

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
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Absent: McBreen, Barvitski

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 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.