outdoor gathering space for the surrounding area.

# NORTH URBAN TRANSITION AREA (NUTA)

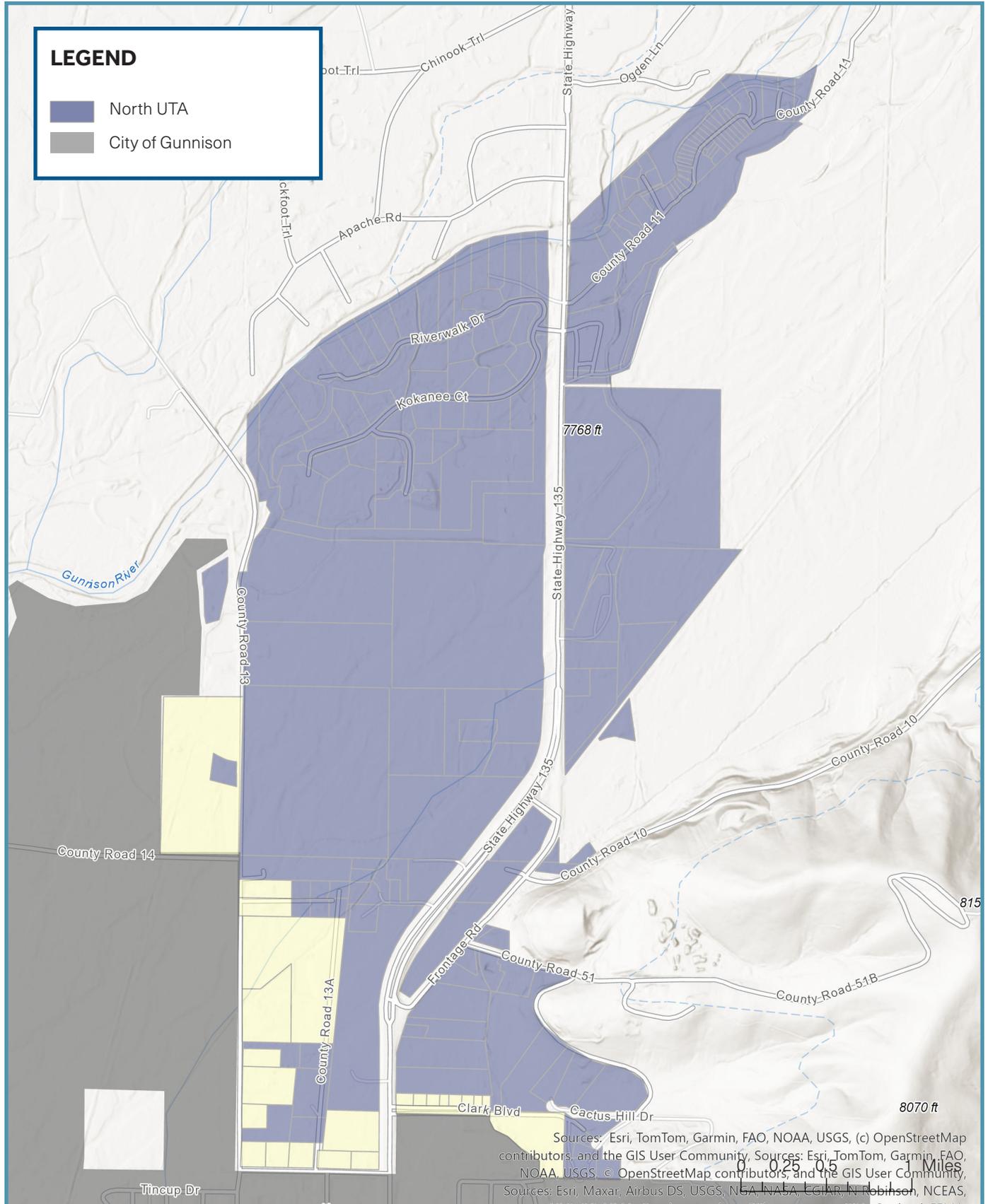


Figure 17: North Urban Transition Area Map

# NORTH URBAN TRANSITION AREA (NUTA)

## COMMUNITY IMPACT

The North Urban Transition Area (NUTA) is a critical corridor for Gunnison’s future growth, offering space for new neighborhoods and community services in close proximity to the City core. By planning for phased, coordinated development, the NUTA allows the City and County to expand housing, transportation, and infrastructure in a way that supports community values while protecting rural lands and sensitive areas beyond.

Development in the NUTA will deliver broad community benefits, including:

- » Expanding housing choices with a mix of single-family, multi-family, and neighborhood-scale commercial uses that respond to the Valley’s housing needs.
- » Coordinated infrastructure and utilities through pre-annexation agreements, ensuring that new neighborhoods are service-ready and integrated with City standards.
- » Transportation connectivity with pedestrian-friendly layouts, multimodal networks, and links to Main Street and regional trail systems, guided by the MetRec 2025 Regional Recreation Master Plan.
- » Vibrant, livable neighborhoods with parks, green infrastructure, and civic spaces that provide gathering places and enhance quality of life for all ages.
- » Predictability and fairness for property owners by aligning County and City review processes, establishing clear expectations, and reducing uncertainty in development outcomes.
- » Reduced pressure on rural landscapes by focusing growth where infrastructure and services already exist, helping preserve agricultural lands, wildlife corridors, and the open spaces that define Gunnison’s character. Integrating park space and trails into neighborhood plans to support active living and connectivity for all ages.

As a significant growth area, the NUTA represents the next chapter in Gunnison’s evolution: a place where coordinated planning translates into housing opportunity, efficient infrastructure, and vibrant community life, while maintaining the rural and natural landscapes that residents cherish.



Figure 18: Example of Single Family and Duplexes for NUTA



Figure 19: Example of Makers Space for NUTA

# NORTH URBAN TRANSITION AREA (NUTA)



Figure 20: Example of Single Family Residences for NUTA



Figure 21: Example of desired neighborhood commercial for NUTA



Figure 22: Example of potential development patterns for NUTA

# SOUTH URBAN TRANSITION AREA (SUTA)

## **PURPOSE AND DESCRIPTION**

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

---

## **INTENT AND VISION**

The South Urban Transition Area is intended to accommodate thoughtfully managed growth that supports Gunnison’s economic and housing needs while preserving the area’s community scale and character. This area serves as a flexible zone that leverages existing infrastructure to meet future needs, even if annexation is not currently anticipated.

---

## **DEVELOPMENT PATTERNS**

Growth in this area will be served by County utilities (and City electric where available), with a focus on moderate-density residential development and small-scale non-residential uses. Development must maintain strong design standards and promote multimodal connectivity without assuming future annexation. Development will expand multimodal connectivity using the recommendations of the MetRec 2025 Regional Recreation Master Plan. Parks should be established in “service areas” intended to provide an outdoor gathering space for the surrounding area.

---

# SOUTH URBAN TRANSITION AREA (SUTA)

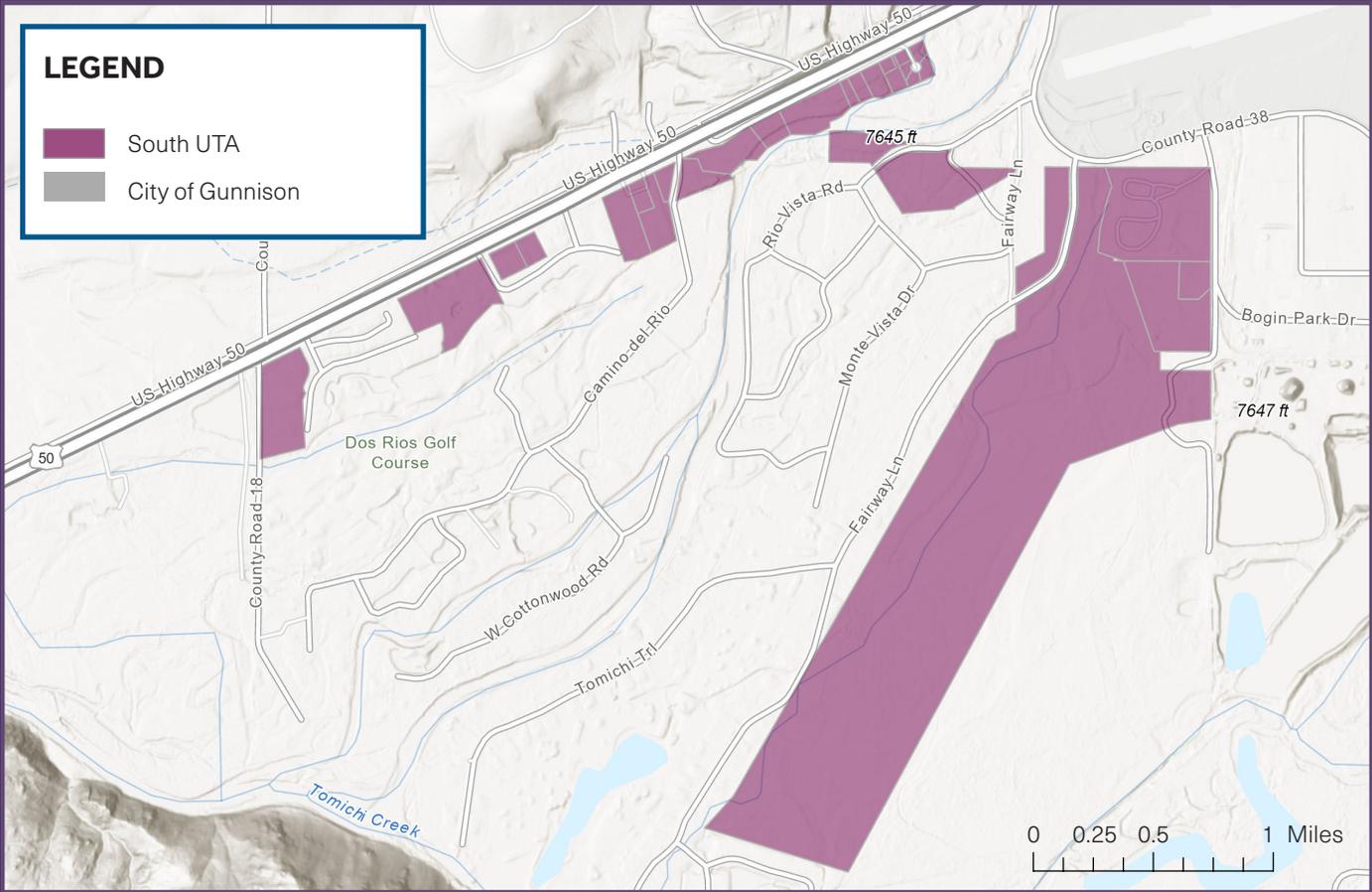


Figure 23: South Urban Transition Area Map



Figure 24: Example of Single Family Residence for SUTA

# SOUTH URBAN TRANSITION AREA (SUTA)

## COMMUNITY IMPACT

The South Urban Transition Area (SUTA) provides space for thoughtfully managed growth supported by existing utilities. Development here will play an important role in meeting Gunnison's housing and economic needs while maintaining the community's scale, character, and connection to surrounding neighborhoods.

Development in the SUTA will provide key community benefits, including:

- » Expanding housing opportunities through moderate-density residential neighborhoods that include a variety of home types, supporting long-term affordability and stability for local residents.
- » Strengthening community connectivity by creating walkable neighborhoods linked to multimodal networks and aligned with the MetRec 2025 Regional Recreation Master Plan
- » Enhancing livability with well-designed parks, gathering spaces, and small-scale non-residential uses that serve nearby residents and complement existing neighborhoods
- » Promoting sustainable development patterns that minimize environmental impacts, make efficient use of utilities, and reduce scattered rural development.
- » Preserving community character through design standards that reflect Gunnison's values and ensure compatibility with existing development.

The SUTA represents an opportunity to plan for steady, well-coordinated growth—balancing the community's need for housing and services with the protection of rural lands and the preservation of Gunnison's small-town character.



Figure 25: Example of Parks and Open Spaces for SUTA

# SOUTH URBAN TRANSITION AREA (SUTA)



Figure 26: Example of Cottage Court Development for SUTA



Figure 27: Example of desired locally-serving commercial for SUTA

# RURAL TRANSITION AREA (RTA)

## PURPOSE AND DESCRIPTION

The Rural Transition Area (RTA) lies within the Three-Mile boundary but outside the Urban Growth Boundary (UGB) and the North and South Urban Transition Areas (NUTA/SUTA). These lands are not immediately eligible for annexation, lack City utility service, and are intended to remain rural in scale. Development applications are reviewed under Gunnison County standards and regulations.

---

## INTENT AND VISION

The RTA provides a deliberate buffer between designated growth areas and the more sensitive Rural Areas (RA). Its purpose is to manage limited growth in ways that respect rural character, preserve agricultural viability, and protect scenic quality, while preventing scattered development from encroaching into lands that should remain undeveloped. The RTA is not intended for urban services or annexation, but rather for carefully managed, small-scale development that maintains the transition between Gunnison's neighborhoods and the Valley's rural landscapes.

---

## DEVELOPMENT PATTERNS

Development in this area is limited to primarily single-family residences at rural densities, consistent with County standards. Urban-scale infrastructure and annexation are not anticipated. Site design should emphasize low-impact development, preservation of open viewsheds, and compatibility with surrounding agricultural and natural lands. Clustered or preservation-oriented subdivision may be considered where it better maintains agricultural use, rural character, or ecological resources. Development should not compromise the preservation intent of adjacent Rural Areas (RA).

---

# RURAL TRANSITION AREA (RTA)

## COMMUNITY IMPACT

The RTA helps manage Gunnison’s growth framework by acting as a transition zone that balances limited development with preservation. Its community benefits include:

- » Allowing limited, well-managed development while reducing sprawl by directing growth to appropriate rural locations and preventing scattered or leapfrog development.
- » Supporting agriculture and working lands by discouraging fragmentation and maintaining productive land use patterns.
- » Enhancing environmental resilience by maintaining open space that mitigates wildfire risk, protects water quality, and supports wildlife movement.
- » Providing a managed buffer that protects the long-term preservation of agricultural, ecological, and scenic lands while maintaining Gunnison’s rural identity.



Figure 28: Gunnison River in RTA

# RURAL TRANSITION AREA (RTA)



Figure 29: Example of Single Family Residential development for RTA

# RURAL TRANSITION AREA (RTA)



Figure 30: Example of desired cluster development RTA



Figure 31: Example of desired Open Space Recreation for RTA

# RURAL AREA (RA)

## PURPOSE AND DESCRIPTION

The Rural Area (RA) includes lands within the Three-Mile boundary that are generally not suitable for development due to their ecological value, physical conditions, and location. These areas include ridgelines, critical wildlife habitat and migration corridors, agricultural lands, and areas prone to hazards such as flooding and wildfire. Development applications are reviewed by Gunnison County under County standards and regulations.

---

## INTENT AND VISION

The RA is intended to remain largely undeveloped, preserving landscapes that are essential for ecological health, agricultural viability, scenic quality, and community safety. By maintaining these lands in their natural or working state, the RA helps prevent leapfrog development, limits sprawl, and reinforces Gunnison’s commitment to a clear growth framework that prioritizes compact, connected neighborhoods in designated areas.

---

## DEVELOPMENT PATTERNS

New development is strongly discouraged and limited to very low-intensity uses, consistent with County standards. Urban services, infrastructure expansion, and annexation are not appropriate. Land use decisions should prioritize preservation, agricultural use, hazard avoidance, and the prevention of scattered development patterns.

---

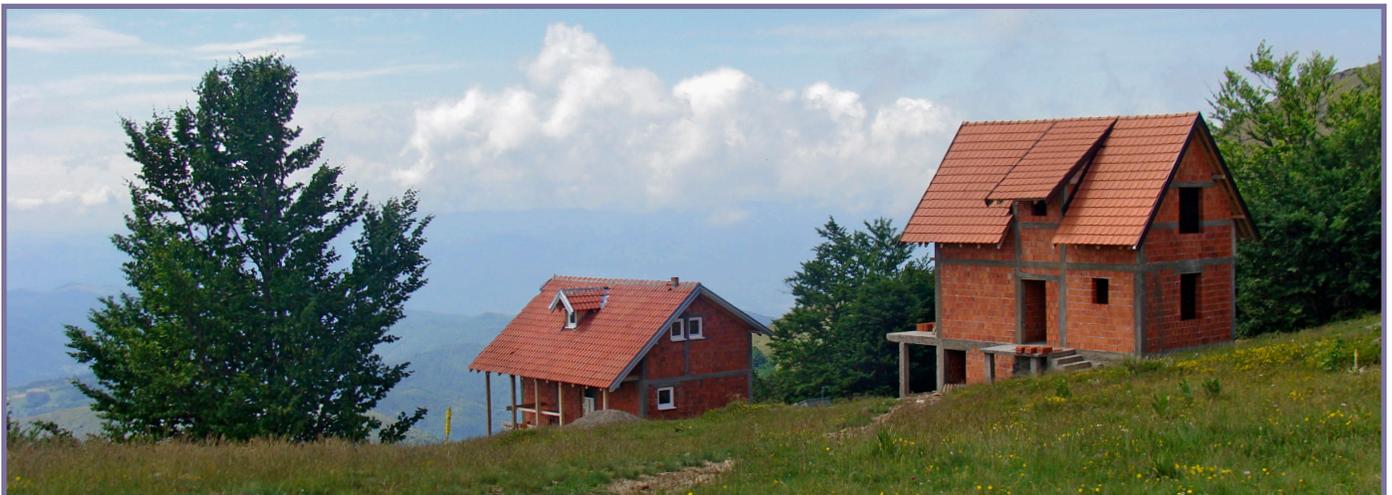


Figure 32: Example of Appropriate Development in RA

# RURAL AREA (RA)

## COMMUNITY IMPACT

The RA reinforces Gunnison’s identity as a community rooted in open landscapes, agriculture, and natural systems by:

- » Preserving wildlife habitat and migration corridors essential to ecological health.
- » Maintaining scenic ridgelines and viewsheds that define the Valley’s character.
- » Supporting agriculture and working lands by discouraging fragmentation and keeping prime soils in production.
- » Reducing community risk by limiting development in floodplains, wildfire-prone areas, and other hazardous locations.
- » Preventing sprawl and leapfrog development by clearly defining these lands as outside the urban growth framework.
- » Providing natural buffers that enhance resilience to climate and environmental change.



Figure 33: Example of Appropriate Development in RA

## CONCLUSION

The Gunnison Area Plan provides a clear framework for shaping growth in a way that reflects the values of the community and the vision of its residents. By directing development toward compact, connected neighborhoods and protecting the rural lands, agricultural heritage, and natural resources that define the Valley, this Plan balances the need for housing, infrastructure, and economic vitality with the preservation of community character. It is both a guide for decision-makers and a commitment to the public: that future growth will be thoughtful, efficient, and aligned with the principles of affordability, connectivity, resilience, and preservation.

As Gunnison continues to evolve, this Plan will serve as a living document—adaptable to changing conditions while steadfast in its purpose—to ensure that the community grows smarter, not bigger, and that future generations inherit a thriving town surrounded by open landscapes, strong neighborhoods, and enduring natural beauty.

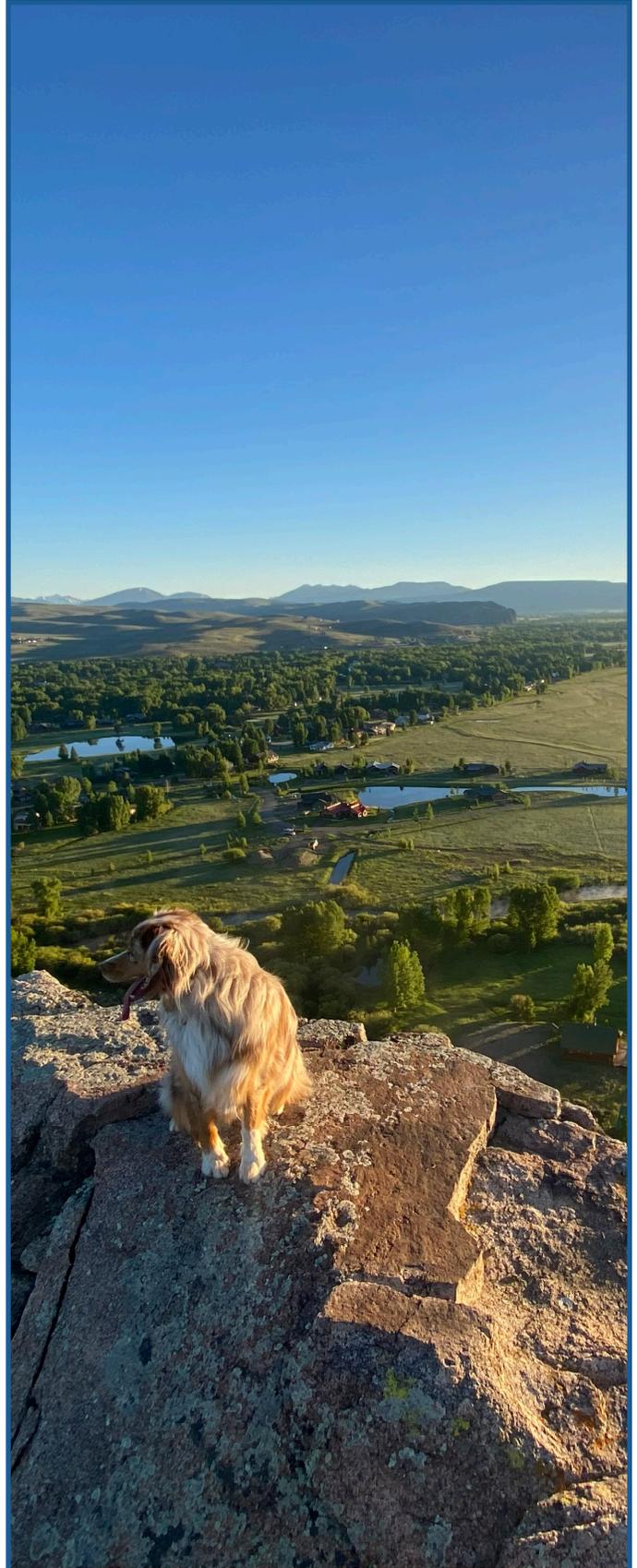


Figure 34: Hartman Rocks Trail



Figure 35: Gunnison Valley

# **SPECIAL AREA REGULATIONS**

## **GUNNISON SPECIAL AREA**

*Adoption Date TBD*

**DRAFT**

## Table of Contents

<b>Purpose</b> .....	<b>3</b>
<b>Applicability</b> .....	<b>4</b>
<b>Relationship to Gunnison County Land Use Resolution</b> .....	<b>5</b>
<b>Definitions</b> .....	<b>5</b>
<b>General Standards and Review Processes</b> .....	<b>6</b>
<b>Requirements for Projects in Urban Transition Areas</b> .....	<b>7</b>
<b>Preservation of Manufactured Home Parks</b> .....	<b>20</b>
<b>Development Incentives</b> .....	<b>21</b>
<b>Development Agreements and Amendments</b> .....	<b>21</b>

DRAFT

## SECTION 1. AUTHORITY AND PURPOSE

### 1.1. GUNNISON SPECIAL AREA

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

### 1.2. Purpose.

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

## SECTION 2. APPLICABILITY

### 2.1. REGULATION APPLICABILITY GENERALLY.

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

### 2.2. GUNNISON SPECIAL AREA DEFINED.

- A. There are four areas identified in the Gunnison Special Area, described in more detail below.

## Gunnison SAR Geography

### North Urban Transition Area

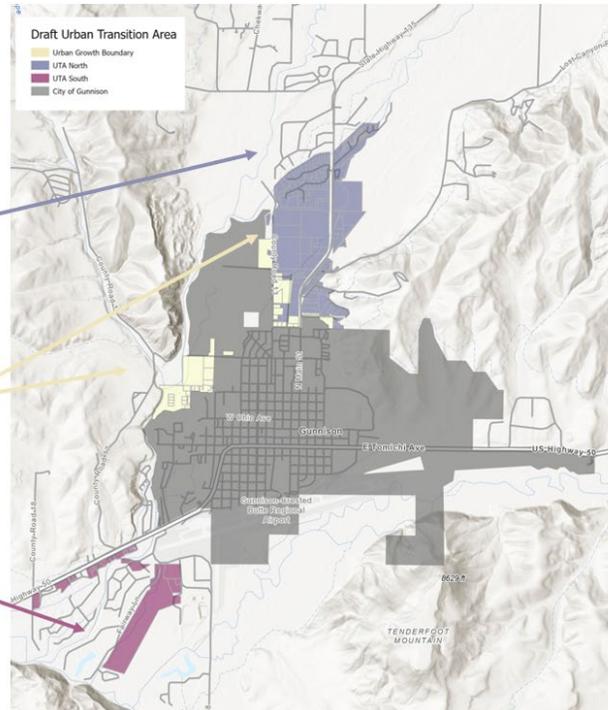
Areas are within the City's utility service boundary but not yet eligible for annexation, and require a pre-annexation agreement and utility connection for most development.

### City Urban Growth Boundary (UGB)

Properties within the UGB that are eligible for annexation must work with the City to annex and connect to utilities, while others follow North or South Urban Transition Area rules.

### South Urban Transition Area

County-managed areas may eventually annex but currently rely on County utilities, with annexation required only outside the Dos Rios utility service area.



1. **CITY URBAN GROWTH BOUNDARY:** For development located in the City of Gunnison Urban Growth Boundary (UGB)..
  - (a) **PARCELS ELIGIBLE FOR ANNEXATION.** Development in these areas shall be subject to review by the City of Gunnison and shall work with the City to connect to utilities and annex.
  - (b) **PARCELS ELIGIBLE FOR PRE-ANNEXATION:** Any property located in the City Urban Growth Boundary that is not eligible for annexation shall work with the City to connect to utilities and enter into a pre-annexation agreement.
  - (c) **EXEMPTION:** The following activities shall be exempt from City development review:
    - i. **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.** Any parcel within the Urban Growth Boundary with a legally established single family residence may construct an addition, secondary residence, or non-habitable structure such as a storage unit or a garage. The improvements of this section shall not require connection to City utilities, annexation, or a pre-annexation agreement.
    - ii. **MAINTENANCE.** Regular maintenance shall be permitted.
    - iii. **FORCE MAJEURE:** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control

of the property owner, also known as an “act of God”, including but not limited to fire or flood.

2. **NORTH URBAN TRANSITION AREA:** These areas are in Gunnison County that are not immediately eligible for annexation but are within the City of Gunnison utility service area. These areas are appropriate for potential annexation when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development.
  - (a) **APPLICABILITY.** Development is subject to this SAR and shall work with the City to connect to utilities.
  - (b) **PRE-ANNEXATION.** A Pre-Annexation Agreement with the City of Gunnison is required for development in these areas, pursuant to Subsection C.1, below.
  - (c) **EXEMPTION.**
    - i. **PRIMARY RESIDENCE.** Connection to City utilities and pre-annexation shall not be required for the development of a primary residence.
    - ii. **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.** Any parcel within the North Urban Transition Area with a legally established primary residence may construct an addition, secondary residence, duplex, accessory dwelling unit, or non-habitable structure such as a storage unit or a garage, without triggering the requirements of this section. The improvements of this section shall not require connection to City utilities, annexation, or a pre-annexation agreement.
    - iii. .
    - iv. **MAINTENANCE.** Regular maintenance shall be permitted.
    - v. **FORCE MAJEURE:** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control of the property owner, also known as an “act of God”, including but not limited to fire or flood.
  - (d)
3. **SOUTH URBAN TRANSITION AREA:** These areas are in Gunnison County and are not expected to be annexed into the City. They are served by County utilities and may be served by City electric services. These areas are appropriate for potential annexation if and when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development.
  - (a) **APPLICABILITY.** Development is subject to this Special Area Regulations and applicants shall work with the County to connect to the appropriate utilities.
  - (b) **PRE-ANNEXATION NOT REQUIRED.** Parcels located within the Dos Rios utility service area are not required to annex into the City.
  - (c) **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.** Any parcel within the South Urban Transition Area with a legally established primary residence may construct an addition or non-habitable structure such as a storage unit or a garage, without triggering the requirements of this section. The improvements of this section shall not require connection to county water and/or sewer,
  - (d) **MAINTENANCE.** Regular maintenance shall be permitted.
  - (e) **FORCE MAJEURE:** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control of the property owner, also known as an “act of God”, including but not limited to fire or flood
4. **RURAL TRANSITION AREA:** These areas are located in proximity to the City of Gunnison, but do not have immediate adjacency to the City boundary or City utilities.
  - (a) **APPLICABILITY.** Development in these areas is subject to the Gunnison County Land Use Resolution.

- (b) **PRE-ANNEXATION NOT REQUIRED.** Connection to City utilities and pre-annexation shall not be required for development in the Rural Transition Area.
5. **RURAL AREA:** These are areas within the Three-Mile boundary that are prioritized for preservation. These areas include lands having high ecological value, lands that are on ridgelines, critical wildlife habitat and migration corridors and hazardous lands. These areas are generally not appropriate for new development and shall be subject to the Gunnison County Land Use Resolution.
- (a) Development in the Rural Area is generally inappropriate, but when proposed shall be subject to the Gunnison County Land Use Resolution.
  - (b) **APPLICABILITY.** Development in these areas is subject to the Gunnison County Land Use Resolution.
  - (c) **PRE-ANNEXATION NOT REQUIRED.** Connection to City utilities and pre-annexation shall not be required for development in the Rural Transition Area

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

- A. **USES GENERALLY EXEMPT FROM LAND USE RESOLUTION.** Development in the Gunnison Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.
- B. **DEFINITIONS.** Terms that are not defined in these Regulations shall be defined pursuant to Article 2: *Definitions* of the Gunnison County Land Use Resolution.
- C. **CONFLICTS.** When there is a conflict with the Regulations herein and the Gunnison County Land Use Resolution, the Land Use Resolution shall control.
- D. **INTERPRETATIONS.** The Gunnison County Community and Economic Development Director shall have the authority to interpret these Regulations, pursuant to Land Use Resolution Section 1-114: *Interpretations*.
- E. **TECHNICAL MODIFICATIONS, TAKINGS, APPEAL AND EXCEPTIONS.** Requests pursuant to the Gunnison County Land Use Resolution Article 8: *Technical Modifications, Takings, Appeal and Exception* shall be reviewed pursuant to the applicable section(s) of Article 8.
- F. **CONSTRUCTION AND WORD USAGE.** Construction and word usage shall be interpreted pursuant to the applicable section(s) of the Gunnison County Land Use Resolution and LUR Section 1-111: *Construction and Word Usage*

### SECTION 4. DEFINITIONS.

- A. **ANNEXATION.** Annexation is the process by which a city or municipality extends its boundaries to include additional territory. Colorado state law limits annexation to no more than three miles beyond the existing boundary in any year.
- B. **ARTICULATION, HORIZONTAL.** A method of breaking up large horizontal stretches through architectural elements.
- C. **ARTICULATION, VERTICAL.** A method of breaking up large vertical stretches through architectural elements.
- D. **RESIDENCE** means a structure or any part of a structure designed for residential purposes having one or more rooms, not more than one kitchen, and at least one bathroom, that is designed for long-term occupancy by one or more persons for living and sleeping purposes, and that may be placed on a permanent foundation. In addition, residences includes factory-built housing and alternative construction that comply with the requirements of this Resolution, and, as applicable, with standards of the applicable building code, adopted and amended by Gunnison County. Vehicles, excluding mobile homes, but including recreational vehicles, shall not be considered to be habitable residences.
  - **ACCESSORY DWELLING UNIT, ESSENTIAL HOUSING** means either a detached or attached residence that is subordinate to a Primary Residence, meets the definition of Essential Housing, including a kitchen with food preparation and storage area, sink, stove, and refrigeration, a bathroom with a toilet, sink, and shower or bathtub, a designated area

for sleeping, and general living area. All living spaces in the ADU must have adequate natural light and ventilation. ADUs may not be less than 400 sq. ft. in floor area as measured by LUR Section 13-103:E. *Measurement of Building Size*.

- **DETACHED SECONDARY RESIDENCE** means a secondary residence that is physically separate from the primary residence.
  - **DUPLEX** means a single building that contains two residences.
  - **MULTIPLE-FAMILY RESIDENCE** means a building that contains three or more residences, but not including hotels, motels, or lodges.
  - **PRIMARY RESIDENCE** means the largest single-family residence on a parcel.
  - **SECONDARY OR ACCESSORY RESIDENCE** means a residence that is an accessory structure to a primary residence, except this shall not include a secondary structure intended only for sleeping, pursuant to Section 9-101: Uses Secondary to a Primary Residence.
  - **SINGLE-FAMILY RESIDENCE** means a building that contains one residence.
- E. **FUNCTIONAL TURF.** Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.
- F. **MAKER SPACE.** A building, parcel, or portion thereof, that provides an area for artists, community members, and patrons to explore ideas, experiment, and create. These can be configured as individual spaces or as a common space. These spaces involve small-scale production, assembly, and fabrication conducted entirely indoors with minimal external impacts, and are a type of light industrial development. Maker Spaces may include the creation of goods, as well as their sale. Residential uses may be combined with Maker Spaces to create a mixed-use development.
- G. **MIXED USE.** The use of a building, parcel, or portion thereof, used for a variety of different land use types. This can be a single building that is used for a mix of uses, such as Neighborhood Commercial and residential, or it can be a single parcel with different buildings and/or areas used for different uses. In these Special Area Regulations, Mixed-Use developments shall comply with the requirements for Non-Residential Uses.
- H. **NEIGHBORHOOD COMMERCIAL.** The use of a building, parcel, or portion thereof, for active pedestrian-scale businesses and services primarily intended to serve the immediate needs of the local community. Examples include small shops, galleries, cafes, restaurants, personal services, child care center, group home, pharmacies, bakeries, breweries, distilleries, and the like.
- I. **NONFUNCTIONAL TURF.** Turf that is not functional turf.
- J. **NON-RESIDENTIAL USES.** These uses are all land uses, not including residential land uses.
- K. **PARKS AND OPEN SPACE.** An area dedicated to the public and reserved for recreational, education or scenic purposes.
- L. **GOVERNMENT AND INSTITUTIONAL USES.** A building primarily used by a government entity, educational institution, or a non-profit organization for organized government and/or institutional uses and supporting uses.
- M. **PEDESTRIAN AMENITY:** These are amenities that create a development pattern that creates safe and comfortable environment for pedestrians.
- N. **SHARED PARKING.** An arrangement in which two or more uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

**TRANSPARENCY.** The amount of fenestration (windows) on buildings that allows the public to see inside from the sidewalk.

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

**A. NORTH URBAN TRANSITION AREA.**

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

**B. NORTH AND SOUTH URBAN TRANSITION AREAS REVIEW PROCESS: ADMINISTRATIVE PROJECTS THAT DO NOT REQUIRE LAND USE CHANGE PERMITS.** Properties located in the North and South Urban Transition Areas, are not subject to a Land Use Change Permit, unless otherwise required in these Regulations.

1. **ADDITIONAL REVIEWS.** The following Administrative Review Projects may require a Building Permit, an Access Permit, a Reclamation Permit, or other County permit, but shall not require an additional Land Use Change Permit.
2. **COMPLIANCE WITH THE LUR.** Projects shall comply with all the other applicable requirements of the Gunnison County Land Use Resolution.
3. **TRIGGERS FOR A LAND USE CHANGE PERMIT.** If the Community Development Department determines during review of an application, including a Building Permit, that the proposed use exceeds the classification criteria of an Administrative Review Project, the criteria detailed in Gunnison County Land Use Resolution Section 3-111: B. 1: *Additional Criteria* shall be considered and the appropriate review process and submittals for an Administrative Review Project, a Minor or Major Impact Project shall be required and an application for a Land Use Change Permit shall be required to be submitted.
4. **REQUIRED ESSENTIAL HOUSING.** Projects in the Urban Transition Area shall provide Essential Housing, as defined by the Gunnison County Land Use Resolution and as acceptable by the Gunnison Valley Regional Housing Authority, as follows:
  - a) Projects that include one (1) to four (4) dwelling units shall not have a requirement for essential housing.
  - b) Projects with five (5) to ten (10) dwelling units shall provide a minimum of ten percent (10%) or at least one unit, whichever is greater, of the residential units as essential housing.
  - c) Projects with eleven (11) to twenty (20) dwelling units shall provide a minimum of twenty-percent (20%) of the residential units as essential housing.

- d) Projects in the Urban Transition Area that include twenty-one (21) or more dwelling units per acre shall be subject to the requirements of Section 5, Part C., below, including provision of thirty percent (30%) of the residential units provided as essential housing.
  - e) To the maximum extent feasible, Essential Housing units shall be dispersed throughout the development to ensure an economically diverse and vibrant neighborhood.
  - f) An Accessory Dwelling Unit may be counted as a half (0.5) unit of essential housing so long as the meet the essential housing definition.
  - g) Housing shall be provided as built units, dedication of land to Gunnison County equivalent to the required Essential Housing, as a fee-in-lieu according to the most recent adopted fee-in-lieu study (as may be amended from time to time), or a combination thereof.
5. **SUBDIVISIONS.** For Subdivision applications in the Urban Transition Areas, the review for the subdivision shall be completed as an Administrative Review, followed by approval of a Resolution and Plat signature by the Board of County Commissioners.
- a) The review process shall follow the requirements in Section 6-105 of the LUR, *Submittal For Final Action For Minor Impact Project*

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

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

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

- 1. Article 1: General Requirements
  - a) Section 1-104: *Permits Required*
  - b) Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*
  - c) Section 1-106: *Partially Exempt Land Use Changes*
  - d) Section 1-108: *Nonconforming Uses*
  - e) Section 1-109: *Vested Property Rights*
  - f) Section 1-110: *Process for Designating Special Areas*
  - g) Section 1-111: *Construction and Word Usage*
  - h) Section 1-112: *Use of Maps*

- i) Section 1-113: *Amending this Land Use Resolution*
- 2. Article 2: *Definitions*, with exceptions noted in Section 3:B and Section 4 of this title.
- 3. Article 8: *Technical Modifications, Taking, Appeals and Exceptions*
- 4. Article 11: *Resource Protection Standards*
- 5.
- 6. Article 13: *Project Design Standards*
  - a) Section 13-103:E. *Measurement of Building Size*
  - b) Section 13-103:F: *Minimum Residence Floor Area*
  - c) Section 13-103: *Height Measurements*
  - d) Section 13-104:B *Measurement*
  - e) Section 13-107: *Installation of Solid Fuel-Burning Devices*
  - f) Section 13-109: *Signs*
  - g) Section 13-112: *Snow Storage*
  - h) Section 13-113: *Fencing*
  - i) Section 13-114: *Exterior Lighting*
  - j) Section 13-115: *Reclamation and Noxious Weed Control*
  - k) Section 13-118: *Water Impoundments*
- 7. Article 15: *Right-to-Ranch Policy*
- 8. Article 16: *Enforcement*

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

- A. **PURPOSE.** This section applies to all projects located in an Urban Transition Area. The standards, allowances, and limitations apply to development to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area). Where there are different requirements for an area in the North Urban Transition Area or South Urban Transition Area, these are identified.
- B. **PERMITTED LAND USES AND DIMENSIONAL REQUIREMENTS.** The following land uses are permitted in the Urban Transition Areas.
  - a. **GOVERNMENT AND INSTITUTIONAL USES**
  - b. **NEIGHBORHOOD COMMERCIAL:** Neighborhood Commercial uses shall comply with LUR Section 9-301 D but not require additional review.
  - c. **MIXED USE:** Mixed Use shall comply with LUR Section 9-301:D but not require additional review.
  - d. **MAKERSPACE:** Makerspace uses shall comply with LUR Section 9-301:D but not require additional review.
  - e. **RESIDENTIAL.** As defined by this title.
  - f. **ADMINISTRATIVE REVIEW PROJECTS THAT REQUIRE LAND USE CHANGE PERMITS:** The following projects are permitted pursuant to LUR Section 5-102: *Projects Classified as Administrative Review Projects that Require Land Use Change Permits:*
    - 1. More Than One Home Occupation
    - 2. Boundary Line Adjustment

3. Lot Cluster
  4. Correction Plat
  5. Alteration of Approved Building Envelopes
  6. Subdivision Exemption to Validate an Existing Lot
  7. Plat for Approved Condominiums/Townhome Project
  8. Amendment or Termination of Subdivision Covenants
- g. **ADMINISTRATIVE REVIEW PROJECTS THAT DO NOT REQUIRE LAND USE CHANGE PERMITS.** The following projects are permitted pursuant to LUR Section 4-102: *Projects Classified as Administrative Review Projects that do not Require Land Use Change Permits:*
1. Barns and Other Agricultural Buildings on an Agricultural Operation
  2. Fences
  3. Gardens And Greenhouses
  4. One 200 Sq. Ft. Storage Shed
  5. Barns In Approved Subdivisions
  6. Gardens And Greenhouses That Are Home Occupations
  7. Pools and Recreation Facilities
  8. Special Events
  9. Temporary Structures
  10. Satellite Dishes
  11. Attached Wireless Telecommunications Device
  12. Keeping of Livestock Not on an Agricultural Operation
  13. Distribution or Service Line to Primary Residence
  14. Alteration and Repair of Existing Service Lines or Distribution Lines.
- h. **MINOR IMPACT PROJECTS:** The following projects are permitted pursuant to LUR Article 6: *Minor Impact Projects:*
1. Freestanding Wireless Telecommunications Devices
  2. Subdivision Plat Vacation, Amendment or Replat
  3. Transmission Lines
  4. Commercial Wedding Site

**C. PROHIBITED LAND USES.**

- a. Adult-Oriented Uses
- b. Construction of a Residential Access on a Vacant Parcel of Land Prior to Issuance of a Building or On-Site Wastewater Treatment System Permit.
- c. Marijuana Cultivation, Manufacturing or Testing Facility
- d. Alternative residential construction including but not limited to: yurts, tepees, or plastic units.

**D. DIMENSIONAL REQUIREMENTS.** The following dimensional requirements apply to development located in the Urban Transition Areas.

- a. **VARIANCE.** Setback variances may be requested pursuant to LUR Section 13-105:E. *Variance from this Section.*

DRAFT

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

Use Classification	Maximum Floor Area (sq. ft) Per Unit	Maximum Lot Size in Sq. Ft. (Residential: per Dwelling Unit; Non-Residential per Building)	Maximum Building Height	Off-Street Parking Spaces (Residential per Dwelling Unit; Non-Residential per 1,000 sq ft of Net Leasable)	Building Setbacks (Minimum)				Minimum Build-to-Line	Dwellings Per Acre	
					Front	Street Side	Interior Side	Rear		Minimum	Maximum**
<b>Residential Uses</b>											
Single Family	5,000	9,000	30	Min: 1 Space Max: 2 Spaces	10	5	5	5	At least 50% of building shall be at the minimum setback line	10	20
Secondary/Accessory Residence, Duplex Unit, ADU, Detached Secondary Residence	2,500	4,500	35								
Multi Family*	2,500**	N/A	40								
Mobile Home Communities	5,000	See Division 9-202: Mobile Home Communities in the LUR									
<b>Non-Residential Uses</b>											
Neighborhood Commercial	10,000	10,000	35	Min: 1 Space Max: 3 Spaces	0	0	5	0	At least 50% of building shall be at the minimum setback line	N/A	20
Makers Space	6,500	8,000	35	Min 1 Space Max: 4 Spaces; plus 1 Space for each Dwelling Unit	0	0	5	5			
<p>* Projects that include Multi-Family Dwelling Units of 20 dwelling units or less per acre, shall be subject to the requirements of this Section 6; Projects that include 21 or more dwelling units per acre shall be subject to the requirements of Section 5 Part C of these Special Area Regulations.</p> <p>**Floor area per multi-family residential unit is aggregate and inclusive of unit and non-unit floor area including but not limited to mechanical, egress, and common area(s).</p>											

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

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

a) **GENERAL.**

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

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

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

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

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

- i. **WATER.** Connection to a water source provider is required, where available and shall be at the sole expense of the developer.

- ii. **SEWER.** Connection to a public central sewer service is required. This connection can be to a new central sewage service, an existing municipal or other special district central sewage service, or through an extension of an existing central sewage service. Connection shall be at the sole expense of the developer.
  - iii. **ELECTRIC.** When a property is located within the City of Gunnison Electric Utility area, a project shall connect to the city's system.
- 2. TRANSPORTATION.** The requirements of this section identify transportation related improvements, including streets, transit, parking, and pedestrian and bicycle facilities.
- a) **STREETS.** This section applies to all development in the Urban Transition Area.
    - i. **NORTH URBAN TRANSITION AREA:** A pre-annexation agreement shall be required with the City of Gunnison. The pre-annexation agreement will require compliance with Titles 9 and 12 of City of Gunnison Municipal Code.
    - ii. **SOUTH URBAN TRANSITION AREA:** All development in this area is subject to Section 12-103: Road System and the Gunnison County Specifications for Road and Bridge Construction Standards.
    - iii. **VEHICULAR ACCESS:** Vehicular access points in the Urban Transition Area shall be minimized to support pedestrian connectivity and are encouraged to be concentrated at mid-block locations.
  - b) **TRANSIT.** This section applies to all development of five (5) or more units or lots. Individual single family and duplex dwelling units are exempt from these requirements.
    - i. In areas where transit services are anticipated within the next 5–10 years as part of an adopted plan by Gunnison County, the City of Gunnison, RTA, CDOT or other relevant governmental body, the development plan should include considerations for future transit corridors, considering pedestrian connectivity to future bus stops, transit stations, and infrastructure such as bike lanes or pedestrian paths.
  - c) **PARKING.** This section applies to any Land Use Change Permit, all new development and any addition to an existing building in the Urban Transition Area.
    - i. The number of required parking spaces shall be determined pursuant to Table 6-2.
      - A. For building additions or a use change to an existing building that would increase the total number of parking spaces required for such building, any additional parking shall only be required for the incremental increase, not the existing building or use.
    - ii. Required off-street parking spaces shall be located on the same lot as the structure or business the spaces are intended to serve. Shared parking is permitted, pursuant to the following:
      - A. All developments involved in the shared parking must be located within a 1/8 to a ¼ mile from the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.
      - B. The site or sites involved must contain two or more separate and distinct building activities or functions which, by their nature, can use shared parking without having an adverse impact on traffic circulation or without impairing the overall functioning of the site or sites.
      - C. Shared parking may be required to be set forth in an instrument recorded with the Gunnison County Clerk and Recorder, describing the lands affected by the

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

- ii. For projects with 21 or more vehicular parking spaces, bicycle parking shall be provided. Bicycle parking shall comply with the following:
  - A. Bicycle parking shall consist of racks, lockers, or other storage systems providing a safe and secure means of storing a bicycle.
  - B. Provide bike parking for one-half the number of vehicular parking spaces (i.e. if 10 parking spaces are required, 5 bike spaces are also required);
  - C. Be directly accessible from travel surfaces;
  - D. Be located a maximum of twenty-five (25) feet from the building's main entrance.
- e) **PEDESTRIAN FACILITIES.** This section applies to all development of five (5) or more units or lots Individual single family and duplex dwelling units are exempt from these requirements.
  - i. A detached sidewalk, which is separated from the curb or street pavement edge, shall be required for all new development adjacent to the right-of-way along Highway 135 and collector streets. Secondary or residential streets do not require a vegetative buffer, and no buffer is required where on-street parking is present.
  - ii. A minimum six (6) foot sidewalk shall be provided for all sidewalks located within the right-of-way. Sidewalk material in the right-of-way shall be EG concrete, bituminous asphalt, or other material approved by the Gunnison County Public Works Director.
  - iii. A vegetative buffer between the street and sidewalk may be included on secondary or residential streets at the discretion of the developer. If provided, the buffer shall be a minimum of three (3) feet and a maximum of six (6) feet. This area may be used for snow storage and may include vegetation, gravel, or xeriscape.
  - iv. Sidewalks shall meet accessibility requirements.

**3. LANDSCAPING.** This section applies to all development of five (5) or more units or lots. Individual single family and duplex dwelling units are exempt from these requirements.

- a) **REQUIRED DESIGN ELEMENTS.** The following standards shall be met.
  - i. A minimum of 1 tree and 3 shrubs per 1,000 sq. ft. of designated landscaped area is required for all development.
  - ii. Vegetation shall be maintained by property owners in such a way that it does not interfere with visibility, reduces fire risk, and enhance the aesthetic quality of the area. In locations where new development alters visually attractive and distinctive natural landscapes, the selection and arrangement of new plantings should be designed to complement and enhance the natural landscape character of the site.
  - iii. Healthy existing trees, grasses and shrubs shall be incorporated into the landscape to the maximum extent feasible. If located between the edge of curb and gutter and the property line, no existing tree of four inches diameter at breast height (DBH) or greater, or dense stand of trees or shrubs of four or more feet in both depth and height shall be removed, unless permitted by plant health, access, safety or identification of the premises, all as determined by the Community and Economic Development Department.
  - iv. Design of the landscape shall take existing trees and shrubs into consideration with an adequate area provided around each tree that is free of impervious material to allow for infiltration of water and air. This pervious area shall be equal to the drip line of the tree. Root zones of existing trees and shrubs to be preserved shall be protected from unnecessary disturbance due to cut or fill grade changes.

- v. The selection and arrangement of new plantings shall be planned to create visual appeal, to provide effective screening, to define site circulation and to enhance the use of the site.
- vi. Nonfunctional turf areas shall be prohibited. These areas may include medians, areas that receive little, if any, use.

**b) GENERAL DESIGN GUIDELINES.** Whenever possible, landscaping shall incorporate the following low-water principles and practices to reduce water consumption:

- i. Locate plant materials with similar water needs in the same area.
- ii. Design a balanced landscaped area with a mixture of turf and plant types.
- iii. Minimize the use of expansive turf areas. When turf is incorporated it shall be located so that it is effective or functional in terms of visual experience and use.
- iv. Incorporate a variety of plant materials that have low water needs and are indigenous to the area. Plant hardy, low water usage materials in south and west exposures. Use grasses that remain green with a limited amount of irrigation.
- v. Utilize soil amendments that enhance the ability of the soil to conserve moisture, such as organic matter, and certain fertilizers and polymers.
- vi. Use rock, or non-flammable natural materials to keep moisture in the soil around the planted materials and to control weeds.
- vii. Irrigation should be minimized. When included, an automatic irrigation system shall be designed and installed to provide maximum efficiency. The system should be adjustable to meet actual precipitation requirements of the various planting zones and should operate only when necessary. The type of irrigation components should be selected to meet the needs of the type of planting.

**4. STORMWATER DETENTION AND TREATMENT REQUIREMENTS.** All non-residential development, and areas within one hundred (100) feet of a waterbody as defined by the LUR SECTION 13-117 Drainage, Construction and Post-Construction Storm Water Runoff, in Urban Transition Areas shall comply with the following requirements. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).

**a) NORTH URBAN TRANSITION AREA.** Development within the North Urban Transition Areas, shall be subject to the following requirements.

- i. Prior to the issuance of any building permit, all necessary stormwater detention and treatment facilities and services, as required by City of Gunnison LDC *Div. 15.4.011 Adequate Public Facilities*, shall be in place and available to serve the new development.
- ii. Permanent stormwater detention facilities are required to be multipurpose facilities designed to detain flows to historic peak discharge rates and to provide water quality benefits. Runoff after construction shall not exceed the level of runoff that occurred before construction.
- iii. All non-residential development is required to meet or exceed the standards of City of Gunnison, the Colorado Department of Public Health and Environment, and the U.S. Environmental Protection Agency with regard to water pollution control, stormwater control, and stormwater management. It is both the property owner's and applicant's responsibility to ensure compliance with state and federal regulations
- iv. Stormwater design shall comply with Section 700, Storm Sewer, Culvert and Irrigation System Specifications, of City of Gunnison Construction Standards.

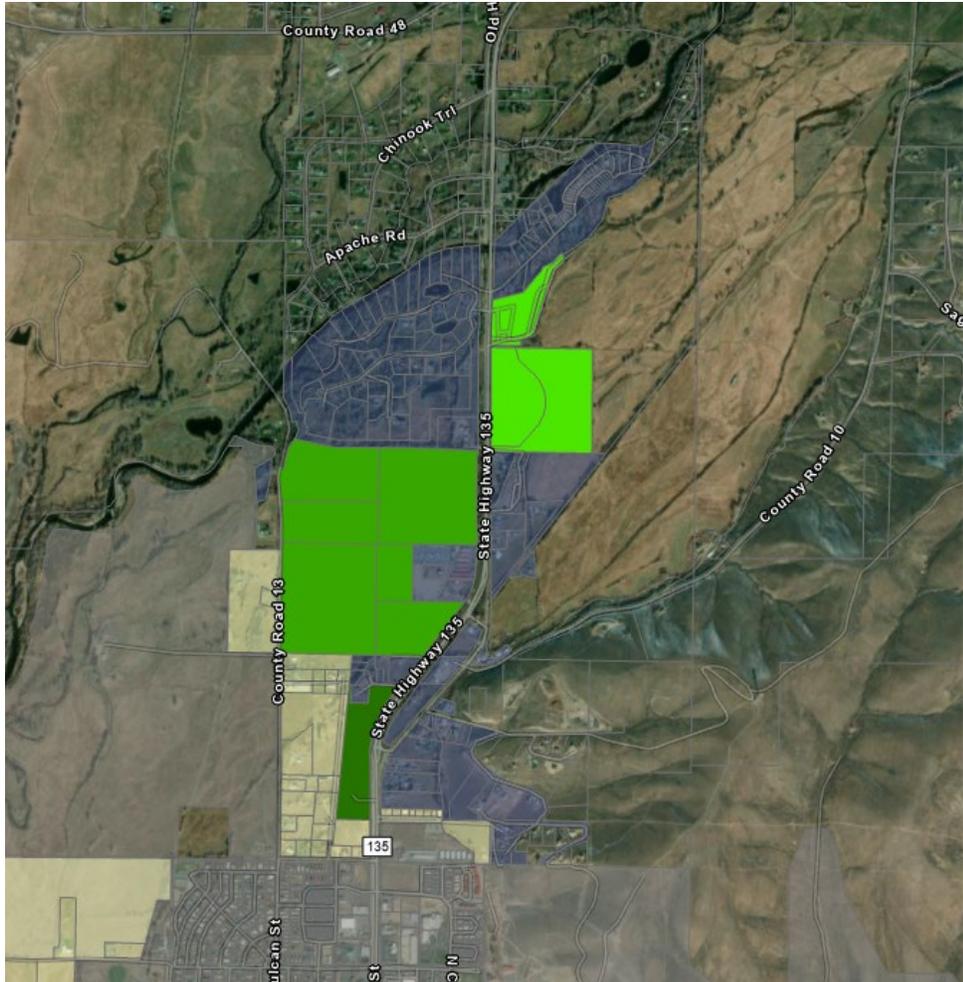
- v. All development shall provide adequate surface, subsurface, and road storm drainage facilities and appurtenances as required by the *City of Gunnison Stormwater Management Plan*, as it may be amended.

- b) **SOUTH URBAN TRANSITION AREA.** All development within the South Urban Transition Areas, shall be subject to LUR Section 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff*.

**5. PARKS, TRAILS AND OPEN SPACES.** This section applies to all development of five (5) or more units or lots. Individual single family and duplex dwelling units are exempt from these requirements. Development that does not meet these thresholds may voluntarily apply these standards for the design of parks, trails, and public spaces. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).

**a) PARKS.**

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



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

**b) TRAILS.**

- i. Trails shall be required in the following locations:
  - A. In those locations shown on the Gunnison Metropolitan Recreation District Master Plan adopted by the county that identify future trail locations.
  - B. Where determined by the Community Development Director to be necessary to link the property to schools, shopping areas, parks, trails, greenbelts, and other public facilities, to the maximum extent practicable; and
  - C. Where determined by the Community Development Director to be necessary to provide public access and fishing easements to adjacent lakes, rivers, and streams, to the maximum extent practicable and consistent with state law.
- ii. Trails shall be a minimum 15-foot right-of-way or easement dedicated for public use and have a minimum 8-foot-wide tread way surface which should be centered on the easement center line.
- iii. Trails shall be dedicated for public use.
- iv. The trail easement may overlap and include property previously included in other easements such as ditch, canal, utility and conservation easements, and public or private open space, provided it does not compromise the purpose or functional use of any easement with which it overlaps.
- v. Trails shall permit subgrade utility easements without limitation.
- vi. Access to the trail should be provided within the subject property or from the subdivision and be fully accessible to the general public during reasonable hours.
- vii. All trails should be designed and constructed in accordance with the Americans with Disabilities Act (ADA) and the specifications defined in the City of Gunnison Non-Motorized Transportation Plan, as it may be amended.

**c) OPEN SPACE.**

- i. Public spaces may include open lands. Trails may be included on designated open space.

- ii. The proposed development should promote continuity of public spaces. Design shall ensure pedestrian, bicycle, and vehicular access is reasonably provided to the spaces.

**d) MAINTENANCE REQUIREMENTS.** For any Park, Trail, or Open Space, the following maintenance requirement applies.

- i. The long-term maintenance of all designated parks, trails and open space shall ensure the safety and longevity of the improvements. All improvements shall be owned and maintained as public areas by the developer, owner of the property, or an organization established for its ownership and maintenance, unless otherwise approved by the County Community and Economic Development Department.

**6. URBAN TRANSITION AREA DESIGN STANDARDS.** Development within the Urban Transition Areas are subject to the following design standards. These standards shall apply to the design of multi-family uses, non-residential uses, and single-family and duplex development when part of a proposed subdivision with five or more lots. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).

- a) MINIMUM STANDARDS.** These design standards are intended to ensure a minimum level of design is achieved. If an alternate design can be shown to meet the intent of these standards, or where it can be shown that strict compliance with these standards would cause negative environmental impacts or would result in adverse conditions on- or off-site because of unusual topography, size or shape of the lot, existing vegetation, or other exceptional situations or condition, then the County shall have authority to accept the alternative. The evaluation shall consider whether the alternative will provide for an equivalent level of public safety and whether the alternative will be equally durable, so that normally anticipated maintenance costs will not be increased.

**b) DESIGN STANDARDS.**

- i. **BUILDING PLACEMENT AND ORIENTATION.** The following standards are intended to create a development pattern that reinforces the street grid and provides a high-quality pedestrian experience.

- A. All buildings should be oriented to the street where one exists. All building facades shall be oriented to be parallel to the adjacent street.

- B. Build-to-Lines shall comply with Table C.3.

- ii. **ENTRANCES.** A building entrance shall include a door and entry feature that provides visitors with direct access to the building.

- A. For Residential buildings, the following standards apply:

- 1. The entry door shall be setback no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.

- 2. For duplex, triplex, or multi-family residential buildings with more than one entrance, at least one shall be no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.

- B. For Non-Residential buildings the following standards apply:

- 1. The facade closest to the front lot line shall have an operable entrance facing the street and a walkway to the nearest sidewalk.

- 2. An operable building entrance is required to be open and accessible during normal business hours. The entrance shall comply with applicable ADA standards.

3. Each building shall have clearly defined customer entrances that include at least two (2) of the following features:
  - a) Canopies, porticos, arcades, or overhangs;
  - b) Recesses or projections;
  - c) Over the door or peaked roof forms;
  - d) Arches;
  - e) Outdoor patios or plazas;
  - f) Display windows;
  - g) Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; and/or
  - h) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
4. Buildings on corner lots are encouraged to have corner entrances. A chamfered corner is permitted to accommodate this type of entrance. Where a corner entrance is not provided, the building plan shall provide an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.

**iii. TRANSPARENCY.**

- A. Residential Uses shall have a minimum transparency of 15% of each street-facing façade at the ground level. This may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.
  1. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.
  2. Garage doors shall not be used to meet this requirement.
  3. Glass blocks, frosted glass, and other forms of privacy glazing do not meet this standard.
- B. Non-Residential and Multi-Family Residential Uses shall meet minimum transparency requirements.
  1. 40% of each street-facing façade at the ground level shall be transparent.
  2. A minimum of 20% transparency is required for second levels.
  3. Transparency may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.
  4. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.

**iv. STREET LEVEL DESIGN.** The following standards apply to Non-Residential Uses, Mixed-Uses, and Multi-Family Uses.

- A. For all ground floor neighborhood commercial or maker space in new development, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor area associated with a residential use, the minimum height must be at least 10 feet.

- B. All non-residential eating and drinking establishments are encouraged to provide street-side outdoor/cafe seating and dining patios. Where possible, this area shall be between the public right-of-way and the front facade along primary streets.
  - C. Individual buildings may not exceed 150 feet in length along a street-facing lot line.
- v. **BUILDING ARTICULATION.** A clear visual division shall be maintained between the ground level floor and upper floors, for example, by using a belt course, transom, awning, canopy, or similar division.
- A. All buildings with three or more stories shall be articulated with varied massing to create dynamic facades and prevent flat, static streetscapes. Development should clearly articulate a horizontal hierarchy (base, middle, top), properly scaled to the height of the structure.
    - 1. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.
    - 2. Horizontal articulation shall be achieved through one or more of the following architectural features:
      - a) Wall Plane Offsets: Wall plane offsets shall be a minimum of 1 foot with a minimum width of 3 feet.
      - b) Accent Lines: Accent Lines shall have a minimum projection from the primary wall plan of 4 inches and a minimum width of 4 inches.
      - c) Bay windows: Bay windows shall be a minimum of 2 feet in depth and 4 feet in width;
      - d) Recessed entrances or windows: These shall be recessed a minimum of 4 feet in depth and 6 feet in width;
      - e) Niches: Niches shall be a minimum of 2 feet in depth and 4 feet in width;
      - f) Gateways that are a minimum of 4 feet in width;
      - g) Porches measuring at least 48 square feet; or
      - h) Colonnades that are a minimum of 4 feet in width.
  - B. All non-residential buildings are required to provide variation in facades to prevent long blank walls. These standards apply to all facades.
    - 1. Structures greater than 60 feet in length, but less than 120 feet in length must exhibit a prominent shift in the facade of the building so that no greater than seventy five percent (75%) of the length of the Building Facade appears unbroken. Each shift shall be in the form of either a 10-foot change in Building Facade alignment or a 10-foot change in the Building Height, or a combined change in Building Facade and Building Height totaling 10 feet.
    - 2. Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120-foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a 15-foot change in Building Facade alignment or a 15-foot setback on upper levels.
- vi. **ROOF FORMS.**
- A. The measurement of building height shall be based on the Gunnison County Land Use Resolution.

- B. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams.
  - C. Where roofs will drip onto pedestrian, other public, or parking areas, buildings shall provide a system of gutters and downspouts to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in these areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
  - D. Eaves and fascia shall generally be responsive and proportional to the design of the building.
  - E. The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.
- vii. **FENCES AND SCREENING.** All buildings shall comply with Gunnison County LUR Section 13-113: *Fencing*.
  - viii. **LIGHTING.** All buildings shall comply with Gunnison County LUR Section 13-114: *Exterior Lighting*.
  - ix. **SIGNAGE.** All buildings shall comply with Gunnison County LUR Section 13-109: *Signs*.

## SECTION 7. PRESERVATION OF MANUFACTURED HOME PARKS

- A. The requirements of this Section apply to any existing manufactured home park that contains five or more occupied manufactured homes and is currently operating, where the park is being proposed for a change of use other than renting or offering space for manufactured homes, or if the park is being proposed for closure, either in whole or in part. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- B. The requirements of this Section shall not apply if, prior to the change of use, the landowner and at least 75% of the manufactured home park tenants have entered into an agreement to waive the requirement for the conversion impact report. The agreement shall be provided to the County and shall be in a form satisfactory to the County Recorder.
- C. Mobile homes provide an important housing option for members of the community. The County prefers that existing Mobile Home Parks are preserved, consistent with the policies of the Regional Housing Study. To support these goals, providing mobile home residents the opportunity to become a Resident Owned Community (ROC) is preferred (See also Colorado House Bill 20-1201).
- D. A conversion impact report shall be completed and submitted to the County Community and Economic Development Department. The report shall include the following information:
  - 1. The names, addresses, and manufactured home site identification numbers of all persons living in or owning manufactured homes in the manufactured home park.
  - 2. The age and type of each manufactured home in the park, by site identification number, including date of manufacture, characteristics, and size.
  - 3. A list of known available manufactured home sites in comparable manufactured home parks within a 50-mile radius of the subject park.
  - 4. A schedule of site rental rates for each comparable manufactured home park and the criteria of the management of each park for acceptance of new homeowners and used manufactured homes.

5. A relocation plan, including the proposed date for closing the manufactured home park, what, if any, relocation assistance payments will be offered to the park tenants, and the method of calculation of such assistance.
  6. The intended use of the property following closure of the manufactured home park, including conceptual plans describing the proposed new use.
  7. Other information as may be required by County Staff or the BOCC.
  8. Certification from the applicant that the conversion impact report has been delivered to all of the owners and tenants of manufactured homes in the manufactured home park at least 60 days prior to the first public hearing.
- E. The County Community and Economic Development Department and the Board of County Commissioners have the authority to review the conversion impact report and evaluate the proposed use of the property following closure of the manufactured home park. While property owners have the right to propose new uses, approval is subject to compliance with zoning regulations, land use policies, and community impact considerations. The County may impose conditions, require modifications, or deny the proposed use if it is found to be inconsistent with adopted plans, regulations, or if the impacts on displaced residents are deemed inadequately addressed.

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

- A. Affordable and attainable housing opportunities are needed throughout the Gunnison Valley to ensure housing is available for local residents and the workforce. Housing is generally considered to be affordable (or attainable) when the monthly housing payment is equal to no more than 30% of a household's gross income. New housing opportunities located within The Urban Transition Area is a specific goal of the Gunnison Area Plan. This section provides incentives for the inclusion of deed restricted housing in these areas. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the county's utility service area (South Urban Transition Area).
- B. **APPLICABILITY.** Projects shall receive incentives for complying with at least one (1) of the following options:
1. 40% of the total residential units in the development are deed restricted as affordable housing in accordance with the definition of essential housing in the Gunnison County Land Use Resolution.
- C. **BENEFITS.** Developments may receive the following benefits:
1. Decreased setbacks by up to 50% for all development on the applicable site or subdivision.
  2. Increased height allowance up to 50 feet for all development on the applicable site or subdivision.
  3. Expedited Review Process. All projects that meet the applicability requirements in Section G.1, shall be reviewed pursuant to Section E, regardless of location or density.
  4. Reduction in required amount of open space by up to 50%.
  5. Reduction in required minimum parking by 100%.

## **SECTION 9. DEVELOPMENT AGREEMENTS AND AMENDMENTS**

### **A. DEVELOPMENT IMPROVEMENT AGREEMENT**

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

## B. MISCELLANEOUS PROVISIONS

1. **Amendment.** Unless amended or repealed in accordance with this Section, these Regulations shall remain in full force and effect. The following process shall apply to an application for any amendment to the SAR:
  - a. **Initiation.** An amendment to the SAR may be initiated by any of the following:
    1. **Persons with Standing.** A person with standing may initiate an application to amend the SAR by submitting an application to Gunnison County.
    2. **BOCC.** The Gunnison County Board of County Commissioners or the Gunnison County Community and Economic Development Director may initiate amendments to the SAR.
      - a. **Notification.** Notification of amendment(s) initiated by the BOCC or Community and Economic Development Director shall be provided pursuant to #####.
  - b. **Submittal of Draft Amendment Language.** Any initiative or application for amendment shall be submitted to the Gunnison County Community Development and Economic Director, or if initiated by said Director, to the BOCC, and shall include at a minimum the following:
    1. **Identification of Applicant.** The application shall state whether the application was initiated by a person with standing, the Community Development and Economic Director, or the BOCC.
    2. **Precise Wording.** The precise wording of the proposed amendment, and the section in which it is proposed to occur.
    3. **Rationale for the Proposed Amendment.** A concise statement of the purpose and justification for the proposed amendment.
  - c. **Approval by BOCC.** Any amendment to SAR shall be approved by the BOCC in a public meeting. The BOCC, in its sole discretion, may receive written or oral comment from the public.
2. **Repeal.** Any application for repeal of SAR shall be approved by the B.O.C.C. pursuant to LUR, Section 1-113: *Amending this Land Use Resolution*.
3. **All Owners Bound.** Any person who now owns or hereafter purchases or acquires rights in any improvements on any lot shall be bound by the terms and conditions herein, whether or not any reference to SAR is contained in the instrument by which such person acquired such interest or ownership.
4. **Severability.** If any part of the SAR or the development application or enforcement thereof with respect to any person or circumstance is held invalid by a court of competent jurisdiction, the remainder of the SAR and its application to other persons or circumstances shall not be affected thereby and shall remain in full force and effect.
5. **No Precedent Set by This Designation.** Neither the designation of the Gunnison Special Area, nor the SAR, procedures or approvals hereunder shall be construed as a precedent for any other Gunnison County action.

# **SPECIAL AREA REGULATIONS**

## **GUNNISON SPECIAL AREA**

*Adoption Date TBD*

draft

## Table of Contents

<b>Purpose</b> .....	<b>3</b>
<b>Applicability</b> .....	<b>4</b>
<b>Relationship to Gunnison County Land Use Resolution</b> .....	<b>5</b>
<b>Definitions</b> .....	<b>5</b>
<b>General Standards and Review Processes</b> .....	<b>6</b>
<b>Requirements for Projects in Urban Transition Areas</b> .....	<b>7</b>
<b>Preservation of Manufactured Home Parks</b> .....	<b>20</b>
<b>Development Incentives</b> .....	<b>21</b>
<b>Development Agreements and Amendments</b> .....	<b>21</b>

draft

**SECTION 1. AUTHORITY AND PURPOSE**

**1.1. GUNNISON SPECIAL AREA.**

- A. **TITLE AND AUTHORITY.** The Gunnison Special Area and Gunnison Special Area Regulations have been designated by the Gunnison County Board of County Commissioners (“BOCC”) Regulations (“SAR”) pursuant to Section 1-110: Process for Designating Special Areas of the *Gunnison County Land Use Resolution* (“LUR”), Resolution XXX as a Special Area.

**1.2. PURPOSE.**

- A. These Special Area Regulations are intended to ensure development in this area provides appropriate service levels and reflects the community’s goals related to land use, housing opportunities, community character, environmental sustainability, natural hazard mitigation, infrastructure access, access to employment centers and services, and multimodal connectivity. These Special Area Regulations shall be liberally construed to further the following purposes:
  - 1. **TO SIMPLIFY THE LUR REVIEW AND APPROVAL PROCESS.** To simplify the LUR review and approval process for real property wholly contained in the Gunnison Special Area.
  - 2. **TO CREATE A FRAMEWORK FOR COORDINATED DEVELOPMENT PATTERNS IN THE GUNNISON SPECIAL AREA.** To coordinate development requirements between the City of Gunnison and Gunnison County.
  - 3. **TO PROVIDE ADDITIONAL OPPORTUNITIES FOR AFFORDABLE AND ATTAINABLE HOUSING.** To encourage the development of affordable and attainable housing in the Gunnison Special Area in order to further the goals of the Gunnison County Strategic Plan and the Gunnison Valley Housing Needs Assessment.
  - 4. **TO PROVIDE OPPORTUNITIES FOR COMPATIBLE COMMERCIAL AND LIGHT INDUSTRIAL USES.** To provide opportunities for neighborhood-scale commercial land uses and light industrial maker spaces, as defined in these Special Area Regulations.
  - 5. **TO ENSURE DEVELOPMENT IS SERVED BY ADEQUATE INFRASTRUCTURE.** To locate development in areas where connection to existing and planned infrastructure, including water, sanitation, and roads is possible.
  - 6. **TO PROTECT THE ENVIRONMENT, PUBLIC HEALTH, SAFETY AND WELFARE; PUBLIC SERVICES, FACILITIES AND PROPERTY.** To avoid or mitigate potential impacts caused by land development within the Gunnison Special Area, to the environment, to public services and facilities, property and public safety and welfare, and land use within the Gunnison Special Area, to the maximum extent feasible.
  - 7. **TO PROTECT LANDS WITH ENVIRONMENTAL VALUE AND NATURAL HAZARDS.** To protect lands with high environmental value or natural hazards by limiting development in these areas.

**SECTION 2. APPLICABILITY**

**2.1. GUNNISON SPECIAL AREA.**

- A. The Gunnison Special Area Map is the official map designating the Gunnison Special Area as adopted by the Gunnison County Board of County Commissioners, as amended from time to time.
- B. These Special Area Regulations shall apply to all development, including the development of new buildings or structures, expansion of existing uses, and change of the use of land or structures within the Gunnison Special Area, unless otherwise exempted from this title.

draft

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

- A. **USES GENERALLY EXEMPT FROM LAND USE RESOLUTION.** Development in the Gunnison Special Area shall be exempt from the standards of the LUR, unless otherwise specified herein, or by Gunnison County.
- B. **DEFINITIONS.** Terms that are not defined in these Regulations shall be defined pursuant to Article 2: *Definitions* of the LUR.
- C. **CONFLICTS.** When there is a conflict between the SAR and the LUR, the LUR shall control.
- D. **INTERPRETATIONS.** The Gunnison County Community and Economic Development Director shall have the authority to interpret these Regulations, pursuant to Land Use Resolution Section 1-114: *Interpretations*.
- E. **TECHNICAL MODIFICATIONS, TAKINGS, APPEAL AND EXCEPTIONS.** LUR Article 8: *Technical Modifications, Takings, Appeal and Exceptions* shall apply to the SAR.
- F. **CONSTRUCTION AND WORD USAGE.** Construction and word usage shall be interpreted pursuant to the applicable section(s) of the LUR, including Section 1-111: *Construction and Word Usage*.

draft

## SECTION 4. DEFINITIONS

1. **ANNEXATION.** Annexation is the process by which a city or municipality extends its boundaries to include additional territory.
2. **ARTICULATION, HORIZONTAL.** A method of breaking up large horizontal walls and or masses of a structure through architectural elements.
3. **ARTICULATION, VERTICAL.** A method of breaking up large vertical walls and or masses of a structure through architectural elements.
4. **FAÇADE:** Is the entire vertical plane, including all architectural elements, windows, doors, openings, and design treatments forming the visible exterior surface, of the wall surface as viewed from grade.
5. **FUNCTIONAL TURF.** Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens, fairways, and roughs.
6. **GOVERNMENT AND INSTITUTIONAL USES.** A building primarily used by a government entity, educational institution, or a non-profit organization for organized government or institutional uses and supporting uses.
7. **GUNNISON SPECIAL AREA.** Shall mean any of the real property now or hereafter included in the “Gunnison Special Area Map.”
8. **GUNNISON SPECIAL AREA MAP.** Shall mean the official map designating the Gunnison Special Area as adopted by the Gunnison County Board of County Commissioners, as amended from time to time.
9. **GUNNISON SPECIAL AREA PLAN (GUNNISON AREA PLAN or “GAP”).** The Gunnison Special Area Plan is the master planning document for the City of Gunnison Three Mile Area.
10. **MAKER SPACE.** A building, parcel, or portion thereof, that provides an area for artists, community members, and patrons to explore ideas, experiment, and create. These can be configured as individual spaces or as a common space. These spaces involve small-scale production, assembly, and fabrication conducted entirely indoors with minimal external impacts, and are a type of light industrial development. Maker Spaces may include the creation of goods, as well as their sale. Residential uses may be combined with Maker Space to create a mixed-use development.
11. **MIXED USE.** The use of a building, parcel, or portion thereof, used for a variety of different land use types. This can be a single building that is used for a mix of uses, such as Neighborhood Commercial and residential, or it can be a single parcel with different buildings or areas used for different uses. In these SAR, Mixed-Use developments shall comply with the standards for Non-Residential Uses.
12. **MULTIPLE-FAMILY RESIDENCE** means a building that contains three or more residences, but not including hotels, motels, or lodges.
13. **NEIGHBORHOOD COMMERCIAL.** The use of a building, parcel, or portion thereof, for active pedestrian-scale businesses and services primarily intended to serve the immediate needs of the local community. Examples include small shops, galleries, cafes, restaurants, personal services, child care centers, group homes, pharmacies, bakeries, breweries, distilleries, and the like.
14. **NONFUNCTIONAL TURF.** Turf that is not functional turf.
15. **NON-RESIDENTIAL USES.** These uses are all land uses, not including residential land uses.
16. **PARKS AND OPEN SPACE.** An area dedicated to the public and reserved for recreational, education or scenic purposes.
17. **PEDESTRIAN AMENITY.** These are amenities that create a development pattern that creates safe and comfortable environments for pedestrians.
18. **PRIMARY RESIDENCE** means the largest single-family residence on a parcel.

19. **RESIDENCE** means a structure or any part of a structure designed for residential purposes having one or more rooms, not more than one kitchen, and at least one bathroom, that is designed for long-term occupancy by one or more persons for living and sleeping purposes, and that may or may not be placed on a permanent foundation. In addition, residences includes factory-built housing, and alternative construction including, but not limited to, yurts, tepees, or plastic units that comply with the requirements of this Resolution, and, as applicable, with standards of the applicable building code, adopted and amended by Gunnison County. Vehicles, excluding mobile homes, but including recreational vehicles, shall not be considered to be habitable residences.
- a. **ACCESSORY DWELLING UNIT, ESSENTIAL HOUSING** means either a detached or attached residence that is subordinate to a Primary Residence, meets the definition of Essential Housing, including a kitchen with food preparation and storage area, sink, stove, and refrigeration, a bathroom with a toilet, sink, and shower or bathtub, a designated area for sleeping, and general living area. All living spaces in the Accessory Dwelling Unit (“ADU”) must have adequate natural light and ventilation. ADUs may not be less than 400 sq. ft. in floor area as measured by LUR Section 13-103:E. Measurement of Building Size.
  - b. **DETACHED SECONDARY RESIDENCE** means a secondary residence that is physically separate from the primary residence.
  - c. **DUPLEX** means a single building that contains two residences.
  - d. **MULTIPLE-FAMILY RESIDENCE** means a building that contains three or more residences, but not including hotels, motels, or lodges.
  - e. **PRIMARY RESIDENCE** means the largest single-family residence on a parcel.
  - f. **SECONDARY OR ACCESSORY RESIDENCE** means a residence that is an accessory structure to a primary residence, except this shall not include a secondary structure intended only for sleeping, pursuant to LUR Section 9-101: Uses Secondary to a Primary Residence.
  - g. **SINGLE-FAMILY RESIDENCE** means a building that contains one residence.
20. **SHARED PARKING.** An arrangement in which two or more uses with different peak parking demands (hours of operation) use the same off-street parking spaces to meet their off-street parking standards.
21. **SIDEWALK, ATTACHED.** A pedestrian walkway constructed immediately adjacent to the curb line, without a landscaped buffer or separation between the sidewalk and the street.
22. **SIDEWALK, DETACHED.** A pedestrian walkway constructed parallel to the curb line but separated from the street by a landscaped strip, tree lawn, or buffer area.
23. **TRANSPARENCY.** The amount of fenestration (windows) on buildings that allows the public to see inside from the sidewalk.
24. **URBAN GROWTH BOUNDARY (“UGB”).** Areas eligible for annexation within the City of Gunnison future utility service area as described in the Gunnison Special Area Map.
25. **URBAN TRANSITION AREA, NORTH (“NUTA”).** Areas eligible for pre-annexation within the City of Gunnison utility service area as described in the Gunnison Special Area Map. These areas are generally north of the City boundary and do not extend beyond the Gunnison River to the north.
26. **URBAN TRANSITION AREA, SOUTH (“SUTA”).** Areas not eligible for pre-annexation and located within Gunnison County’s Dos Rios utility service area as described in the Gunnison Special Area Map. These areas are generally south and west of the City boundary.

## SECTION 5. DEVELOPMENT REVIEW PROCESS

- A. **CITY URBAN GROWTH BOUNDARY (“UGB”)**: For development located in the Urban Growth Boundary (“UGB”):
1. **CITY OF GUNNISON REVIEW REQUIRED.** City of Gunnison review and approval of development in the UGB is required unless otherwise exempted by this SAR.
  2. **PARCELS ELIGIBLE FOR ANNEXATION:** Development in these areas shall be subject to review by the City of Gunnison and shall work with the City to connect to utilities and annex. (See XXX for the City’s annexation process).
  3. **PARCELS ELIGIBLE FOR PRE-ANNEXATION:** Any property located in the City Urban Growth Boundary that is not eligible for annexation shall work with the City to connect to utilities and enter into a pre-annexation agreement.
  4. **EXEMPTION FROM CITY REVIEW:** The following activities shall be exempt from City annexation requirement and shall be reviewed pursuant to the Gunnison County Land Use Resolution and other applicable regulations in effect at time of application submittal including but not limited to: International Building Code, International Wildland Urban Interface Code, and Gunnison County Public Works Road and Bridge Standards.
    - a. **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.**  
Any parcel within the Urban Growth Boundary with a legally established single family residence may construct an addition, secondary residence, or non-habitable structure such as a storage shed or a garage.
    - b. **LEGALLY ESTABLISHED CONFORMING AND NONCONFORMING USES AND STRUCTURES.**
      1. **USE MAY CONTINUE.** Legally established conforming and nonconforming land uses and structures may continue, so long as they remain otherwise legal and comply with the standards of this Section.
      2. **REPAIRS AND MAINTENANCE.** Ordinary repairs and maintenance to permit continuation of a legal conforming or nonconforming use and/or structure shall be permitted.
      3. **LIMITED EXTENSION OR EXPANSION.** A legal nonconforming use or structure shall not be extended or expanded except as allowed in LUR Section 1-108: B. 3. b: Expansion Shall Not Increase Nonconformance. This prohibition shall be construed to prevent the additional land uses or structures from being used in a nonconforming manner.
      4. **EXPANSION SHALL NOT INCREASE NONCONFORMANCE.** A legal nonconforming use or structure shall only be extended, expanded or altered in a manner that does not expand, or that decreases, the nonconforming use or aspect.
      5. **FORCE MAJEURE.** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control of the property owner, also known as an “act of God”, including but not limited to fire or flood.
- B. **NORTH URBAN TRANSITION AREA:** These areas are in Gunnison County that are not immediately eligible for annexation but are within the City of Gunnison utility service area. These areas are appropriate for potential annexation when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and enhance the greater community.
1. **APPLICABILITY.** New development is subject to these SAR and shall work with the City of Gunnison to connect to utilities unless otherwise exempted by this title. Connection to City utilities shall not be required where such connection would deny a property owner of all economically beneficial use of the property.

2. **CITY REVIEW REQUIRED FOR UTILITY AND INFRASTRUCTURE CONNECTIVITY.** Parcels in this area shall meet with the City to create a pre-annexation agreement for connectivity to current and future city utilities and to ensure compliance with Titles 9 and 12 of the City of Gunnison Municipal Code.
  3. **EXEMPTION FROM THESE SPECIAL AREA REGULATIONS**
    - a. **SINGLE FAMILY RESIDENCE.** Development of an existing vacant lot as of the effective date of these SAR with a single-family residence shall be reviewed pursuant to the LUR and not subject to these SAR. City of Gunnison pre-annexation shall not be required.
    - b. **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.** Any parcel within the North Urban Transition Area with a legally established single-family residence as of the effective date of these SAR may construct an addition, secondary residence, duplex, accessory dwelling unit, or non-habitable structure such as a storage shed or a garage, without triggering the requirements of these SAR. City of Gunnison pre-annexation shall not be required.
    - c. **LEGALLY ESTABLISHED CONFORMING AND NONCONFORMING USES AND STRUCTURES.**
      1. **USE MAY CONTINUE.** Legally established conforming and nonconforming land uses and structures may continue, so long as they remain otherwise legal and comply with the requirements of this Section.
      2. **REPAIRS AND MAINTENANCE.** Ordinary repairs and maintenance to permit continuation of a legal conforming or nonconforming use and/or structure shall be permitted.
      3. **LIMITED EXTENSION OR EXPANSION.** A legal nonconforming use or structure shall not be extended or expanded except as allowed in LUR Section 1-108: B. 3. b: Expansion Shall Not Increase Nonconformance. This prohibition shall be construed to prevent the additional land uses or structures from being used in a nonconforming manner.
      4. **EXPANSION SHALL NOT INCREASE NONCONFORMANCE.** A legal nonconforming use or structure shall only be extended, expanded or altered in a manner that does not expand, or that decreases, the nonconforming use or aspect.
      5. **FORCE MAJEURE.** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control of the property owner, also known as an “act of God”, including but not limited to fire or flood.
- C. **SOUTH URBAN TRANSITION AREA:** These areas are in Gunnison County and are not expected to be annexed into the City. They are served by County utilities and may be served by City electric services. These areas are appropriate for potential annexation if and when they become eligible. Growth will be focused in these areas to leverage existing infrastructure, community services, and community characteristics to benefit future development.
1. **APPLICABILITY.** Development is subject to these Special Area Regulations.
  2. **PRE-ANNEXATION NOT REQUIRED.** Parcels located within the Dos Rios utility service area are not required to annex into the City or sign a pre-annexation agreement.
  3. **EXEMPTION.**
    - a. **SECONDARY RESIDENCE, ADDITION, NON-HABITABLE STRUCTURE.** Any parcel within the South Urban Transition Area with a legally established primary residence may construct an addition, secondary residence, duplex, accessory dwelling unit, or non-habitable structure such as a storage shed or a garage, without triggering the requirements of this SAR.

b. **LEGALLY ESTABLISHED CONFORMING AND NONCONFORMING USES AND STRUCTURES.**

1. **REPAIRS AND MAINTENANCE.** Legally established conforming and nonconforming land uses and structures may continue, so long as they remain otherwise legal and comply with the requirements of this Section.
2. **REPAIRS AND MAINTENANCE.** Ordinary repairs and maintenance to permit continuation of a legal conforming or nonconforming use and/or structure shall be permitted.
3. **LIMITED EXTENSION OR EXPANSION.** A legal nonconforming use or structure shall not be extended or expanded except as allowed in LUR Section 1-108: B. 3. b: Expansion Shall Not Increase Nonconformance. This prohibition shall be construed to prevent the additional land uses or structures from being used in a nonconforming manner.
4. **EXPANSION SHALL NOT INCREASE NONCONFORMANCE.** A legal nonconforming use or structure shall only be extended, expanded or altered in a manner that does not expand, or that decreases, the nonconforming use or aspect.
5. **FORCE MAJEURE.** Replacement of a portion of or the entirety of a structure that was damaged and/or demolished due to circumstances beyond the control of the property owner, also known as an “act of God”, including but not limited to fire or flood.

D. **RURAL TRANSITION AREA:** These areas are located in proximity to the City of Gunnison, but do not have immediate adjacency to the City boundary or City utilities. The Rural Transition Area provides a critical buffer between developed and rural lands. Its purpose is to manage growth at a rural scale while maintaining scenic quality, protecting environmental resources, and preserving agricultural viability. Development in these areas is limited and regulated under the existing Gunnison County Land Use Resolution. Urban infrastructure and annexation are not expected. Growth will consist primarily of single-family residences and shall be compatible with the surrounding rural landscapes.

1. **APPLICABILITY.** Development in these areas is subject to the Gunnison County Land Use Resolution. The review standards of this SAR shall not apply. The Rural Transition Area is intended to prevent leapfrog development, preserve viewsheds and rural identity by:
  1. Preserving open lands near the City to retain the rural character of the community.
  2. Limit sprawl
  3. Mitigate hazards through strategic preservation and targeted risk management for long term resilience and protection.
  4. Protecting and maintaining prime locations for agriculture and arrange development to provide opportunities for integration with prime conserved lands.
  5. Growth that supports compact communities and community connectivity.

E. **RURAL AREA:** These are areas within the Three-Mile boundary that are prioritized for preservation. These areas include lands having high ecological value, lands that are on ridgelines, critical wildlife habitat and migration corridors and hazardous lands. These areas are generally not appropriate for new development. Rural areas are landscapes that should remain free of most development within the Three-Mile Plan because they hold ecological, scenic, and agricultural value. These areas are intended to remain largely undeveloped to support habitat protection, wildfire risk mitigation, and long-term land conservation. New development is generally discouraged. When allowed, it is limited to very low-intensity uses, such as one single-family residence. These areas are not intended for urban services or infrastructure expansion.

1. **APPLICABILITY.** Development in these areas is subject to the Gunnison County Land Use Resolution. The review standards of this SAR shall not apply.

**SECTION 6. GENERAL STANDARDS.**

- A. **APPLICABILITY.** The following standards shall apply to the North Urban Transition Area and South Urban Transition area.
- B. **BUILDING PERMIT REQUIRED.** The applicant shall submit a building permit application demonstrating compliance with the applicable standards of this SAR.
- C. **COMPLIANCE WITH THE LUR.** Development shall comply with applicable requirements of the Gunnison County Land Use Resolution.
- D. **PERMITTED LAND USES.** The following land uses are permitted without additional review.
  - a. **GOVERNMENT AND INSTITUTIONAL USES.**
  - b. **NEIGHBORHOOD COMMERCIAL:** Neighborhood Commercial uses shall comply with LUR Section 9-301: D but do not require additional review.
  - c. **MIXED USE:** Mixed Uses shall comply with LUR Section 9-301: D but do not require additional review.
  - d. **MAKERSPACE:** Makerspace uses shall comply with LUR Section 9-301: D but not require additional review.
  - e. **RESIDENTIAL USES.**
  - f. **ADMINISTRATIVE REVIEW PROJECTS THAT DO NOT REQUIRE LAND USE CHANGE PERMITS.** The following projects are permitted pursuant to LUR Section 4-102: *Projects Classified as Administrative Review Projects that do not Require Land Use Change Permits:*
    - 1. Barns and Other Agricultural Buildings on an Agricultural Operation
    - 2. Fences
    - 3. Gardens And Greenhouses
    - 4. One 200 Sq. Ft. Storage Shed
    - 5. Barns In Approved Subdivisions
    - 6. Gardens And Greenhouses That Are Home Occupations
    - 7. Pools and Recreation Facilities
    - 8. Special Events
    - 9. Temporary Structures
    - 10. Satellite Dishes
    - 11. Attached Wireless Telecommunications Device
    - 12. Keeping of Livestock Not on an Agricultural Operation
    - 13. Distribution or Service Line to Primary Residence
    - 14. Alteration and Repair of Existing Service Lines or Distribution Lines
- E. **PROHIBITED LAND USES.**
  - a. Adult-Oriented Uses
  - b. Construction of a Residential Access on a Vacant Parcel of Land Prior to Issuance of a Building or On-Site Wastewater Treatment System Permit
  - c. Marijuana Cultivation, Manufacturing or Testing Facility
- F. **ADMINISTRATIVE PROJECTS THAT REQUIRE A LAND USE CHANGE PERMIT**

1. **APPLICABILITY.** The following developments shall be reviewed as an Administrative Land Use Change Permit pursuant to LUR Article 5: *Administrative Review Projects that Require Land Use Change Permits.*
    - a) **SUBDIVISION.**
    - b) **TWENTY-ONE (21) OR MORE UNITS PER ACRE.** Development that proposes twenty-one (21) or more Subdivision, Residential, Commercial, or Maker Space Units per acre.
    - c) **MORE THAN ONE HOME OCCUPATION**
    - d) **BOUNDARY LINE ADJUSTMENT**
    - e) **LOT CLUSTER**
    - f) **CORRECTION OF PLAT**
    - g) **ALTERATION OF APPROVED BUILDING ENVELOPES**
    - h) **SUBDIVISION EXEMPTION TO VALIDATE AN EXISTING LOT**
    - i) **SUBDIVISION PLAT VACATION, AMENDMENT OR REPLAT**
    - j) **PLAT FOR APPROVED CONDOMINIUMS/TOWNHOME PROJECT**
    - k) **AMENDMENT OR TERMINATION OF SUBDIVISION COVENANTS**
  2. **REVIEW PROCESS.** Applications shall comply with the process identified in LUR Section 5-104: *Administrative Review Project Application* unless otherwise specified by this title.
    - a) **PUBLIC NOTICE.** Administrative Review Projects shall not be required to post public notice or public hearing.
  3. **REVIEW STANDARDS.** The following standards shall apply to Administrative Land Use Review Projects that Require a Land Use Change Permit.
    - a) **LUR COMPLIANCE.** Projects shall comply with all the other applicable requirements of the LUR.
    - b) **COMPLIANCE WITH SPECIFIC STANDARDS.** In addition, the following standards shall apply to individual types of Administrative Review Projects.
      - i. **SUBDIVISION.** All applications for subdivision shall comply with the following additional standards:
        - i. Section 6-105 of the LUR, *Submittal For Final Action For Minor Impact Project.*
      - ii. **TWENTY-ONE (21) OR MORE UNITS PER ACRE.** Development that proposes more than 20 Subdivision or Residential Units per acre shall comply with the following standard:
        - i. **ESSENTIAL HOUSING.** Thirty percent (30%) of the total residential or subdivision units in an application shall be deed restricted as Essential Housing in accordance with the definitions in the LUR. These projects are permitted to utilize the incentives identified in Section 8 of these Special Area Regulations.
- B. **MINOR IMPACT PROJECTS:** The following projects are classified as and shall be reviewed as a Minor Impact Project pursuant to LUR Article 6: *Minor Impact Projects:*
1. Freestanding Wireless Telecommunications Devices
  2. Transmission Lines
  3. Commercial Wedding Site
- G. **APPLICABLE COUNTY LAND USE RESOLUTION STANDARDS.** Development shall comply with the following sections from the Gunnison County LUR, as may be amended:

1. Article 1: General Requirements.
    - a) Section 1-104: *Permits Required*
    - b) Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*
    - c) Section 1-106: *Partially Exempt Land Use Changes*
    - d) Section 1-108: *Nonconforming Uses*
    - e) Section 1-109: *Vested Property Rights*
    - f) Section 1-110: *Process for Designating Special Areas*
    - g) Section 1-111: *Construction and Word Usage*
    - h) Section 1-112: *Use of Maps*
    - i) Section 1-113: *Amending this Land Use Resolution*
  2. Article 2: *Definitions*, unless otherwise defined by these SAR.
  3. Article 3: *General Review Process* with exceptions noted in these SAR.
  4. Article 8: *Technical Modifications, Taking, Appeals and Exceptions*.
  5. Article 11: *Resource Protection Standards*.
  6. Article 12: *Development Infrastructure Standards*
    - a) Section 12-102: *Applicability and Overview*
    - b) Section 12-103: *Road System*
  7. Article 13: *Project Design Standards*.
    - a) Section 13-103:E. *Measurement of Building Size*
    - b) Section 13-103:F. *Minimum Residence Floor Area*
    - c) Section 13-103: *Height Measurements*
    - d) Section 13-104:B *Measurement*
    - e) Section 13-107: *Installation of Solid Fuel-Burning Devices*
    - f) Section 13-109: *Signs*
    - g) Section 13-112: *Snow Storage*
    - h) Section 13-113: *Fencing*
    - i) Section 13-114: *Exterior Lighting*
    - j) Section 13-115: *Reclamation and Noxious Weed Control*
    - k) Section 13-118: *Water Impoundments*
  8. Article 15: *Right-to-Ranch Policy*.
  9. Article 16: *Enforcement*.
- H. **DIMENSIONAL STANDARDS.** The following dimensional standards apply to development located in the North and South Urban Transition Areas.
- a. **VARIANCE.** Setback variances may be requested pursuant to LUR Section 13-105: E. *Variance from this Section.*

TABLE 1. DIMENSIONAL TABLE											
Use Classification	Maximum Floor Area (sq. ft) Per Unit	Maximum Lot Size in Sq. Ft. (Residential: per Residential Unit; Non-Residential per Building)	Maximum Building Height	Off-Street Parking Spaces (Residential per Residential Unit; Non-Residential per 1,000 sq ft of Net Leasable)	Building Setbacks				Minimum Build-to-Line	Units Per Acre	
					Front	Street Side	Interior Side	Rear		Minimum	Maximum**
<b>Residential Uses</b>											
Single Family	5,000 <sup>1</sup>	9,000	30'	Min: 1 Space Max: 2 Spaces	10'	5'	5'	5'	At least 50% of the street-facing building façade shall be at the front setback line	10	20
Duplex	2,500 <sup>2</sup>	4,500	35'								
Multi Family	2,500 <sup>3</sup>	N/A	40'								
Mobile Home Communities	5,000	See LUR Division 9-202: <i>Mobile Home Communities</i>									
<b>Non-Residential Uses</b>											
Neighborhood Commercial	10,000	10,000	35'	Min: 1 Space Max: 3 Spaces	0'	0'	5'	0'	At least 50% of the street-facing building shall be at the minimum setback line	N/A	20
Makers Space	6,500	8,000	35'	Min 1 Space Max: 4 Spaces; plus 1 Space for each Residential Unit	0'	0'	5'	5'			

<sup>1, 2</sup> Aggregate floor area per lot subject to LUR Section 13-105:C *Parcels Smaller than 6,500 Sq. Ft.* and LUR Section 13-105:C *Parcels Larger than 6,500 sq. ft.*

<sup>3</sup> Floor area per multi-family residential unit is aggregate and inclusive of unit and non-unit floor area including but not limited to mechanical, egress, and common area(s).

**SECTION 7. ESSENTIAL HOUSING.** Essential Housing, as defined by the Gunnison County Land Use Resolution and as acceptable by the Gunnison County Housing Authority, shall meet the following standards.

**1. EXEMPTIONS.**

- a) **ONE TO FOUR RESIDENTIAL UNITS.** Projects that include one (1) to four (4) residential units shall not have a requirement for Essential Housing.

**2. REQUIRED ESSENTIAL HOUSING.**

- a) **FIVE TO TEN RESIDENTIAL UNITS.** Projects with five (5) to ten (10) residential units shall provide a minimum of ten percent (10%) or at least one unit, whichever is greater, of the residential units as Essential Housing.
- b) **ELEVEN TO TWENTY RESIDENTIAL UNITS.** Projects with eleven (11) to twenty (20) residential units shall provide a minimum of twenty-percent (20%) of the residential units as Essential Housing.
- c) **TWENTY ONE OR MORE RESIDENTIAL UNITS.** Projects in the Urban Transition Area that include twenty-one (21) or more residential units per acre shall provide a minimum of thirty percent (30%) of the residential units provided as Essential Housing.
- d) **FRACTIONAL UNITS.** When the required number of Essential Housing Units does not equal a whole or half number, the required number shall be rounded to the nearest half or whole unit number.

**3. ESSENTIAL HOUSING STANDARDS.**

- a) **NEIGHBORHOOD INTEGRATION OF ESSENTIAL HOUSING.** To the maximum extent feasible, Essential Housing units shall be dispersed throughout the development to ensure an economically diverse and vibrant neighborhood.
- b) **ACCESSORY DWELLING UNITS.** An Essential Housing Accessory Dwelling Unit may be counted as a half (0.5) unit of essential housing so long as it otherwise meets the Essential Housing definition.
- c) **PROVISION OF ESSENTIAL HOUSING.** Housing shall be provided in any combination of the following:
  - i. **PHYSICALLY CONSTRUCTED UNITS.** The provision of physical units shall not be considered satisfied until all units provided as required Essential Housing have received a Certificate of Occupancy; or,
  - ii. **DEDICATION OF LAND.** dedication of land to Gunnison County that is of market-rate equivalent to the required percental of Essential Housing Units; or,
  - iii. **FEE-IN-LIEU:** Fee-in-lieu equal to the required number of Essential Housing Units according to the most recent adopted fee-in-lieu study (as may be amended from time to time).

**SECTION 8. DEVELOPMENT REVIEW STANDARDS.** Standards, allowances, and limitations apply to development in the North Urban Transition Area and the South Urban Transition Area. Where there are different requirements for the North Urban Transition Area or South Urban Transition Area, these are identified.

1. **SUBDIVISION DESIGN.**

- a) **GENERAL.** Parcels shall be arranged within a connected block and street system.
- b) **RECTANGULAR BLOCKS.** Blocks shall be rectangular in form to the maximum extent practicable.
- c) **BLOCK LENGTH.** Block lengths shall not exceed 600 feet between street intersections.
- d) **PARCEL CONNECTION TO STREET.** All parcels shall have a front lot line facing a street.
- e) **ALLEYS.** Alleys are encouraged to provide secondary access and to reduce driveway interruptions along primary streets.
- f) **PARCEL WIDTH.**
  - i. **RESIDENTIAL .** Residential parcels shall have a minimum front lot line width of 25 feet.
  - ii. **NONRESIDENTIAL.** Non-residential or mixed-use parcels shall have a minimum front lot line width of 20 feet.
- g) **PARCEL DEPTH.** Parcel depth shall be sufficient to accommodate traditional building forms, with a minimum of **80 feet** and a maximum depth-to-width ratio of **3:1**.

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

- a) **GENERAL.**
  - i. **LOCATION OF NEW UTILITIES.** All utility connections, including all electrical, cable, fiber optic and telephone connections and installation of wires to buildings, shall be placed underground from the nearest available power source.
- b) **NORTH URBAN TRANSITION AREA.** Development within the North Urban Transition Area shall be subject to the following standards.
  - i. **GENERAL.** Prior to the issuance of any building permit, all necessary utilities, facilities and services, as required by City of Gunnison Land Development Code (“LDC”) *Div. 15.4.011 Adequate Public Facilities*, shall be in place and available to serve the new development.
  - ii. **WATER.** Connection to City of Gunnison water service is required and shall be at the sole expense of the developer.
  - iii. **SEWER.** Connection to an existing county or municipal central sewer service is required. Connection shall be at the sole expense of the developer.
  - iv. **ELECTRIC.** Connection to the City of Gunnison electric utility is required and shall be at the sole expense of the developer.
- c) **SOUTH URBAN TRANSITION AREA.** Development within the South Urban Transition Areas shall be subject to the following requirements.
  - i. **WATER.** Connection to a central water source provider is required and shall be at the sole expense of the developer.

- ii. **SEWER.** Connection to a public central sewer service is required. This connection can be to an existing municipal or other special district central sewage service, or through an extension of an existing central sewage service. Connection shall be at the sole expense of the developer.
- 3. **TRANSPORTATION.** The requirements of this section identify transportation related improvements, including streets, transit, parking, and pedestrian and bicycle facilities.
  - a) **STREETS.**
    - i. **VEHICULAR ACCESS.** Vehicular access points in the Urban Transition Areas shall be minimized to support pedestrian connectivity and are encouraged to be concentrated at mid-block locations.
    - ii. **NORTH URBAN TRANSITION AREA:** A pre-annexation agreement shall be required with the City of Gunnison. The pre-annexation agreement will require compliance with Titles 9 and 12 of the City of Gunnison Municipal Code.
    - iii. **SOUTH URBAN TRANSITION AREA:**
      - A. **COMPLIANCE WITH COUNTY STANDARDS.** All development in this area is subject to LUR Section 12-103: *Road System* and the Gunnison County Standards and Specifications for New Construction of Roads and Bridges.
      - B. **ON-STREET PARKING.** Street design shall include on-street parking acceptable to Gunnison County Public Works.
      - C. **SNOW REMOVAL.** Street design shall consider adequate space for snow removal operations acceptable to Gunnison County Public Works.
      - D. **PUBLIC ACCESS.** Streets shall be dedicated to the public.
  - b) **TRANSIT.** This section applies to all development of five (5) or more units or lots. Individual single family and duplex residential units are exempt from these requirements.
    - i. **TRANSIT SERVICE CONNECTIVITY.** In areas where transit services are anticipated within the next 5–10 years as part of an adopted plan by Gunnison County, the City of Gunnison, RTA, CDOT or other relevant governmental body, the development plan shall include considerations for future transit corridors, considering pedestrian connectivity to future bus stops, transit stations, and infrastructure such as bike lanes or pedestrian paths.
  - c) **PARKING.** This section applies to any Land Use Change Permit, all new development and any addition to an existing building in the Urban Transition Area.
    - i. **REQUIRED NUMBER OF PARKING SPACES.** The number of required parking spaces shall be determined pursuant to Table 1. *Dimensional Standards*.
    - ii. **SHARED PARKING STANDARDS.** Required off-street parking spaces shall be located on the same lot as the structure or business the spaces are intended to serve. Shared parking is permitted, pursuant to the following:
      - A. All developments involved in the shared parking must be located within a 1/8 to a 1/4 mile from the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.
      - B. The site or sites involved must contain two or more separate and distinct building activities or functions which, by their nature, can use shared parking

- without having an adverse impact on traffic circulation or without impairing the overall functioning of the site or sites.
- C. Shared parking may be required by Gunnison County Community Development to be set forth in an instrument recorded with the Gunnison County Clerk and Recorder, describing the lands affected by the agreement to ensure unified operation, control, and continuation of multiple use or shared parking facilities.
- iii. **ON-STREET PARKING.** On-street parking adjacent to a commercial use can be used to meet the parking standards required in Table 6-2. Parallel parking is preferred over head-in parking, and head-in parking is preferred over diagonal parking.
- iv. **STREET-FACING PARKING LOTS PROHIBITED.** Street-facing parking lots are prohibited and parking lots shall be placed behind buildings. Where placement behind buildings is not possible, they shall be located at the rear of the property.
- v. **SINGLE-FAMILY AND DUPLEX OFF-STREET PARKING LOCATION.** For single-family and duplex lots, off street parking shall be setback from the front-most façade of the building or accessed from a rear or side alley. A driveway is permitted between a street and a garage.
- vi. **PARKING SPACE STANDARDS.** All parking spaces shall not be less than 9 feet in width and 18 feet in length, except that:
- A. **COMPACT PARKING.** Up to 20% of parking spaces may be compact parking spaces, which shall measure not less than 7.5 feet in width and 15 feet in length.
- vii. **PARKING GARAGE STANDARDS.** All parking provided in a common parking garage shall have a minimum clearance of 8 feet in height.
- viii. **ACCESSIBLE PARKING STANDARDS.** Accessible spaces shall be provided in accordance with the Americans with Disabilities Act (“ADA”) Accessibility Standards for parking space size and quantities or as required during site plan review.
- ix. **COMMERCIAL PARKING PROHIBITED.** Parking shall be subordinate to the primary development. Commercial parking facilities are not permitted.
- x. **PARKING CALCULATION STANDARDS.** Developments shall comply with the following parking calculation standards:
- A. Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.
- B. Where fractional spaces result, the required parking spaces shall be construed as the next highest whole number.
- xi. **LOADING AREAS.**
- A. Loading facilities are prohibited from being located on street-facing facades and shall be co-located and screened when possible.
- B. Off-street loading spaces shall be located on the same lot as the building or use served and shall not be located within a parking space or an access way or circulation aisle.
- d) **BICYCLE FACILITIES.** This section applies to all development of five (5) or more units or lots.

- i. **LOCATION.** Bicycle racks shall be located on private property whenever possible. Racks may be located within a public or private right-of-way only if there is a clear pedestrian pathway meeting ADA requirements.
- ii. **BICYCLE PARKING REQUIRED.** For projects with 21 or more vehicular parking spaces, bicycle parking shall be provided. Bicycle parking shall comply with the following:
  - A. Bicycle parking shall consist of racks, lockers, or other storage systems providing a safe and secure means of storing a bicycle;
  - B. Provide bike parking for one-half the number of vehicular parking spaces (i.e. if 10 parking spaces are required, 5 bike spaces are also required);
  - C. Be directly accessible from travel surfaces; and
  - D. Be located a maximum of twenty-five (25) feet from the building's main entrance.

e) **PEDESTRIAN FACILITIES.**

- i. **APPLICABILITY.** This section applies to all development of five (5) or more units or lots.
- ii. **SIDEWALK STANDARDS.**
  - A. **SIDEWALK REQUIRED.** Sidewalks shall be constructed along all public and private streets within and abutting a development.
  - B. **SIDEWALK WIDTH.** A minimum six (6) foot sidewalk shall be provided for all sidewalks located within the right-of-way.
  - C. **ACCESSIBILITY.** Sidewalks shall meet ADA accessibility requirements.
  - D. **SIDEWALK CIRCULATION.** Sidewalks shall connect building entrances to parking areas, open spaces, and other pedestrian circulation routes within the development.
  - E. **SIDEWALK LOCATION.** Sidewalks shall be located within the public right-of-way or within a recorded pedestrian easement adjacent to the right-of-way.
  - F. **DETACHED SIDEWALKS.** A detached sidewalk shall be required for all new development adjacent to the right-of-way along Highway 135 and collector streets. The buffer shall be a minimum of three (3) feet and a maximum of six (6) feet. This area may be used for snow storage and may include vegetation, gravel, or xeriscape.
  - G. **ATTACHED SIDEWALKS.** Secondary or residential streets do not require a vegetative buffer between the sidewalk and edge of street. A vegetative buffer between the street and sidewalk may be included on secondary or residential streets at the discretion of the developer.
  - H. **SIDEWALK MATERIALS.** Sidewalk material shall be constructed of firm, stable, and smooth surface free of tripping hazards, irregular joints, or loose materials as acceptable by Gunnison County.

4. **LANDSCAPING.**

- a) **REQUIRED DESIGN ELEMENTS.** The following standards shall be met.
  - i. Nonfunctional Turf areas shall be prohibited. These areas may include medians and areas that receive little, if any, use.

- ii. All properties shall manage Noxious Weeds in compliance with the Colorado Noxious Weed Act (35-5.5 CRS, 2003).
- iii. Landscaping shall comply with all applicable wildfire codes, as amended and adopted by Gunnison County.
- b) **GENERAL DESIGN GUIDELINES.** Whenever possible, landscaping shall incorporate the following low-water principles and practices to reduce water consumption:
  - i. Plant landscaping trees, shrubs and forbs from the Colorado State University Extension Office drought resistant plant list.
  - ii. Locate plant materials with similar water needs in the same area.
  - iii. Utilize soil amendments that enhance the ability of the soil to conserve moisture, such as organic matter, and certain fertilizers and polymers.
  - iv. Use rock or non-flammable natural materials to keep moisture in the soil around the planted materials and to control weeds.
  - v. Irrigation shall be minimized. When included, an automatic irrigation system shall be designed and installed to provide maximum efficiency. The system should be adjustable to meet actual precipitation requirements of the various planting zones and should operate only when necessary. The type of irrigation components should be selected to meet the needs of the type of planting.

5. **STORMWATER DETENTION AND TREATMENT.**

- a) **APPLICABILITY.** All non-residential development, and development in areas within one hundred (100) feet of a waterbody, as defined by the LUR Section 13-117 *Drainage, Construction and Post-Construction Storm Water Runoff*, in Urban Transition Areas shall comply with the following requirements.
- b) **NORTH URBAN TRANSITION AREA.** Development within the North Urban Transition Area shall be subject to the following requirements.
  - i. **CITY OF GUNNISON DEVELOPMENT STANDARDS.** Prior to the issuance of any building permit, all necessary stormwater detention and treatment facilities and services, as required by City of Gunnison LDC *Div. 15.4.011 Adequate Public Facilities*, shall be in place and available to serve the new development.
    - i. **STORMWATER DESIGN.** Stormwater design shall comply with Section 700, *Storm Sewer, Culvert & Irrigation System Specifications*, of the City of Gunnison Construction Standards.
    - ii. **CITY OF GUNNISON STORMWATER MANAGEMENT PLAN.** All development shall provide adequate surface, subsurface, and road storm drainage facilities and appurtenances as required by the *City of Gunnison Stormwater Management Plan*, as it may be amended.
  - ii. **STORMWATER DETENTION CAPACITY.** Permanent stormwater detention facilities are required to be multipurpose facilities designed to detain flows to historic peak discharge rates and to provide water quality benefits. Runoff after construction shall not exceed the level of runoff that occurred before construction.
  - iii. **COMPLIANCE WITH OTHER REGULATIONS.** All development is required to meet or exceed the standards of the City of Gunnison, the Colorado Department of Public Health and Environment, and the U.S. Environmental Protection Agency with regard to water pollution control, stormwater control, and stormwater management. It is both the property owner's and applicant's responsibility to ensure compliance with state and federal regulations.

- c) **SOUTH URBAN TRANSITION AREA.** All development within the South Urban Transition Area shall be subject to LUR Section 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff*.

## 6. PARKS AND TRAILS

### a) . PARKS.

- i. **APPLICABILITY.** This section applies to all development of eleven (11) or more residential units or lots. Individual single family and duplex residential units are exempt from these requirements.
- ii. **MINIMUM AND MAXIMUM AREA.** Parks shall be a minimum of 1,000 sq. ft and a maximum of 1/2 acre.
- iii. **ACCESS.** Parks should be accessible by pedestrian, bicycle, and vehicles.
- iv. **COMBINED USE PROHIBITED.** The park area(s) shall not include any area designated as a roadway, unit space, storage area, or snow storage.
- v. **PARK DEDICATION.** Parks shall be dedicated for public use.
- vi. **UTILITY EASEMENTS.** Parks shall permit subgrade utility easements without limitation.

### b) TRAILS.

- i. **APPLICABILITY.** This section applies to all development of eleven (11) or more residential units or lots. Individual single family and duplex residential units are exempt from these requirements.
  - A. **LOCATION.** Trails should be provided in the locations shown on the Gunnison Metropolitan District Recreation Master Plan that identify future trail locations.
  - B. **NEIGHBORHOOD CONNECTIVITY.** Where determined by the Community Development Director to be necessary to link the property to schools, shopping areas, parks, trails, greenbelts, and other public facilities, to the maximum extent practicable; and
  - C. **PUBLIC RIVER ACCESS CONNECTIVITY.** Where determined by the Community Development Director to be necessary to provide public access and fishing easements to adjacent lakes, rivers, and streams, to the maximum extent practicable and consistent with state law.
- ii. **DIMENSIONAL STANDARDS.** Trails shall be a minimum 15-foot right-of-way or easement dedicated for public use and have a minimum 8-foot-wide treadway surface which should be centered on the easement center line.
- iii. **DEDICATION FOR PUBLIC USE.** Trails shall be dedicated for public use.
- iv. **CO-LOCATION OF OTHER IMPROVEMENTS OR DEDICATIONS.** The trail easement may overlap and include property previously included in other easements such as ditch, canal, utility and conservation easements, and public or private open space, provided it does not compromise the purpose or functional use of any easement with which it overlaps.
- v. **SUBGRADE UTILITY EASEMENTS.** Trails shall permit subgrade utility easements without limitation.

- vi. **TRAIL ACCESS.** Access to the trail should be provided within the subject property or from the subdivision and be fully accessible to the general public during reasonable hours.
- vii. **ACCESSIBILITY REQUIREMENTS.** All trails should be designed and constructed in accordance with the ADA.
- c) **MAINTENANCE REQUIREMENTS.** For any Park, Trail, or Open Space, the following maintenance requirement applies.
  - i. **RESPONSIBILITY.** The long-term maintenance of all designated parks, trails and open space shall ensure the safety and longevity of the improvements. All improvements shall be owned and maintained as public areas by the developer, owner of the property, or an organization established for its ownership and maintenance, unless otherwise approved by the County Community and Economic Development Department.
  - ii. **ACCEPTANCE.** Parks and trails shall dedicated to and accepted by Gunnison County.

draft

**SECTION 9. DESIGN STANDARDS.** Development within the urban transition areas are subject to the following design standards.

a) **MINIMUM STANDARDS.** These design standards are intended to ensure a minimum level of design is achieved. If an alternate design can be shown to meet the intent of these standards, or where it can be shown that strict compliance with these standards would cause negative environmental impacts or would result in adverse conditions on- or off-site because of unusual topography, size or shape of the lot, existing vegetation, or other exceptional situations or condition, then the County shall have authority to accept the alternative. The evaluation shall consider whether the alternative will provide for an equivalent level of public safety and whether the alternative will be equally durable, so that normally anticipated maintenance costs will not be increased.

b) **DESIGN STANDARDS.**

i. **BUILDING PLACEMENT AND ORIENTATION.** All buildings should be oriented to the street where one exists. All building facades shall be oriented to be parallel to the adjacent street.

ii. **ENTRANCE STANDARDS.** A building entrance shall include a door and entry feature that provides visitors with direct access to the building.

**A. RESIDENTIAL UNIT STANDARDS**

1. The entry door shall be setback no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.
2. For duplex, triplex, or multi-family residential buildings with more than one entrance, at least one entrance shall be no more than eight (8) feet from the front-most wall of the building. The entrance may be accessed from a porch that is no more than one story in height and has a minimum depth of six (6) feet.

**B. NON-RESIDENTIAL UNIT STANDARDS**

1. The facade closest to the front lot line shall have an operable entrance facing the street and a walkway to the nearest sidewalk.
2. An operable building entrance is required to be open and accessible during normal business hours. The entrance shall comply with applicable ADA standards.
3. Each building shall have clearly defined customer entrances that include at least two (2) of the following features:
  - a) Canopies, porticos, arcades, or overhangs;
  - b) Recesses or projections;
  - c) Over the door or peaked roof forms;
  - d) Arches;
  - e) Outdoor patios or plazas;
  - f) Display windows;
  - g) Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; or
  - h) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
4. Buildings on corner lots are encouraged to have corner entrances. A chamfered corner is permitted to accommodate this type of entrance. Where a corner

entrance is not provided, the building plan shall provide an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.

iii. **TRANSPARENCY.**

A. **RESIDENTIAL USES** shall have a minimum transparency of 15% of each street-facing façade at the ground level. This may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.

1. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.
2. Garage doors shall not be used to meet this requirement.
3. Glass blocks, frosted glass, and other forms of privacy glazing do not meet this standard.

B. **NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES** shall meet minimum transparency requirements.

1. 40% of each street-facing façade at the ground level shall be transparent.
2. A minimum of 20% transparency is required for second levels.
3. Transparency may be achieved through windows or doors. Window area is considered the entire area within the outer window frame, including any interior window grid.
4. Windows used to meet this standard must be transparent and allow views from the building to the street. Reflective or darkened glass is prohibited on ground floors and discouraged on upper levels.

iv. **STREET LEVEL DESIGN.** The following standards apply to Non-Residential Uses, Mixed-Uses, and Multi-Family Uses.

A. For all ground floor neighborhood commercial or maker space in new development, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor area associated with a residential use, the minimum height must be at least 10 feet.

B. All non-residential eating and drinking establishments are encouraged to provide street-side outdoor/cafe seating and dining patios. Where possible, this area shall be between the public right-of-way and the front facade along primary streets.

C. Individual buildings may not exceed 150 feet in length on a street-facing lot line.

v. **BUILDING ARTICULATION.** A clear visual division shall be maintained between the ground level floor and upper floors, for example, by using a belt course, transom, awning, canopy, or similar division.

A. All buildings with three or more stories shall be articulated with varied massing to create dynamic facades and prevent flat, static streetscapes. Development should clearly articulate a horizontal hierarchy (base, middle, top), properly scaled to the height of the structure.

1. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.

2. Horizontal articulation shall be achieved through one or more of the following architectural features:
  - a) **WALL PLANE OFFSETS:** Wall plane offsets shall be a minimum of 1 foot with a minimum width of 3 feet;
  - b) **ACCENT LINES:** Accent lines shall have a minimum projection from the primary wall plan of 4 inches and a minimum width of 4 inches;
  - c) **Bay windows:** Bay windows shall be a minimum of 2 feet in depth and 4 feet in width;
  - d) **RECESSED ENTRANCES OR WINDOWS:** These shall be recessed a minimum of 4 feet in depth and 6 feet in width;
  - e) **NICHES:** Niches shall be a minimum of 2 feet in depth and 4 feet in width;
  - f) **GATEWAYS.** Gateways that are a minimum of 4 feet in width;
  - g) **PORCHES.** Porches measuring at least 48 square feet; or
  - h) **COLONNADES.** Colonnades that are a minimum of 4 feet in width.

B. All non-residential buildings are required to provide variation in facades to prevent long blank walls. These standards apply to all facades.

1. Structures greater than 60 feet in length, but less than 120 feet in length must exhibit a prominent shift in the facade of the building so that no greater than seventy five percent (75%) of the length of the building Facade appears unbroken. Each shift shall be in the form of either a 10-foot change in Building Facade alignment or a 10-foot change in the building height, or a combined change in building Facade and building height totaling 10 feet.
2. Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120-foot interval, or less if the developer desires, reflecting a change in function or scale. The shift shall be in the form of either a 15-foot change in building Facade alignment or a 15-foot stepback on upper levels.

vi. **ROOF FORMS.**

- A. The measurement of building height shall be based on the Gunnison County LUR.
- B. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams.
- C. The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

## SECTION 10. PRESERVATION OF MANUFACTURED HOME COMMUNITIES

- A. **APPLICABILITY.** The requirements of this Section apply to any existing manufactured home community that contains five or more occupied manufactured homes and is currently operating, where the park is being proposed for a change of use other than renting or offering space for manufactured homes, or if the park is being proposed for closure, either in whole or in part. This applies to properties located in the City's utility service area (North Urban Transition Area) and properties located in the County's utility service area (South Urban Transition Area).
- B. **WAIVER.** The requirements of this Section shall not apply if, prior to the change of use, the landowner and at least 75% of the manufactured home park tenants have entered into an agreement to waive the requirement for the conversion impact report. The agreement shall be provided to the County and shall be in a form satisfactory to the Community Development.
- C. **RESIDENT OWNED COMMUNITY.** Mobile homes provide an important housing option for members of the community. The County prefers that existing Mobile Home Communities are preserved, consistent with the policies of the Regional Housing Study. To support these goals, providing mobile home residents the opportunity to become a Resident Owned Community ("ROC") is preferred. See *also* Colorado House Bill 20-1201
- D. **CONVERSION IMPACT REPORT.** A conversion impact report shall be completed and submitted to the County Community and Economic Development Department. The report shall include the following information:
1. The names, addresses, and manufactured home site identification numbers of all persons living in or owning manufactured homes in the manufactured home park.
  2. The age and type of each manufactured home in the park, by site identification number, including date of manufacture, characteristics, and size.
  3. A list of known available manufactured home sites in comparable manufactured home parks within a 50-mile radius of the subject park.
  4. A schedule of site rental rates for each comparable manufactured home park and the criteria of the management of each park for acceptance of new homeowners and used manufactured homes.
  5. A relocation plan, including the proposed date for closing the manufactured home park, what, if any, relocation assistance payments will be offered to the park tenants, and the method of calculation of such assistance.
  6. The intended use of the property following closure of the manufactured home park, including conceptual plans describing the proposed new use.
  7. Other information as may be required by County Staff or the Board of County Commissioners ("BOCC").
  8. Certification from the applicant that the conversion impact report has been delivered to all of the owners and tenants of manufactured homes in the manufactured home park at least 60 days prior to the first public hearing.
- E. **REVIEW.** The County Community and Economic Development Department and the Board of County Commissioners have the authority to review the conversion impact report and evaluate the proposed use of the property following closure of the manufactured home park. While property owners have the right to propose new uses, approval is subject to compliance with zoning regulations, land use policies, and community impact considerations. The County may impose conditions, require modifications, or deny the proposed use if it is found to be inconsistent with adopted plans, regulations, or if the impacts on displaced residents are deemed inadequately addressed.
1. Community Impact Considerations:

- a) **PRESERVE NEIGHBORHOOD CHARACTER.** To preserve the character of established residential areas and residential neighborhoods.
- b) **ENCOURAGE HOUSING DIVERSITY.** To encourage a diversity of housing types, densities, and development that assists in providing adequate housing for all people.
- c) **EVALUATE CUMULATIVE IMPACTS.** To evaluate the combined impacts of the proposed conversion on the community.
- d) **ENSURE DEVELOPMENT MEETS DEMONSTRATED HOUSING NEEDS.** To encourage residential development that meets demonstrated housing needs in Gunnison County, to discourage residential development that does not meet demonstrated needs in Gunnison County, and to encourage buildout of platted subdivisions that have been approved by Gunnison County.

draft

## **SECTION 11. DEVELOPMENT INCENTIVES.**

- A. **PURPOSE.** Affordable and attainable housing opportunities are needed throughout the Gunnison Valley to ensure housing is available for local residents and the workforce. Housing is generally considered to be affordable (or attainable) when the monthly housing payment is equal to no more than 30% of a household's gross income. New housing opportunities located within the Urban Transition Areas is a specific goal of the Gunnison Area Plan. This section provides incentives for the inclusion of deed restricted housing in these areas.
- B. **APPLICABILITY.:**
1. 40% of the total residential units in the development are deed restricted as affordable housing in accordance with the definition of essential housing in the Gunnison County Land Use Resolution.
- C. **BENEFITS.** Developments may receive the following benefits:
1. Decreased setbacks by up to 50% for all development on the applicable site or subdivision.
  2. Increased height allowance up to 50 feet for all development on the applicable site or subdivision.
  3. Expedited Review Process.
  4. Reduction in required minimum parking by 100%.

draft

## SECTION 12. DEVELOPMENT AGREEMENTS AND AMENDMENT

### A. DEVELOPMENT IMPROVEMENT AGREEMENT

1. When public or private improvements are a required component of a Land Use Change Permit, the BOCC shall require as a condition of permit approval, in addition to the guarantees identified in C.R.S. 30-28-137 as it may be amended, that the applicant execute and fund with Gunnison County a Development Improvement Agreement acceptable to Gunnison County in form and substance, and amount and type of security. The Development Improvement Agreement shall constitute the applicant's agreement to construct the public improvements and private improvements identified as requirements of project approval. The Development Improvement Agreement shall specifically identify such requirements including plans, drawings and schedules for completion and shall be substantially in the form referenced in Section 16-117: E: Form of Agreement.
2. Development Improvement Agreement shall meet the requirements of LUR Section 16-118: *Development Improvement Agreement Required*.

### B. AMENDMENT. Unless amended or repealed in accordance with this Section, these Regulations shall remain in full force and effect. The following process shall apply to an application for any amendment to the SAR:

- a. **INITIATION.** An amendment to the SAR may be initiated by any of the following:
    1. **PERSONS WITH STANDING.** A person with standing may initiate an application to amend the SAR by submitting an application to Gunnison County.
    2. **BOCC.** The Gunnison County Board of County Commissioners or the Gunnison County Community and Economic Development Director may initiate amendments to the SAR.
      - a. **NOTIFICATION.** Notification of amendment(s) initiated by the BOCC or Community and Economic Development Director shall be provided pursuant to #####.
  - b. **SUBMITTAL OF DRAFT AMENDMENT LANGUAGE.** Any initiative or application for amendment shall be submitted to the Gunnison County Community Development and Economic Director, or if initiated by said Director, to the BOCC, and shall include at a minimum the following:
    1. **IDENTIFICATION OF APPLICANT.** The application shall state whether the application was initiated by a person with standing, the Community Development and Economic Director, or the BOCC.
    2. **Precise Wording.** The precise wording of the proposed amendment, and the section in which it is proposed to occur.
    3. **RATIONALE FOR THE PROPOSED AMENDMENT.** A concise statement of the purpose and justification for the proposed amendment.
  - c. **APPROVAL BY BOCC.** Any amendment to SAR shall be approved by the BOCC in a public meeting. The BOCC, in its sole discretion, may receive written or oral comment from the public.
2. **REPEAL.** Any application for repeal of SAR shall be approved by the BOCC pursuant to LUR Section 1-113: *Amending this Land Use Resolution*.
  3. **ALL OWNERS BOUND.** Any person who now owns or hereafter purchases or acquires rights in any improvements on any lot shall be bound by the terms and conditions herein, whether or not any reference to SAR is contained in the instrument by which such person acquired such interest or ownership.
  4. **SEVERABILITY.** If any part of the SAR or the development application or enforcement thereof with respect to any person or circumstance is held invalid by a court of competent jurisdiction,

the remainder of the SAR and its application to other persons or circumstances shall not be affected thereby and shall remain in full force and effect.

5. **NO PRECEDENT SET BY THIS DESIGNATION.** Neither the designation of the Gunnison Special Area, nor the SAR, procedures or approvals hereunder shall be construed as a precedent for any other Gunnison County action.

draft

**To: Gunnison County Planning Commission**

**Date: October 13, 2025**

**Meeting Date: October 23, 2025**

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

I. Project Summary

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

II. August 21, 2025 Work Session

The Planning Commission discussed the following matters of the application at the work session, summarized from the [regular meeting minutes](#):

- Discussion regarding winter access safety through an avalanche corridor.
- All new development and central septic system on the “development parcel.”
- The applicant plans to decommission historic cabins (not located on the development parcel) and nominate them for the Gunnison County Register of Historic Preservation.
- If future commercial uses were proposed, a new Land Use Change application would be required.
- Signage, parking logistics, and visitor management issues at the historic Crystal Mill site

III. September 17, 2025 Site Visit

The Planning Commission and Gunnison County staff departed the Blackstock Building at 8:30 a.m., arriving in Marble around 11:30 a.m., arriving at the Crystal Mill around 12:15 p.m. A short lunch was accompanied by a presentation to orient the commission to the townsite. To facilitate the site visit, the applicant provided UTV transportation from the Daniels Hill parking area to the Townsite and brownbag lunches for staff and the commission. The proposed changes and townsite were toured until 2:45 p.m., with staff returning to Daniels Hill around 3:30 and back to county offices around 6:30 p.m.

IV. Request of the Planning Commission

Staff recommends the Planning Commission discuss their observations at the site visit and determine the next steps:

- a. Schedule an additional work session; or
- b. Direct staff to schedule a public hearing.
  - a. Direct staff to draft a decision document for the Planning Commission’s consideration. The inclusion of a draft decision document does not bind the commission to make a decision at the hearing.