



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 2026 - 2**

**A RESOLUTION DENYING THE SKETCH PLAN FOR LUC-22-00028
STARVIEW SUBDIVISION**

WHEREAS, the applicant Harrison Land Estates, LLC (formerly HGC Holding, LLC), proposes to subdivide a 96-acre parcel to include 83 single family residential lots and 24 essential housing units. Up to 25 accessory dwelling units (secondary residences) are allowed in the subdivision with a minimum size of 600 square feet. The maximum building size on Lots 1-10 is 5,000 square feet and 2,800 square feet on lots 11-83. The minimum lot size for single family residences is 1,000 square feet. The multifamily residences have a maximum size of 1,200 square feet and minimum size of 800 square feet.

The applicant proposes that the 25 multifamily units will be restricted as workforce housing.

One lot is proposed to be dedicated to the Crested Butte South Metropolitan District. Lot sizes range from 0.12-1.25 acres. Short-term rentals are allowed on the single-family lots and shall be limited to 90 days per year.

The applicant proposes that 51% of the parcel is open space and proposes the following recreation amenities:

- Trail
- Ponds
- Bridge across East River for peds/bikes
- Recreation field space (w/ 20 parking spaces)
- Pavilion and play area

WHEREAS, the parcel that is the subject of this Resolution is located at 48 County Road 740. The parcel is legally described as a tract of land in Sections 27, 28, and 34, Township 14 South, Range 85 West, 6th pm. The parcel is at the southeast corner of the intersection of Highway 135 and Cement Creek Road (County Road 740).

WHEREAS, the Planning Commission held work sessions and public hearings to discuss the Starview Subdivision application on the following dates:

- February 15, 2024 Work Session
- March 21, 2024 Work Session and Site Visit
- July 11, 2024 Work Session
- September 19, 2024 Work Session
- December 19, 2024 Joint Public Hearing
- February 6, 2025 Joint Public Hearing
- September 4, 2025 Work Session
- October 2, 2025 Site Visit
- November 6, 2025 Work Session
- December 18, 2025 Joint Public Hearing
- January 8, 2026 Joint Public Hearing



- An increase in height of 25% for two buildings
- An increase in maximum structure size
- A reduction in parking standards

WHEREAS, the Planning Commission and the Board of County Commissioners conducted joint public hearings on December 18, 2024, February 6, 2025, December 18, 2025, and January 8, 2026; in which the Commission and the Board received and considered both written and oral public comment; and

WHEREAS, after a review of the application and all information, documentation and testimony related to it, the Gunnison County Planning Commission did, at its regular meeting on January 8, 2026 tender to the Board of County Commissioners, a Recommendation of denial of that application with certain findings;

NOW, THEREFORE, the Board hereby adopts in full the Planning Commission's Recommendation and the findings of fact therein, and also makes these findings of fact:

1. This application is classified as a Major Impact per Section 7-101: *More Than Four Units*.
2. Pursuant to Section 7-102: *Standards of Approval for Major Impact Projects*, the Commission hereby finds and concludes:
 - a. This Sketch Plan application is inconsistent with the standards and requirements of the *Resolution*, pursuant to Section 7-103, *i.e.*, compliance of the proposed land use change with the standards of the *Resolution* are required to be determined broadly and conceptually during Sketch Plan review. This Commission has evaluated this submittal for its integration of the standards of the *Resolution* within its conceptual presentation of the proposed development pursuant to the foregoing standard and finds that it does not meet the standards for approval.
 - b. The applicant has not submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with community character.
3. The following have been identified as potential issues related to this application during the Sketch Plan review process:
 - a. Insufficient workforce housing
 - b. Trail construction and public access
 - c. Recreation field construction and bathrooms
 - d. Wildlife and open space
 - e. Highway 135 roundabout
 - f. View sheds from neighboring properties and highway
 - g. Adequate snow storage
 - h. Maintenance of irrigation ditches
 - i. Traffic impacts
 - j. The impact of the proposed southern access on wildlife
 - k. Overall design and layout of the development.
4. The applicant has failed to demonstrate that there will not be a significant net adverse impact to the neighborhood and wildlife.

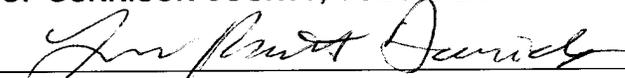


5. The proposed density is substantially similar to the neighborhood; however the proposed lot sizes are not substantially similar to the neighborhood lot sizes.
6. The proposed development is not clustered sufficiently for smaller lots of greater density and therefore fails to meet standards for greater density.
7. The proposed number of essential or workforce residences is not sufficient for the scale of the development or to mitigate the adverse impacts of the free market housing on community character and therefore fails to meet standards for greater density.
8. The applicant has not sufficiently mitigated its impacts to wildlife habitat and that the proposed road alignment and location of lots 1, 2, 3, 4, 64, 65, and 66 interfere with wildlife migration as described in CPW comments.
9. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.
10. The proposed development area is a location that is generally appropriate for development, however the layout and site design of the proposed development is sprawling (not clustered) and creates adverse impacts to community character, the neighborhood, and wildlife habitat.
11. The proposed development does not encourage housing diversity (Section 1-103: A.6).
12. The proposed development does not promote a compact development pattern (Section 1-103: B.1).
13. The proposed development does not ensure that it meets demonstrated housing needs (Section 1-103: B.7).
14. The proposed development does not adequately preserve wildlife habitat (Section 1-103: D.3).
15. This application is not consistent with the standards and requirements of this Resolution.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Smith, seconded by Commissioner Huck, and adopted on this 20th day of January, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO**



Laura Puckett Daniels, Chairperson



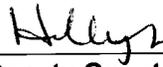


Elizabeth Smith, Commissioner



Jonathan Houck, Commissioner

ATTEST:



Deputy County Clerk

