

**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
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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 He further noted deficiencies with the Lost Canyon Bridge, including outdated signage, the absence of single-lane warnings, and unverified modifications to structural members not documented in the most recent inspection.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, 6th 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