

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: March 12, 2026

221 N. Wisconsin, Suite D 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 February 19, 2026, Planning Commission meeting
- 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.

Work Session: LUC-25-00014 | Pfeifer Subdivision | Major Impact

The applicant owns an approximately 95 acre parcel located at [3701-340-00-030 94.879 ACRES IN SECTION 34, TOWNSHIP 50N, RANGE 1W](#) that is bifurcated by CR-17 ROW. The applicant proposes a subdivision that creates additional density along the area southeast of CR-17, which will be used to access the subdivision to a new subdivision road.

Proposed Parcel Name	Area	Proposed Use
Lot 1	1.27	Residential
Lot 2	1.39	Residential
Lot 3	1.4 Acres	Residential
Lot 4	1.7 Acres	Residential
Lot 5	2.23 Acres	Residential
Lot 6	1.33 Acres	Residential
Lot 7	1.01 Acres	Residential
Lot 8	1.11 Acres	Residential
Open Space (North)	0.94 Acres	Open Space
Open Space (South)	0.62 Acres	Open Space
"Parcel A" Lot 9	84.57 Acres	Residential

Adjourn

Packet Materials are available online by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View All Meeting Memos"

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, February 19, 2026**

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 – Eric Phillips Vice Chair – Sean Patrick Commissioner – Brett Adkins Commissioner – Anna Fenerty	Director of Planning – Hillary Seminick Planner II – Rachael Blondy Planner I – Caroline Danielson Others present as listed in text
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Absent: Karen Stock, Julie Baca, Beverly Troxtell
Recused:
Zoom:

With a quorum present Chairperson Phillips opened the February 19, 2026 regular meeting of the Planning Commission at 8:46 am. Phillips seated Alternate Commissioner Fenerty as a voting member.

Moved by Patrick, seconded by Adkins to approve Planning Commission meeting minutes, dated February 5, 2026. The motion passed unanimously in support. Fenerty abstained from voting due to not being an appointed Commissioner at the February 5, 2026 meeting.

Staff announcements/ miscellaneous:
Seminick noted that Anna Fenerty and Beverly Troxtell were appointed as alternate Planning Commission Members. She also noted upcoming shifts to the March and April schedules.

Work Session: LUC-25-00038 | Dos Rios Village | Minor Impact

Simco Ventures LLC submitted an application to build six buildings containing four townhomes each for a total of 24 townhomes at 37764 W. Highway 50, Gunnison CO. Twelve of the townhomes would be 2-bedroom, 1.5 bath at 1,009 square feet each. Twelve of the units would be 3-bedroom, 1.5-bath at 1,246 square feet each.

Seminick explained that the application was located in the South Urban Transition Area of the Gunnison Area Plan (GAP), but that the application was submitted prior to the adoption of the GAP. She also explained that the application had previously been approved but that entitlements expired.

Applicant Presentation

Kendall Burgemeister, representing Simco Ventures LLC, reiterated that a virtually identical application was approved in 2024. He explained that the previous approval expired due to the timing of another project and supply chain issues post-COVID.

Burgemeister provided an overview of the proposed project, explaining the location to be adjacent to existing multi-family developments. He noted that changes from the previously approved application do not reflect changes to the impacted area on the parcel and rather reflect a reconfiguration within the units. He noted that each unit would have 2 covered parking spaces and overflow parking for guests. He also noted that the applicant is considering adding storage units and a fenced in dog park area.

Burgemeister reviewed the previous approvals (LUC-05-00084 and LUC-20-00015) and requested that the application be reclassified as a Minor Impact Land Use Change Application, explaining that there would be low marginal demand for public services and a minor impact on the surrounding area.

Burgemeister reviewed the residential density standards, noting that the application is for a density of 11 units/acre and that existing surrounding multi-family condos range from 5-23 units/acre. He also explained that existing cottonwoods would provide screening.

He explained that the application was consistent with the Three Mile Plan that was in effect at the time of application submittal.

Group discussed access; previous CDOT permit still sufficient, no concerns from CDOT. GFPD and PW would control internal access, no major concerns with regards to access from staff or referral agency perspective.

Planning Commission Questions

The group discussed access to the parcel, noting that the CDOT permit was still sufficient. Seminick noted that Gunnison Fire Protection District and Gunnison County Public Works would review internal access, but that no major concerns were noted from staff or referral agencies.

Seminick explained that the Planning Commission would need to determine the impact classification of the project. She noted that the project was an infill project and that impacts were anticipated to be minimal. She explained that while the project did not need to comply with the GAP due to timing of submittal, that the project nearly complied in terms of density. She noted that if the impact classification were reduced, there would still be a Joint Public Hearing with BOCC and that BOCC would make the ultimate decision.

Planning Commission agreed that the application meets standards outlined in LUR Section 3-111 to reduce the impact classification to a Minor Impact.

Phillips inquired about connection of the development to the golf course. The applicant noted that there was no current plan to provide direct connection to the golf course.

Planning Commission discussed residential density, noting that the proposed density was consistent with surrounding density.

Adkins inquired about how the application comports with the GAP Special Area Regulations. Seminick noted that the application meets GAP density standards, but may not meet all design standards or essential housing requirements.

Planning Commission expressed they did not feel the need for a site visit.

Phillips inquired about impacts to the community without the inclusion of essential housing. Group discussed standards in LUR Section 10-103, noting density to be substantially similar to the surrounding area.

Seminick explained that if the project meets density standards, then there would be no requirement for inclusionary zoning.

Burgemeister noted that the inclusion of deed restricted units could be used as an incentive for increased density, height, and reduced setbacks, but that these are not sought after under this application. He noted that this development was expected to serve the missing middle.

Phillips inquired about an estimate of pricing for the units, Burgemeister noted that the best data point is current comparable units.

Next Steps

Planning Commission directed staff to schedule a Joint Public Hearing with BOCC. Seminick noted that this would be tentatively scheduled for April 2, 2026.

Work Session: LUC-25-00043 | Barkman Subdivision | Minor Impact

The proposed Barkman Subdivision, Filing No. 2 would divide 18.81 acres adjacent to the City of Gunnison into five lots, including the applicant's existing developed lot where they currently reside.

Seminick disclosed her relationship to one of the applicant's representatives, explaining that she rented from him. She noted that she did not believe this would impact her ability to remain impartial to the application.

Applicant Presentation

Jesus Lopez introduced himself, noting that Rachel Sabbato and Andy Socick were representing him in the application.

Sabbato summarized the application, explaining that the subdivision would create four new lots plus the lot that Lopez presently resided. She explained that sewer and electric easements were included in the draft plat. She explained that the application proposed for each lot to be reliant on individual wells permitted through the state, but that they would like direction from the Planning Commission on the matter. She noted that the draft covenants allowed for one ADU on each lot and that the covenants allowed for small animals. She also noted the request for an impact classification reduction to Minor Impact.

Staff Comments

Blondy explained that the application was submitted prior to the adoption of the GAP SAR. If submitted after GAP SAR adoption, provisions of the Urban Growth Boundary would apply, which would include connecting to City water and entering into a pre-annexation agreement with

the City. She noted that the application was referred to the City and no substantial comments were provided.

Planning Commission Questions

Patrick noted comfort with reducing the application to a Minor Impact. He inquired about water augmentation, Blondy noted that the applicant was directed to not purchase augmentation until direction from Planning Commission provided.

Sabbato explained that connection to water in the future would be possible by the property owners but they would like to give the owners the option to construct individual wells pending water treatment plant expansion timeline.

Phillips discussed density standards in LUR Section 10-103.

Sabbato noted that two wells were already existing and that they could do a 3rd test well.

Phillips inquired about the possibility of connection to public water.

Seminick noted that the application before the Planning Commission was a 5-lot subdivision served by well and central sewer. Adkins noted the cost barrier in connecting to water.

Phillips clarified that connection to the sewer line from the road would be up to individual property owners.

Adkins inquired about the allowance of horses on the wells, Sabbato noted this would be up to each property owner and Division of Water Resources. Adkins requested more information on the wells including data from well tests.

Blondy noted that the Planning Commission needed to determine if they would like to see more density in this area. She explained that within the BOCC Strategic Plan, sprawl was discouraged.

Planning Commission discussed the definition of sprawl and the proposed subdivision in comparison to surrounding density.

Sabbato argued that the proposed subdivision would provide a good transition from the density of the City to agricultural parcels.

Blondy explained concerns brought by Gunnison County Public Works regarding multiple accesses from County Rd 13, Chris Hill from Public Works shared that sharing one access from County Rd 13 would be preferred.

Hill expressed concerns with the length of the accesses, explaining that each lot would be required to include emergency services turnarounds. He explained that the irrigation ditch would require crossing as currently proposed. He explained that creating a single access to serve all 4 lots would reduce traffic concerns.

Sabbato explained that one access would not be preferred, but that they could work with Public Works to determine another access plan. She explained that the driveways would not be constructed by the applicant.

Phillips noted that the group needed to provide direction on locational standards, water, and access. Overall, the group expressed comfort with reducing the impact to Minor Impact. Adkins noted that water and access were big sticking points.

Planning Commission directed the applicant to work with Public Works on an access plan and obtain more information on the wells from well testing.

Patrick expressed comfort with the proposed density given the buffer it could provide from dense development to agricultural parcels. Phillips noted the desire for more dense development in this area, but that the GAP was not to be applied to this application due to submittal date.

Next Steps

Planning Commission directed staff to schedule a site visit and an additional work session.

Work Session: LUC-26-00004 | Petrus Solid Fuel Burning Device LUR Amendment | Minor Impact

The Applicant, Petrus Holdings, Inc., represented by Smith Law Firm PC, submitted a request to amend the Gunnison County Land Use Resolution (LUR) Section LUR 13-107: Installation of Solid Fuel Burning Devices pursuant to LUR Section 11-113: Amending this Land Use Resolution, et. seq.

Seminick explained that the amendment proposal was to increase the allowed solid fuel burning devices.

Applicant Presentation

Nate Smith (attorney representing applicant), Andrew Schulman (employee of applicant), and Sean Pope (consultant for applicant), were all present.

Smith explained that the amendment request was tailored narrowly to apply to the applicant and any other likely situated applicant, but that the application to another applicant was highly unlikely to occur.

Schulman provided context for the application, explaining that the request is based upon a kind of building pursued. Smith explained that Petrus Holdings was a non-profit that supports groups of roman catholic monks, developing monasteries in various locations around the country.

Schulman explained that the structure type was intended to establish a similar way of life to historic monks. He noted that the structures contain private cells, a library, chapel, dining room, and kitchen. Each cell would have its own wood burning stove, and the building would have no utilities. He explained that many of the properties that these structures reside contain biomass-salvageable fuel. He explained that the stoves would be clean-burning, EPA certified stoves.

Smith explained that part of the inspiration behind the amendment would be to reduce wildfire concerns, using deadfall to heat the structure rather than having to burn it in piles outdoors.

Pope noted that the LUR does not allow for exceptions to two stove maximum, and that the amendment would benefit properties in Gunnison County that are beyond plowed access and far from utilities.

Seminick explained that LUR amendments can be initiated by a property owner or resident, and that the Planning Commission is tasked to review the proposal and provide a recommendation to the BOCC to approve, approve with modifications, or to deny.

Seminick reviewed the LUR Standards that would need to be met, as outlined in LUR Section 1-113.

Seminick expressed concerns with how the project comported with the Gunnison County strategic plan, noting concerns with aggregate emissions in a given structure, effect on the natural environment, and the longevity of a clean-burning EPA certified stove.

Seminick expressed concerns with the applicant sharing a site plan for a separate application, noting ex-parte communication. She noted that the amendment proposal should stand on its own.

Seminick expressed concerns with how the definition of communal household would be applied in an equitable manner. She noted the equal protection clause of the constitution.

Seminick summarized her staff memo. She explained that the LUR was amended to reduce the number of wood burning stoves to 1 device per household to address pollution within the three mile plan of Crested Butte and Mt Crested Butte. She noted that wood stove technology had evolved, but that there was no carve out for an exemption to the standard.

Fenerty inquired about the application of this standard if the cells were separate buildings. Seminick clarified that the limitations to the numbers of stoves in multi-family residences would apply regardless of if the units were attached or not.

Smith explained that if the parcel were subdivided, more solid fuel burning devices would be allowed. He also noted that heating the building with electricity or propane was not rational given the remote location. He expressed that the reference to an administrative fee could be removed, and that they could include the requirement for a Minor Impact review. He also noted they would be comfortable including that the amendment would not apply to parcels within three miles of Crested Butte.

Seminick noted that staff and the attorney's office was struggling to understand the government purpose and rational basis for the amendment under the equal protection clause. She noted that the LUR should be applied broadly across the County.

Phillips noted that the LUR was intended to provide standards for the entire County, not to make exceptions for certain projects or parcels.

Fenerty requested more information on the anticipated stove emissions.

Phillips noted LUR Section 1-113 C. 1. Consistency with Any Comprehensive Plan Adopted by Gunnison County. Fenerty noted that the applicant could show that this standards was met if more data was provided.

Smith expressed the desire to amend the proposed amendment.

Phillips reiterated concerns with the standard not applying to the whole County. Smith expressed that this standard could be applied to other applicants.

Seminick noted that the applicant could revise the amendment to include for performance based criteria which could be applied more broadly across all applicants.

Planning Commission continued discussion around LUR Section 1-113 standards. They noted that they were not aware of any changed conditions that would necessitate a modification to the number of solid fuel burning devices.

Group discussed the effect on the natural environment, noting that this was linked to 1. Consistency With Any Comprehensive Plan Adopted by Gunnison County.

Group discussed community needs, noting that there was not need for this amendment.

Group discussed development pattern, noting that this amendment was not and ask coming from other developers. Fenerty expressed concerns with potential loopholes created for future developers.

Group discussed that there was no changes to applicable law that was prompting the amendment request.

Group discussed public health, safety, and welfare, noting that they appreciate the willingness to engage in wildfire mitigation but that they do not see wood burning stoves as a justified approach to wildfire mitigation.

Group did not have anything to add in regards to compliance with applicable IGA adopted by Gunnison County.

Next Steps

Planning Commission provided the opportunity for the applicant to amend the request. Planning Commission directed staff to schedule an additional work session after new materials received.

Moved by Patrick, seconded by Adkins to adjourn the meeting. The motion passed unanimously in support.

Meeting Adjourned at 12:31pm.

To: Gunnison County Planning Commission

Date: March 5, 2026

Meeting Date: March 12, 2026

Re: Work Session | LUC-25-00014 Pfiefer Subdivision Major Impact Sketch Plan Review

A. Introduction

The Pfiefer Subdivision Sketch Plan, submitted by Law of the Rockies on behalf of the property owner Ron Pfiefer, proposes a nine-lot subdivision on approximately 95 acres, including eight residential lots ranging from 1.01–2.23 acres and one remainder parcel of 84.57 acres. Parcel No [3701-340-00-030 94.879 ACRES IN SECTION 34, TOWNSHIP 50N, RANGE 1W](#) is bifurcated by CR-17. The residential lots are located southeast of County Road 17, with access from a new internal subdivision road. The application was submitted April 9, 2025 and determined complete February 6, 2026.

Table 1. Parcel Matrix

Proposed Parcel Name	Area	Proposed Use
Lot 1	1.27	Residential
Lot 2	1.39	Residential
Lot 3	1.4 Acres	Residential
Lot 4	1.7 Acres	Residential
Lot 5	2.23 Acres	Residential
Lot 6	1.33 Acres	Residential
Lot 7	1.01 Acres	Residential
Lot 8	1.11 Acres	Residential
Open Space (North)	0.94 Acres	Open Space
Open Space (South)	0.62 Acres	Open Space
“Parcel A” Lot 9	84.57 Acres	Residential

B. Land Use Review

The Planning Commission conducts a work session to identify and consider issues related to the application. During the work session(s), the Planning Commission shall determine if there is sufficient information to schedule a joint public hearing with the BOCC. At the joint hearing, the Planning Commission shall make a recommendation of approval, approval with conditions, or denial of the application to the BOCC. At a separate BOCC meeting, the BOCC may take action on the Sketch Plan application, or determine to hold an optional additional public hearing pursuant to LUR Section 7-202:L.

Sketch Plan review is an exploratory discussion of the proposal and intended to be a joint planning effort and negotiation between the County and Applicant. Site-specific engineering plans are not required nor

accepted at Sketch Plan review. Staff has outlined the substantive issues in the application in this memo, and all applicable Land Use Resolution (LUR) standards have been addressed in Exhibit A. Staff Report.

1. Section 7-102: *Standards that Apply to All Major Impact Applications*

Compliance with these standards should be determined “broadly and conceptually” at Sketch Plan review. Applicable standards of this section include “Compliance with all Applicable Standards” and “Compatibility with Community Character”. The review body shall consider how the (1) how Application meets all applicable standards of the LUR; and (2) if the proposal is compatible with existing land uses and if the expansion of the use will or will not adversely affect future development of the area.

2. Section 10-102: *Locational Standards for Residential Development*, Section 10-103: *Residential Density*, and Section 13-102: B.: *Location Within Municipal Three-Mile Plan Area*

These sections have significant overlap and staff has consolidated these sections for brevity.

Applicable, the standards of this Section apply. The proposed development is within the City of Gunnison three-mile plan area and therefore the application shall comply with the standards of Section 10-103:C. *Primary Residential Lot Size and Density Standards*. This requires compliance with the adopted municipal three mile area plan, consideration for sewage disposal requirements, and demonstration that the proposed subdivision will result in substantially similar lot area and density to neighboring parcels.

The Planning Commission shall determine the “neighborhood” for this development. Article 2: *Definitions* defines “neighborhood” as “an area or locality characterized by similar or compatible land uses, that may be identified by a place name and/or has boundaries composed of major streets, distinct changes in land use and/or land formations, topography or water bodies.”

The Applicant provided the following in “20251219 - Response to Determination of Completeness 01/21/2026”.

“Owner proposes a nine-lot subdivision with eight lots being planned for residential development and the ninth lot being a remainder lot of 84.57 acres that is not being proposed for development for this Project and which Owner does not currently have plans to develop. The Project complies with the lot size and density standards, the municipal three mile plan, and the sewer disposal requirements.

The eight lots that are being proposed for residential development are 1.01 to 2.23 acres in size. The proposed lots are directly adjacent to and surrounding on three sides, three developed residential lots with two being one acre in size (1080 County Road 17 and 1078 County Road 17) and the third being .48 acres in size (1028 County Road 17). The Project is adjacent to the Zugelder subdivision which has twelve lots sized between 1 acre and 3.01 acre in size. The Project is nearly adjacent to the seven-lot Gunnison Heights subdivision that has lots ranging in size from 1.37 acres to 2.48 acres. Roughly 650 feet along County Road 17 to the north of the Project are eleven residential lots adjacent to each other ranging in size from .7 acre to 2.98 acres. These lots are: 1374 County 17; 1370 County Road 17; 1366 County Road 17; 1468 County Road 17; 1530 County Road 17; 1590 County Road 17; 1549 County Road 17; 1628 County Road 17; 1626 County Road 17; 1624 County Road 17; 1622 County Road 17. See generally Exhibit E, Annotated Map Showing Subject Parcel and Surrounding Lots.

Moreover, this Project is just under 300 feet from the City of Gunnison boundary. The Project can be served by existing public water and sewer systems with service lines being installed by the Owner from existing

water and sewer mains as shown on Exhibit A. The sewer main already crosses the part of the Project being proposed for eight lots as shown on Exhibit A with the Owner proposing a relocation of the sewer main as shown on Exhibit A which will be done at Owner's cost and in a manner that does not impact sewer services for users. The Project is served by a County maintained road, County Road 17, and the road being proposed to access the eight residential lots from County Road 17 will be installed by Owner in compliance with County standards and maintained and snow plowed by the property owners association for the proposed subdivision.

The Application was submitted on April 7, 2025, meaning the applicable three mile plan is the Three Mile Plan and Urban Growth Boundary City of Gunnison, Colorado dated December 1997 ("1997 Three Mile Plan"). See Exhibit F, 1997 Three Mile Plan. I understand a new three mile plan may have been adopted in November 2025 named the Gunnison Area Plan 2025 ("Gunnison Area Plan"). However, at the time of Owner's Application, the 1997 Three Mile Plan controlled.

In any event, the Project complies with both plans. With respect to the 1997 Three Mile Plan, the Project location is within the area designated as "Moderate Density Residential (1–6 unit/acre)". See Ex. F p.32. The 1997 Three Mile Plan states that "[l]ands to the west of the City have been depicted as an appropriate location for moderate and high density residential development. This area is considered to be appropriate for such development because it has recently been served by a new sewage collection line along Antelope Creek, is reasonably accessible to the City, exhibits few environmental constraints to development, is not highly visible from the entry highways, and does not contain large areas of irrigated meadows." Id. p.35. The Project is a residential project with eight lots sized from 1.01 acres to 2.23 acres. This is largely consistent with the 1997 Three Mile Plan which calls for 1–6 units per acre. While the lots are larger than 1 acre, they are all between 1.01 and 2.23 acres, with seven lots between 1.01 and 1.4 acres. Moreover, the lots are consistent with the size of lots adjacent to and close to the Project. See Exhibit E.

With respect to the Gunnison Area Plan, Owner's application was submitted in April 2025, seven months before the Gunnison Area Plan was adopted. As a result, the 1997 Three Mile Plan applies to the Project. Even if the Gunnison Area Plan applied, the Project appears to be in compliance. As an initial matter, there is no map that is publicly available describing what planning criteria applies to the area within which the Project is located. Based on what is available in the publicly released Gunnison Area Plan, I presume the Project is located within a Rural Transition Area ("RTA"). RTAs are intended to provide a "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 carefully managed, small-scale development that maintains the transition between Gunnison's neighborhoods and the Valley's rural landscapes." Further, "[d]evelopment in this area is limited to primarily single-family residences at rural densities, consistent with County standards." Exhibit G, Gunnison Area Plan p.32. The Gunnison Area Plan also provides that RTAs "[a]llow[] limited, well-managed development while reducing sprawl by directing growth to appropriate rural locations and preventing scattered or leapfrog development." Id. at 33.

The Project is appropriate for an RTA. The Project is eight lots between 1 and 2.23 acres in size located just under 300 feet from City of Gunnison boundary in an area with similar density, and with largely open land to the west. This would serve as a buffer between more dense urban areas to the east of the Project and rural areas to the west of the Project. It is also limited growth of just eight residential lots that are adjacent to or

very near multiple residential subdivisions and lots that are similar in size. It is not scattered or leapfrog development, but is an appropriate rural transition location where growth of this type should be directed.

With respect to neighborhood compatibility, the Project is compatible with adjacent properties and properties very close to the Project. The Covenants provide for residential development that is sized and of a character consistent with the neighborhood. The impact is minimal. The Project will be served by existing public water and sewer systems with capacity to serve the eight lots being proposed for development. The existing sewer main crosses the portion of the Project being proposed for eight lots to be developed and the water main crosses the larger remainder parcel of 84.57 acres owned by Owner. County Road 17 is a County maintained road that will be used to access the Project. The Project is small in scale, at only nine total lots (with eight being planned for residential development). The portion of the property that is being proposed for eight residential lots ("Legal B") is 13.03 acres and Owner proposes that 1.56 acres be set aside as open space which is more than 10% of the area being proposed for development. The Project is to be served by a public wastewater treatment system as demonstrated in Exhibits A and B. The Project is to be served by a public water system as demonstrated in Exhibits A and B."

Staff response:

The application was submitted before the adoption of the current Gunnison Area Plan and Gunnison Special Area Regulations, which directs residential development to the North and South Urban Transition Areas. Compliance under today's adopted three mile plan would require the applicant demonstrate compliance with how the conditions are appropriate for smaller lots or greater density.

The Applicant states that the development is consistent with the Gunnison Area Plan's Rural Transition Area. One to two acre parcels represent a more suburban development pattern consistent with neighborhoods like Riverwalk Estates and Gunnison River Subdivision. Riverwalk Estates is within the North Urban Transition Area (NUTA), and Gunnison River Subdivision is just north of the NUTA. The Rural Transition Area is intended to limit development to rural residential density that clusters low-impact development that maintains agricultural use and rural character.

The Applicant notes the parcel is within 300' of the City of Gunnison boundary; however, the parcel is geographically separated by the Gunnison River and the "as the crow flies" distance does not account for the functional proximity to the City or services.

- 1.6 miles from the closest municipal boundary at US 50 and the Gunnison River.
- 3 miles from Safeway, the closest grocery store.
- 3 miles from the closest bus stop at Pine and US 50.
- The project location has a Walk Score of 0¹.

Typical residential trip generation rates for suburban, car-dependent development are around 10 trips per day. While the application states that Parcel 9 located west of County Road 17 is not intended for residential development, there is nothing in the plat or covenants that restrict how that parcel may be developed in the future; therefore, staff considers this parcel to be part of the overall number of resultant residential lots in the subdivision. The covenants are silent whether secondary residences or ADUs are permitted; therefore, it can be assumed that the maximum parcel density could be two

¹ <https://www.walkscore.com/score/1080-county-rd-17-gunnison-co-81230>, accessed March 5, 2026

residential units per parcel under the LUR. A potential total of 18 residential units would generate approximately 180 vehicle trips per day. While a traffic study is not required for Sketch Plan, these initial figures present potential for additional VMTs and greenhouse gas emissions counter to the BOCC's Strategic Plan strategic results below:

“3. By December 31, 2030, Gunnison County will work to reduce energy use impacts and lower greenhouse gas emissions by 50% from 2005 levels, thereby improving air quality and addressing climate change as evidenced by:

c) By 2030 average VMT (vehicle miles travelled) will decrease by 8% per capita from 2015 levels as a result of the County's land-use policies, creation of workforce housing near jobs, support of mass transit, and creation of additional multi-modal transportation options”.

A major impact residential project is required to provide 30% open space. The applicant proposes 12% open space of the 13-acre portion of the parcel south of CR-17, which is comprised of two separate parcels totaling 1.56 acres. When the entire fathering parcel area of 95 acres is considered, the applicant is proposing 1.6% open space.

“RESIDENTIAL USES. A minimum of 30 percent of any proposed residential subdivision, or multiple-family development consisting of five or more lots or residences shall be permanently set aside for public, private, or common developed and/or undeveloped open space, except that the amount of open space shall be reduced to 15 percent when the proposed Project conforms to the requirements of Division 14-200: Residential Density Transfer Program”.

3. *Section 11-104: Development in Geologic Hazard Areas*

Applicable, the subject parcel is within a mapped geologic hazard area. A geologic hazard report and evaluation is not required at Sketch Plan; however, will be required at Preliminary Plan review. The Colorado Geological Survey provided recommendations for the Preliminary Plan submittal that are provided in the Staff Report.

4. *Section 11-106: Protection Of Wildlife Habitat Areas*

The Application was referred to both Colorado Parks and Wildlife and the Gunnison Conservation District for review and comment. Both agencies provided minimal site specific concerns regarding the subdivision proposal. The recommendations in the Staff Report, which are consistent with recommendations in Tier I Sage Grouse Habitat and bear habitat, should be included in any condition of approval and integrated into the covenants where appropriate.

5. *Section 12-105 Water Supply and Section 12-106: Wastewater Treatment*

according to the application, “Owner proposes to provide water service from the existing County water main running north/south near the west boundary of the Parcel (the “Water Main”). Exhibit A shows the location of this Water Main. Owner will install a water service line branching off the Water Main to serve the Project as shown on Exhibit A. Attached as Exhibit C is a letter dated November 7, 2025, from Assistant County Manager for Public Works Martin Schmidt stating that the County Water and Sewer Utility reviewed the request for the Project and “confirms that potable water and sewer service are available and can be provided” subject to certain conditions. Owner intends to comply with these conditions including having an engineered demand study for both sewer and water to determine final needs and feasibility. Owner does not intend to purchase augmentation water from the Upper Gunnison River Water Conservation District.”

A fully executed agreement for service shall be required for Preliminary Plan submittal.

6. Section 13-108: *Open Space and Recreation Areas*
Pursuant to LUR Section 13-108:G: RESIDENTIAL USES,

“A minimum of 30 percent of any proposed residential subdivision, or multiple-family development consisting of five or more lots or residences shall be permanently set aside for public, private, or common developed and/or undeveloped open space, except that the amount of open space shall be reduced to 15 percent when the proposed Project conforms to the requirements of Division 14-200: Residential Density Transfer Program”.

The applicant proposes 12% open space of the 13-acre portion of the parcel south of CR-17, which is comprised of two separate parcels totaling 1.56 acres. When the entire fathering parcel area of 95 acres is considered, the applicant is proposing 1.6% open space.

7. Section 13-111 *Landscaping and Buffering*
A landscaping plan is required at Sketch Plan for Major Impact Commercial Use proposals. The amount of landscaping provided in landscaped areas is “at least one tree and three shrubs” per 500 square feet of “landscaped area.” The applicant has not provided a landscaping plan.

8. Section 7-201:FF. *Protective Covenants or Restrictions.*
The Applicant is required to submit a general outline of the proposed draft covenants. The Applicant has submitted a complete draft. Staff has reviewed the proposed covenants against the LUR and has the following comments.

9.7 Building Size. *All residences constructed on a lot shall be a minimum of 1,200 square feet and a maximum of 4,000 square feet inclusive of garages. All structures shall not exceed 32 feet in height from average grade.*

Staff comment: constraints on minimum residential structure size will impact the affordability of these lots. Additionally, the minimum residential restriction would functionally ban ADUs.

The land use resolution does not allow residential structures to exceed 30’ in height as measured in LUR Section 13-103:H. *Allowed Structure Heights.*

9.9 Signs. *No Lot Owner shall install or maintain any sign on a Lot.*

Staff Comment: this provision may prohibit political and/or real estate signs.

9.10 Garages. *All residences constructed on a Lot shall include, at a minimum, an attached and enclosed two-car garage with garage doors.*

Staff Comment: requiring a two-car garage per residence would increase the construction cost of these lots.

10.2 Utility Easements. *There is hereby created a blanket easement upon, across, over, in and under the Property for the benefit of the Common Elements and the Lots and the structures and*

improvements situated on the Lots for ingress and egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephone, cable tv, and electricity. Said blanket easement includes future utility services not presently available to the Lots which may reasonably be required in the future. By virtue of this easement, it shall be expressly permissible for the companies providing utilities to erect and maintain the necessary equipment on any of the Lots and to affix and maintain electrical and/or telephone wires, circuits, conduits and pipes on, above, across and under the roofs and exterior walls of the improvements, all in a manner customary for such companies in the area surrounding the Property, subject to approval by the Association as to locations.

Staff Comment: the use of a blanket easement to allow construction of utilities across any portion of the lots and placement of utilities on structures could be problematic.

10.4 Road Easement. *Access to the Lots is provided by a road as shown on the Plat (the "Road"). All Lot owners are granted a perpetual non-exclusive easement to use the Road for ingress and egress from County Road 17 to the Lots.*

Staff Comment: subdivision roads are not dedicated easements, rather, are platted and described in the BOCC approval language pursuant to LUR Section 7-401:L.i. *BOCC Approval*. The approval language considers two different approvals of the subdivision road:

"...the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance or snow removal purposes. Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or ordinances in effect at that time."

Or

"...the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of the lot owners and not by Gunnison County or any other public agency."

9. Application and Attachments

The entire land use application can be reviewed on [Citizen Access](#) → Projects → LUC-25-00014 → Attachments.

- A. Staff Report
- B. Site Plan



GUNNISON COUNTY, COLORADO PLANNING DEPARTMENT REVISED STAFF REPORT For SKETCH PLAN

Land Use Change Permit Application: Pfeifer Subdivision
 Application No. LUC-25-00014
 Date application scheduled with Planning Commission:
 TBD
 Prepared by: Hillary I. Seminick, Planning Director

APPLICANT NAME:	Ron Pfeifer, represented by Law of the Rockies																																				
PROPERTY OWNER NAME:	Ron Pfeifer																																				
PROJECT DESCRIPTION:	The applicant owns an approximately 95 acre parcel that is bifurcated by CR-17 ROW. The applicant proposes a 9-lot subdivision that creates additional density along the area southeast of CR-17, which will be used to access the subdivision to a new subdivision road.																																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Proposed Parcel Name</th> <th style="width: 25%;">Area</th> <th style="width: 25%;">Proposed Use</th> </tr> </thead> <tbody> <tr><td>Lot 1</td><td>1.27</td><td>Residential</td></tr> <tr><td>Lot 2</td><td>1.39</td><td>Residential</td></tr> <tr><td>Lot 3</td><td>1.4 Acres</td><td>Residential</td></tr> <tr><td>Lot 4</td><td>1.7 Acres</td><td>Residential</td></tr> <tr><td>Lot 5</td><td>2.23 Acres</td><td>Residential</td></tr> <tr><td>Lot 6</td><td>1.33 Acres</td><td>Residential</td></tr> <tr><td>Lot 7</td><td>1.01 Acres</td><td>Residential</td></tr> <tr><td>Lot 8</td><td>1.11 Acres</td><td>Residential</td></tr> <tr><td>Open Space (North)</td><td>0.94 Acres</td><td>Open Space</td></tr> <tr><td>Open Space (South)</td><td>0.62 Acres</td><td>Open Space</td></tr> <tr><td>"Parcel A" Lot 9</td><td>84.57 Acres</td><td>Residential</td></tr> </tbody> </table>	Proposed Parcel Name	Area	Proposed Use	Lot 1	1.27	Residential	Lot 2	1.39	Residential	Lot 3	1.4 Acres	Residential	Lot 4	1.7 Acres	Residential	Lot 5	2.23 Acres	Residential	Lot 6	1.33 Acres	Residential	Lot 7	1.01 Acres	Residential	Lot 8	1.11 Acres	Residential	Open Space (North)	0.94 Acres	Open Space	Open Space (South)	0.62 Acres	Open Space	"Parcel A" Lot 9	84.57 Acres	Residential
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PROPERTY LOCATION:	<u>3701-340-00-030 94.879 ACRES IN SECTION 34, TOWNSHIP 50N, RANGE 1W</u>																																				
SURROUNDING LAND USES:	Surrounding land uses include residential and agricultural.																																				
AGENCY AND DEPARTMENT REVIEWS:	A copy of the application was sent via email on February 6, 2026 to the following referral agencies for review and comment. Referral comments were incorporated in relevant sections of this report.																																				
	City of Gunnison (no comment) RTA (no comment) GCEA (no comment) Colorado Parks and Wildlife Gunnison County Public Works (no comment) RE1-J School District (no comment) Gunnison Fire Protection District																																				

	<p>Colorado State Forest Service (no comment) Colorado Division of Water Resources (no comment) Gunnison Building and Environmental Health Official (no comment) Colorado Geologic Survey Gunnison Conservation District Sage Grouse Biologist</p>
<p>ATTACHMENTS</p>	<ul style="list-style-type: none"> • Application 04/09/2025 • Narrative 04/09/2025 • Legal Description 04/09/2025 • Property Tax Statement 04/09/2025 • Site Plan 04/09/2025 • Vicinity Map 04/09/2025 • UGRWCD Communications 04/09/2025 • GFPD Communications 04/09/2025 • Public Works Communications 04/09/2025 • Email to Applicant Re Process 04/22/2025 • Determination of Completeness - incomplete application 05/12/2025 • 250512 Email to Applicant Incomplete Application 05/12/2025 • 250611 Email to Applicant re Completeness Deadline 06/11/2025 • Sage Grouse Pre-Application 2022 06/23/2025 • Email from Applicant Completeness Deadline Extension Request 07/14/2025 • Email Gunnison County Fire Protection District 07/14/2025 • Sewer Willing to Serve 08/19/2025 • Deeds 08/19/2025 • Narrative Response to Incomplete Letter 08/19/2025 • Legal A Map 08/19/2025 • Legal B Map 08/19/2025 • Legal B Description 08/19/2025 • Ownership Map 08/19/2025 • Updated GCFPD Letter • Determination of Completeness Aug 20 2025 - incomplete application 08/20/2025 • Email to Applicant Re Incomplete Application 08/20/2025 • Extension Request Completeness Deadline 11/24/2025 • 20251219 - Response to Determination of Completeness 01/21/2026 • 20251218 Fully exec Authorization Letter 01/21/2026 • 260206 LUC-25-00014 Det of Completeness 02/09/2026 • Exhibit A: Site Plan and Map 01/20/26 • Exhibit B: Geologic Hazard Map • Exhibit C: Will Serve Letter • Exhibit D: Draft Covenants • Exhibit E: Annotated Map • Referral Comment: BLM 02/09/2026 • Referral Comment: CGS 02/23/2026 • Referral Comment: Colorado Parks and Wildlife 03/05/2026
<p>PRE-APPLICATION CONFERENCE:</p>	<p>A pre-application conference was conducted between staff and the applicants prior to submittal of the application.</p>

SKETCH PLAN STATUS OF APPLICATION:		<p>The Sketch Plan application was submitted on April 9, 2025. The Community Development determined the revised application was complete on February 6, 2026.</p> <p>The <i>Land Use Resolution</i> requires that Sketch Plan review accomplishes:</p> <p>Discussion of the proposal. A process to formulate detailed, design/engineered solutions to issues and concerns identified during Sketch Plan review and to address, in a site-specific manner, all other issues that are relevant to the Sketch Plan. Submittal by the applicant is required to address specific sections of the <i>Land Use Resolution</i> and to address compliance with Sketch Plan conditions.</p>	
PLANNING COMMISSION TASKS AT INITIAL SKETCH PLAN WORK SESSION:		<ul style="list-style-type: none"> — Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for joint public hearing, or if additional work session is required 	
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:			
	Complies with Sketch Plan submittal requirements	General Comments/References to specific documentation	
Responsibilities of property owners or homeowners' association defined	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p><u>9.7 Building Size.</u> All residences constructed on a lot shall be a minimum of 1,200 square feet and a maximum of 4,000 square feet inclusive of garages. All structures shall not exceed 32 feet in height from average grade.</p> <p>Staff comment: constraints on minimum residential structure size will impact the affordability of these lots. Additionally, the minimum residential restriction would functionally ban ADUs.</p>	
Property owners enforcement; and Gunnison County is party to enforcement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Defined building heights, compatibility with terrain, and sizes of all structures.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The land use resolution does not allow residential structures to exceed 30' in height as measured in LUR Section 13-103:H. <i>Allowed Structure Heights.</i></p> <p>9.9 Signs. <i>No Lot Owner shall install or maintain any sign on a Lot.</i></p> <p>Staff Comment: this provision may prohibit political and/or real estate signs.</p> <p>9.10 Garages. <i>All residences constructed on a Lot shall include, at a minimum, an attached and enclosed two-car garage with garage doors.</i></p> <p>Staff Comment: requiring a two-car garage per residence would increase the construction cost of these lots.</p>
Solid fuel-burning devices requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Exterior lighting requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Open space maintenance and allowed uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking restrictions described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Requirements for landscaping on individual lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Snow removal required of homeowners association	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Standards included to ensure compatible use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Limits on domestic animals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Fencing requirements	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>10.2 Utility Easements. <i>There is hereby created a blanket easement upon, across, over, in and under the Property for the benefit of the Common Elements and the Lots and the structures and improvements situated on the Lots for ingress and egress, installation, replacing, repairing and maintaining all utilities, including, but not limited to, water, sewer, gas, telephone, cable tv, and electricity. Said blanket easement includes future utility services not presently available to the Lots which may reasonably be required in the future. By virtue of this easement, it shall be expressly permissible for the companies providing utilities to erect and maintain the necessary equipment on any of the Lots and to affix and maintain electrical and/or telephone wires, circuits, conduits and pipes on, above, across and under the roofs and exterior walls of the improvements, all in a manner customary for such companies in the area surrounding the Property, subject to approval by the Association as to locations.</i></p> <p>Staff Comment: the use of a blanket easement to allow construction of utilities across any portion of the lots and placement of utilities on structures could be problematic.</p> <p>10.4 Road Easement. <i>Access to the Lots is provided by a road as shown on the Plat (the "Road"). All Lot owners are granted a perpetual non-exclusive easement to use the Road for ingress and egress from County Road 17 to the Lots.</i></p> <p>Staff Comment: subdivision roads are not dedicated easements, rather, are platted and described in the BOCC approval language pursuant to LUR Section 7-401:L.i. <i>BOCC Approval.</i> The approval language considers two different approvals of the subdivision road:</p> <p>"...the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance or snow removal purposes. Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or ordinances in effect at that time."</p> <p>Or</p>

“...the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of the lot owners and not by Gunnison County or any other public agency.”

APPLICABILITY OF LAND USE RESOLUTION STANDARDS:

Standard, by LUR section, division and/or article	Sketch Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
7-102: Standards that apply to all Major Impact applications:		
7:102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this <i>Resolution</i> .		
7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Applicable, the applicant shall demonstrate that the project is compatible with community character, or an enhancement of the character of existing land uses in the development area, and shall not adversely impact the future development of the development area.
7-102: C.: Phases stand alone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The applicant does not propose any phasing.
7-102: D.: Uses identified on all subdivision lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All uses proposed on the subject parcel are defined within the Sketch Plan submittal. Proposed uses include residential lots and open space.
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The draft covenants are silent on secondary residences.
9-102: Home occupations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, language in compliance with this Section is included within the Protective Covenants for the proposed development.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.

9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, this is not proposed as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, there is no Essential Housing proposed as part of this application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, please refer to Section 10-103: <i>Residential Density</i> for applicant response and Staff Comment.</p> <p>The standards of this Section require that an application for a new residential development shall initially be reviewed for its location relative to existing development and shall be located adjacent to existing population centers, within a municipal three-mile plan area. The application was submitted prior to the adoption of the 2025 Gunnison Area Plan and Special Area Regulations, and is therefore subject to and located within the adopted 1997 Three Mile Plan in effect at time of application.</p> <p>In addition to the three mile requirement, the applicant shall demonstrate that the location of the proposed subdivision will not result in a significant net adverse impact to the neighborhood.</p>
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the standards of this Section apply. The proposed development is within the City of Gunnison three-mile plan area and therefore the application shall comply with the standards of Section 10-103:C. <i>Primary Residential Lot Size and Density Standards</i>. This requires compliance with the adopted municipal three mile area plan, consideration for sewage disposal requirements, and demonstration that the proposed subdivision will result in substantially similar lot area and density to neighboring parcels.</p> <p>The Planning Commission shall determine the “neighborhood” for this development. Article 2: <i>Definitions</i> defines “neighborhood” as “an area or locality characterized by similar or compatible land uses, that may be identified by a place name and/or has boundaries composed of major streets, distinct changes in land use and/or land formations, topography or water bodies.”</p>

		<p>The Applicant provided the following in “20251219 - Response to Determination of Completeness 01/21/2026”.</p> <p><i>“Owner proposes a nine-lot subdivision with eight lots being planned for residential development and the ninth lot being a remainder lot of 84.57 acres that is not being proposed for development for this Project and which Owner does not currently have plans to develop. The Project complies with the lot size and density standards, the municipal three mile plan, and the sewer disposal requirements.</i></p> <p><i>The eight lots that are being proposed for residential development are 1.01 to 2.23 acres in size. The proposed lots are directly adjacent to and surrounding on three sides, three developed residential lots with two being one acre in size (1080 County Road 17 and 1078 County Road 17) and the third being .48 acres in size (1028 County Road 17). The Project is adjacent to the Zugelder subdivision which has twelve lots sized between 1 acre and 3.01 acre in size. The Project is nearly adjacent to the seven-lot Gunnison Heights subdivision that has lots ranging in size from 1.37 acres to 2.48 acres. Roughly 650 feet along County Road 17 to the north of the Project are eleven residential lots adjacent to each other ranging in size from .7 acre to 2.98 acres. These lots are: 1374 County 17; 1370 County Road 17; 1366 County Road 17; 1468 County Road 17; 1530 County Road 17; 1590 County Road 17; 1549 County Road 17; 1628 County Road 17; 1626 County Road 17; 1624 County Road 17; 1622 County Road 17. See generally Exhibit E, Annotated Map Showing Subject Parcel and Surrounding Lots.</i></p> <p><i>Moreover, this Project is just under 300 feet from the City of Gunnison boundary. The Project can be served by existing public water and sewer systems with service lines being installed by the Owner from existing water and sewer mains as shown on Exhibit A. The sewer main already crosses the part of the Project being proposed for eight lots as shown on Exhibit A with the Owner proposing a relocation of the sewer main as shown on Exhibit A which will be done at Owner’s cost and in a manner that does not impact sewer services for users. The Project is served by a County maintained road, County Road 17, and the road being proposed to access the eight residential lots from County Road 17 will be installed by Owner in compliance with County standards and maintained and snow plowed by the property owners association for the proposed subdivision.</i></p> <p><i>The Application was submitted on April 7, 2025, meaning the applicable three mile plan is the Three Mile Plan and Urban Growth Boundary City of Gunnison, Colorado dated December 1997 (“1997 Three Mile Plan”). See Exhibit F, 1997 Three Mile Plan. I understand a new three mile plan may have been adopted in November 2025 named the Gunnison Area Plan 2025 (“Gunnison Area Plan”). However, at the time of Owner’s Application, the 1997 Three Mile Plan controlled.</i></p>
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In any event, the Project complies with both plans. With respect to the 1997 Three Mile Plan, the Project location is within the area designated as “Moderate Density Residential (1–6 unit/acre)”. See Ex. F p.32. The 1997 Three Mile Plan states that “[l]ands to the west of the City have been depicted as an appropriate location for moderate and high density residential development. This area is considered to be appropriate for such development because it has recently been served by a new sewage collection line along Antelope Creek, is reasonably accessible to the City, exhibits few environmental constraints to development, is not highly visible from the entry highways, and does not contain large areas of irrigated meadows.” Id. p.35. The Project is a residential project with eight lots sized from 1.01 acres to 2.23 acres. This is largely consistent with the 1997 Three Mile Plan which calls for 1–6 units per acre. While the lots are larger than 1 acre, they are all between 1.01 and 2.23 acres, with seven lots between 1.01 and 1.4 acres. Moreover, the lots are consistent with the size of lots adjacent to and close to the Project. See Exhibit E.

With respect to the Gunnison Area Plan, Owner’s application was submitted in April 2025, seven months before the Gunnison Area Plan was adopted. As a result, the 1997 Three Mile Plan applies to the Project. Even if the Gunnison Area Plan applied, the Project appears to be in compliance. As an initial matter, there is no map that is publicly available describing what planning criteria applies to the area within which the Project is located. Based on what is available in the publicly released Gunnison Area Plan, I presume the Project is located within a Rural Transition Area (“RTA”). RTAs are intended to provide a “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 carefully managed, small-scale development that maintains the transition between Gunnison’s neighborhoods and the Valley’s rural landscapes.” Further, “[d]evelopment in this area is limited to primarily single-family residences at rural densities, consistent with County standards.” Exhibit G, Gunnison Area Plan p.32. The Gunnison Area Plan also provides that RTAs “[a]llow] limited, well-managed development while reducing sprawl by directing growth to appropriate rural locations and preventing scattered or leapfrog development.” Id. at 33.

The Project is appropriate for an RTA. The Project is eight lots between 1 and 2.23 acres in size located just under 300 feet from City of Gunnison boundary in an area with similar density, and with largely open land to the west. This would serve as a buffer between more dense urban areas to the east of the Project and rural areas to the west of the Project. It is also limited growth of just eight residential lots that are adjacent to or very near multiple residential subdivisions and lots that are similar in size. It is not scattered or leapfrog development, but is an appropriate rural transition location where growth of this type should be directed.

With respect to neighborhood compatibility, the Project is compatible with adjacent properties and properties very close to the Project. The Covenants provide for residential development that is sized and of a character consistent with the neighborhood. The impact is minimal. The Project will be served by existing public water and sewer systems with capacity to serve the eight lots being proposed for development. The existing sewer main crosses the portion of the Project being proposed for eight lots to be developed and the water main crosses the larger remainder parcel of 84.57 acres owned by Owner. County Road 17 is a County maintained road that will be used to access the Project. The Project is small in scale, at only nine total lots (with eight being planned for residential development). The portion of the property that is being proposed for eight residential lots (“Legal B”) is 13.03 acres and Owner proposes that 1.56 acres be set aside as open space which is more than 10% of the area being proposed for development. The Project is to be served by a public wastewater treatment system as demonstrated in Exhibits A and B. The Project is to be served by a public water system as demonstrated in Exhibits A and B.”

Staff response:

The application was submitted before the adoption of the current Gunnison Area Plan and Gunnison Special Area Regulations, which directs residential development to the North and South Urban Transition Areas. Compliance under today’s adopted three mile plan would require the applicant demonstrate compliance with how the conditions are appropriate for smaller lots or greater density.

The Applicant states that the development is consistent with the Gunnison Area Plan’s Rural Transition Area. One to two acre parcels represent a more suburban development pattern consistent with neighborhoods like Riverwalk Estates and Gunnison River Subdivision. Riverwalk Estates is within the North Urban Transition Area (NUTA), and Gunnison River Subdivision is just north of the NUTA. The Rural Transition Area is intended to limit development to rural residential density that clusters low-impact development that maintains agricultural use and rural character.

The Applicant notes the parcel is within 300’ of the City of Gunnison boundary; however, the parcel is geographically separated by the Gunnison River and the “as the crow flies” distance does not account for the functional proximity to the City or services.

- 1.6 miles from the closest municipal boundary at US 50 and the Gunnison River.
- 3 miles from Safeway, the closest grocery store.
- 3 miles from the closest bus stop at Pine and US 50.

		<ul style="list-style-type: none"> The project location has a Walk Score of 0¹. <p>Typical residential trip generation rates for suburban, car-dependent development is around 10 trips per day. While the application states that Parcel 9 located west of County Road 17 is not intended for residential development, there is nothing in the plat or covenants that restrict how that parcel may be developed in the future; therefore, staff considers this parcel to be part of the overall number of resultant residential lots in the subdivision. The covenants are silent whether secondary residences or ADUs are permitted; therefore, it can be assumed that the maximum parcel density could be two residential units per parcel under the LUR. A potential total 18 residential units would generate approximately 180 vehicle trips per day. While a traffic study is not required for Sketch Plan, these initial figures present potential for additional VMTs and greenhouse gas emissions counter to the BOCC’s Strategic Plan strategic results below:</p> <p>“3. By December 31, 2030, Gunnison County will work to reduce energy use impacts and lower greenhouse gas emissions by 50% from 2005 levels, thereby improving air quality and addressing climate change as evidenced by:</p> <p>c) By 2030 average VMT (vehicle miles travelled) will decrease by 8% per capita from 2015 levels as a result of the County’s land-use policies, creation of workforce housing near jobs, support of mass transit, and creation of additional multi-modal transportation options”.</p> <p>A major impact residential project is required to provide 30% open space. The applicant proposes 12% open space of the 13-acre portion of the parcel south of CR-17, which is comprised of two separate parcels totaling 1.56 acres. When the entire fathering parcel area of 95 acres is considered, the applicant is proposing 1.6% open space.</p> <p>“RESIDENTIAL USES. A minimum of 30 percent of any proposed residential subdivision, or multiple-family development consisting of five or more lots or residences shall be permanently set aside for public, private, or common developed and/or undeveloped open space, except that the amount of open space shall be reduced to 15 percent when the proposed Project conforms to the requirements of Division 14-200: Residential Density Transfer Program”.</p>
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the application does not propose commercial or industrial uses.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not Applicable, the project is not located in a mapped flood hazard area.

¹ <https://www.walkscore.com/score/1080-county-rd-17-gunnison-co-81230>, accessed March 5, 2026
Pfiefer Sketch Plan – Staff Report

<p>11-104: Development in geologic hazard areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable, the parcel is within an area of mapped Potentially Unstable Slopes. A geotechnical report will be required at Preliminary Plan.</p> <p>The Colorado Geological Survey provided comments summarized below, for a full transcript please see "Referral Comment: CGS 02/23/2026" in the project file).</p> <p>Specific stability and drainage considerations included:</p> <p><i>Where development occurs within terrain mapped as potentially unstable, changes to surface drainage, grading, and subsurface moisture conditions can influence slope performance.</i></p> <p><i>Potential geotechnical considerations in this setting may include:</i></p> <ul style="list-style-type: none"> • <i>Shallow instability near slope breaks or drainage margins</i> • <i>Sensitivity of colluvial materials to concentrated runoff</i> • <i>Erosion or headcutting along the identified flow path</i> • <i>Localized instability associated with cut-and-fill grading</i> <p><i>Subdivision development may modify runoff patterns and groundwater distribution. Drainage design should therefore be coordinated with geotechnical recommendations to avoid concentration of discharge toward slope margins, drainage features, or the CR-17 corridor.</i></p> <p>And CGS provided the following requirements at Preliminary Plan:</p> <p><i>Because the mapped designation reflects susceptibility rather than confirmed instability, site-specific geotechnical evaluation should be completed before finalizing lot boundaries, building envelopes, grading limits, and drainage configuration.</i></p> <p><i>At a minimum, the Preliminary Plan submittal should include:</i></p> <ol style="list-style-type: none"> <i>1. Limited subsurface exploration sufficient to characterize colluvium thickness, material properties, and groundwater conditions;</i> <i>2. Identification of development constraints (e.g., setbacks from drainage features, cut-and-fill limits, foundation recommendations);</i> <i>3. Coordination of drainage routing with geotechnical findings; and</i> <i>4. Consideration of development constraints for the remainder parcel.</i> <p><i>More detailed slope stability analyses should be undertaken only if warranted by site-specific findings. Based on current Sketch Plan information, CGS does not identify evidence of confirmed active instability within the proposed lot area; however, the mapped susceptibility designation warrants a site-specific evaluation before finalization of the development design.</i></p>
<p>11-105: Development in wildfire hazard areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable, the parcel is in a high wildfire hazard area. A copy of the application has been referred to the Gunnison County Fire Protection District and Colorado State Forest Service for review and comment.</p>

<p>11-106: Protection of wildlife habitat areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable, Colorado Parks and Wildlife (CPW) provided the following recommendations in an email dated February 24, 2026:</p> <p><i>CPW does not have any formal comments on this project. CPW would like to suggest the subdivision consider utilizing bearproof or bear-resistant trash cans. The area along the Gunnison River has had human-bear conflicts in the past and is likely into the future. Additionally, any restrictions on the use of bird feeders during the months of April-October could potentially reduce human-bear conflict as well. CPW staff often recommends the following to residents in bear occupied habitat (in order of effectiveness):</i></p> <ul style="list-style-type: none"> • <i>No bird feeders between April and October.</i> • <i>If bird feeders are used between April and October they should be brought in every night before dark and fallen seeds, hulls, sugar water should be cleaned up.</i> • <i>If bird feeders are left outside continuously between April and October they should be hung out of reach—10 feet off the ground and 10 feet from anything bears can climb. Fallen seeds, hulls, and sugar water should be cleaned up.</i> <p>The parcel is located within Tier I Sage Grouse Habitat. In an email dated June 23, 2025; the Gunnison Conservation District noted that “the 2022 GUSG pre application review for this parcel will suffice for this application”.</p> <p>The May 19, 2022 pre application included the following recommendations that should be incorporated as conditions of approval and into the covenants as appropriate.</p> <p><i>1) To reduce fragmentation to Gunnison sage-grouse habitats, all development (currently proposed and any potential future development, subject to approval) shall be clustered. Development shall occur only east of the existing buried water line on the western portion of the parcel, as discussed in the May 19, 2022 site visit (see attached map). A separate analysis is required, which may include additional conditions, for any development not addressed in this site analysis.</i></p> <p><i>2) A Gunnison County Reclamation Permit shall be required for any site disturbing activities on this parcel. That permit shall contain specific reclamation conditions. Disturbed areas shall be reseeded with an approved seed mix. For activities not requiring a Reclamation Permit, disturbed areas shall be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.</i></p> <p><i>3) Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado</i></p>
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Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species. The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance.

4) To protect Gunnison sage-grouse habitat, conversion of native sagebrush communities to landscaping, pasture or hayland grasses, fruit trees, or other non-native plant communities shall be limited to within 100 feet of the proposed development. Habitat treatments, including but not limited to sagebrush mowing, disking, tillage, chemical application, plowing, disk chaining, rotobearing, shall only be conducted with guidance from Colorado Parks and Wildlife or the Natural Resources Conservation Service in Gunnison (970-707-3045). The exception would be planting native riparian tree or shrub species such as cottonwood or willow to stabilize riparian systems or irrigation ditch banks.

5) Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats shall be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction and maintenance workers' pets.

6) Per Section 11-106 G. e. of the Gunnison County Land Use Resolution, unless pre-empted by Federal or State law, all non-indigenous gallinaceous gamebirds (including but not limited to pheasants, chukar, and quail), shall be imported only from a source certified by the State of Colorado to be disease free. Prior to importation of any species of gallinaceous game-birds to this parcel, the person proposing such action shall submit a list of species, with numbers proposed, and a disease certification, with a listing of diseases certified, from the source proposed. No importation (movement onto the property) of any wild birds, as defined above, shall occur without written approval by Gunnison County.

7) Per Section 11-106 G.3.h of the Gunnison County Land Use Resolution, no additional roads, routes, or trails may be constructed on the property without additional review by Gunnison County for impacts to Gunnison sage-grouse and their habitats.

8) Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication Fencing with Wildlife in Mind.

9) If the parcel is intended to be used for grazing animals, the Natural Resources Conservation Service (NRCS) in Gunnison shall be contacted (970-707-3045) for assistance in conservation planning. A grazing plan is required for

		<p><i>proposed grazing of livestock. This will help avoid unintended impacts to sagegrouse habitat.</i></p> <p><i>10) Per Section 9-509:B of the Gunnison County Land Use Resolution, if the parcel is to be used for camping (tent, recreational vehicle, or other shelter) more than 14 total days during any consecutive three months, the applicant shall obtain a Long-term Camping Permit from the Gunnison County Community Development Department.</i></p> <p><i>11) A separate analysis will be required, which may include additional conditions, for any proposed development in the future not addressed in this site analysis.</i></p> <p><i>12) This review encompasses restrictions as related to sage-grouse habitat values and DOES NOT constitute clearance for building. The applicant shall obtain the applicable Gunnison County permits before beginning construction or ground-disturbing activities.</i></p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel does not include water bodies within 125 feet and shall comply with the standards of this Section.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, there are no ridgelines, as defined in the LUR, on the subject parcel.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not adjacent to agricultural lands.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not an inholding in a national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, the subject parcel is not above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the development of the road system shall comply with this Section. A copy of the application has been referred to Gunnison County Public Works Department.</p> <p>Engineered road plans and traffic study are not required at the Sketch Plan stage of a Major Impact project; those elements are required at Preliminary Plan.</p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, trails are not proposed as part of this application.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, according to the application, <i>“Owner proposes to provide water service from the existing County water main running north/south near the west boundary of the Parcel (the “Water Main”). Exhibit A shows the location of this Water Main. Owner will install a water service line branching off the Water Main to serve the Project as shown on Exhibit A. Attached as Exhibit C is a letter dated November 7, 2025, from Assistant County Manager for Public Works Martin Schmidt stating that the County Water and Sewer Utility reviewed the request for the Project and “confirms that potable water and sewer service are available and can be provided” subject to certain conditions. Owner intends to comply with these conditions including having an engineered demand study for both sewer and water to determine final needs and feasibility. Owner does not intend to</i></p>

		<p><i>purchase augmentation water from the Upper Gunnison River Water Conservation District.”</i></p> <p>A fully executed agreement for service shall be required for Preliminary Plan submittal.</p>
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, according to the application, <i>“Exhibit C is a letter dated November 7, 2025, from Assistant County Manager for Public Works Martin Schmidt stating that the County Water and Sewer Utility reviewed the request for the Project and “confirms that potable water and sewer service are available and can be provided” subject to certain conditions. Owner intends to comply with these conditions including having an engineered demand study for both sewer and water to determine final needs and feasibility. Owner does not intend to purchase augmentation water from the Upper Gunnison River Water Conservation District.”</i></p> <p>A fully executed agreement for service shall be required for Preliminary Plan submittal.</p>
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, the subject parcel is within the Gunnison County Fire Protection District (GCFPD) and they noted in a July 7, 2025 email that they “had no concerns about moving forward with the process”.</p>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, please refer to Section 10-103: <i>Residential Density</i> for applicant response and Staff Comment.</p>
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable. <i>“Site Plan”</i> has been found to generally comply with this section; however, building envelopes have not been provided. While it is appropriate that the smaller lots utilize county setback standards to determine structure placement, Staff recommends that a building envelope be identified for “Parcel 9”.</p>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, road setbacks and property line setbacks, are required to comply with the standards of this Section.</p> <p>A detailed site plan which clearly states the proposed setbacks shall be submitted at Preliminary Plan.</p>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the subdivision is residential in nature and the provisions of this section shall comply at building permit.</p>
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable, the standards of this Section shall be applied at the time of building permit application.</p>
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, a major impact residential project is required to provide 30% open space.</p> <p>LUR Section 13-108:G: RESIDENTIAL USES. “A minimum of 30 percent of any proposed residential subdivision, or multiple-family development consisting of five or more lots or residences shall be permanently set aside for public, private, or common developed and/or undeveloped open space, except that the amount of open space shall be reduced to 15 percent when the proposed Project conforms to the requirements of Division 14-200: Residential Density Transfer Program”.</p>

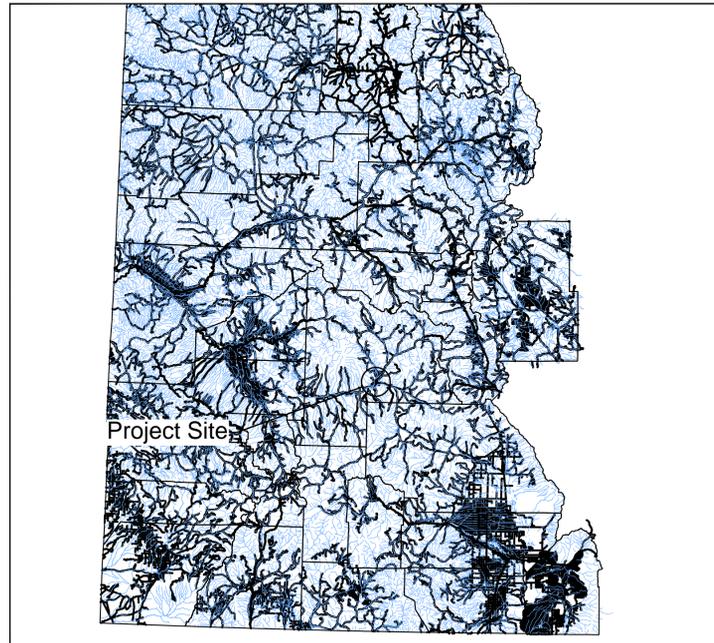
		The applicant proposes 12% open space of the 13-acre portion of the parcel south of CR-17, which is comprised of two separate parcels totaling 1.56 acres. When the entire fathering parcel area of 95 acres is considered, the applicant is proposing 1.6% open space.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, any proposed sign(s) shall meet the requirements of this Section. The applicant may submit designs for any proposed signs at the Preliminary Plan stage.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, parking in compliance with this Section shall be required. Specific detail and location shall be demonstrated at Preliminary Plan.
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, this Section requires that a Major Impact application “shall integrate the elements of the site plan and design, so that the land use change preserves and enhances the unique identity of the site. Landscaping may include plant materials including trees, shrubs, ground covers, perennials and annuals, and other materials including rocks, walls, fences, planters and paving materials.” The applicant has not provided a landscaping plan for the project.
13-112: Snow Storage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Applicable, the applicant has not identified areas of snow storage on the site plan. A snow storage plan will be required at Preliminary Plan.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, any proposed fencing shall comply with this Section.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the standards of this Section shall be applied at the time of building permit application. All lighting proposed on the parcel shall comply with this Section.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, an Earthmoving Site Revegetation and Noxious Weed Control Plan shall be required for Preliminary plan.
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the design of the sketch plan has been guided by the standards of this Section. The Preliminary Plan is the step of this overall review in which engineered details are required to be indicated and assure compliance with this Section. Details of grading and erosion control are appropriately required at Preliminary Plan level of review as elements of detailed engineered plans.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, this is a Major Impact subdivision, which may create more than 10,000 square feet of impervious surface area created by road and driveway improvements. A plan pursuant to this Section is required to be submitted in the Preliminary Plan, certified by a qualified professional engineer licensed in the State of Colorado, indicating that this project meets the standards of this Section including methods to ensure that drainage will not injure adjacent lands. Documentation of whether a Stormwater Discharge Permit is required for this project by the Colorado Department of Public Health and Environment is also required to be submitted as part of Preliminary Plan. Subject to State standards, storm water runoff is required to be managed onsite, to direct runoff to stable, vegetated areas capable of maintaining sheet flow for infiltration, or to discharge to a storm water conveyance structure, designed to accommodate the projected additional flows from the proposed project.

13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no water impoundments, as defined in this Section, are proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	<p>Applicable, this Section notes that, "Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following:</p> <p>1. HAZARDS OR NUISANCES. <i>Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</i></p> <p>2. ADVERSE IMPACTS TO ADJOINING LAND. <i>Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</i></p> <p>Further, this Section notes that, "...the applicable review body may recommend and the decision-making body shall be authorized to impose conditions that are necessary to minimize any potentially adverse impacts" as conditions of approval of a Permit, but does not require that those conditions be devised in actions taken on plans submitted in the phases of review that precede recommendation and/or action on a Permit (in this case, Sketch or Preliminary Plans for a Major Impact project).</p>

Land Use Application

Pfeifer Subdivision

SGM
 103 W. Tomichi Ave., Suite A
 Gunnison, CO 81230
 970.641.5355
 www.sgm-inc.com



Vicinity Map

Scope of Work

Included in the sketch plan herein is the layout of a subdivision, with 8 new lots and a 9th lot as existing parcel A. The preliminary plan includes a rural lane with a cul-de-sac that will meet County Standards, connection to an existing water main between Antelope Hills and the Dos Rios water plant, connection to an existing sewer main on the property and Electric Service from Gunnison County Electric Association.

Per the Gunnison County Geological Hazard mapping, the area along CR 17 is mapped as potentially unstable. Our site, adjacent to CR 17 is relatively flat and we do not expect that the site is unstable. However, as the project proceeds a licensed professional geotechnical engineer will be consulted.



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Project Engineer

Gerald E. Burgess, P.E. 38250

Ron Pfeifer

Ron Pfeifer
 907 County Road 744
 Almont, CO 81210

Project Contacts

Jerry Burgess jerryb@sgm-inc.com (970)707-8152

Sketch Plan

November 2025

Sheet Index	
1	Cover Sheet
2	Existing Conditions and Parcels A and B
3	Overall Site Plan
4	Utilities

Land Use Application
 Pfeifer Subdivision

#	Revision	Date	By:
1			
2			
3			

Job No. 2024-378.001
 Drawn by: DLR
 Print Date: 09.25.2024
 QC: TJH | PE: JEB
 File: PfeiferSD-Admin

Title:
 Cover

Dwg No.
 1

Of: 4



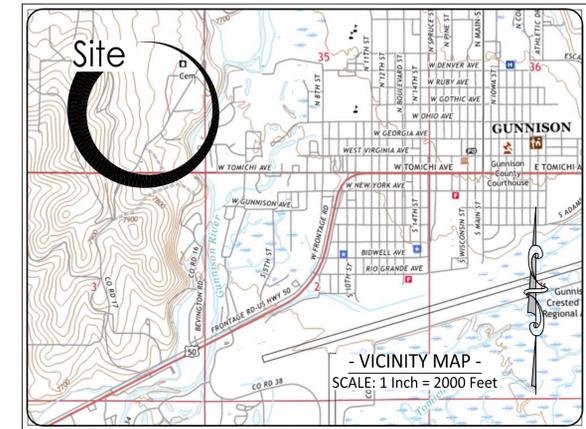
UNCC 1-800-922-1987

I:\2024\2024-378-PfeiferSubdivision\001-Civil\17-Dwg\17-Dwg\17-Sheet\17-SheetSD-Admin.dwg Plotted: 11/20/2025 2:49 PM By: Jerry Burgess

EXHIBIT A

Existing Conditions Exhibit Pfeifer Parcels

Situated within the Southeast Quarter of Section 34, Township 50 North,
Range 1 West of the New Mexico Principal Meridian
Gunnison County, Colorado



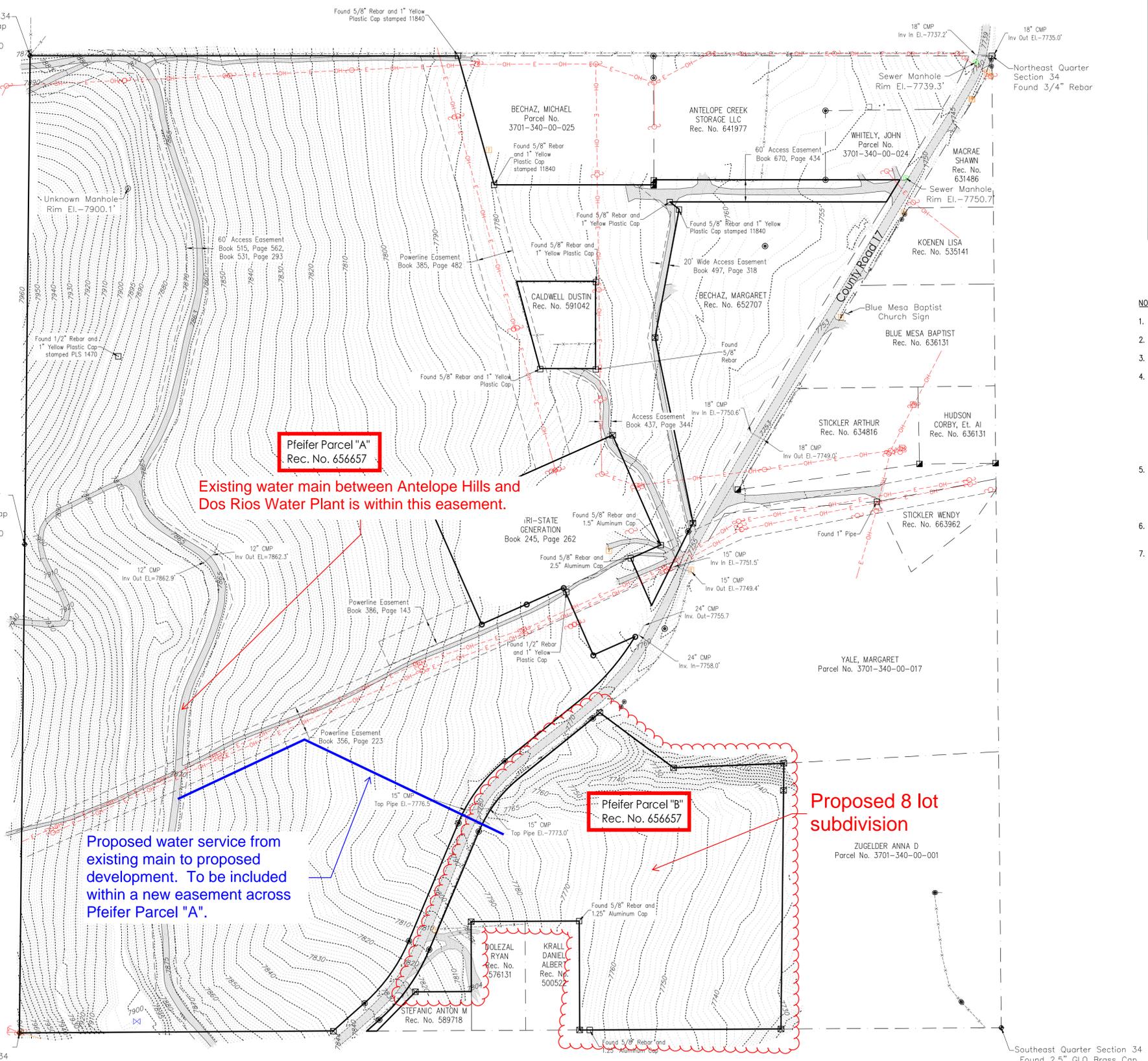
NOTES:

- This map has been prepared pursuant to client request for an Existing Conditions Map.
- Date of field survey: March, July and August 2023
- Units of linear measurements are displayed in US Survey Feet.
- Vertical Information:
Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS and Geoid 18 to derive the NAVD88 elevation of 7972.5' at the top of a 2.5" Brass Cap being properly marked and dated 1947, located at the South Quarter Corner of Section 34, as shown hereon.
Contour Interval: Minor Contour = 1 Foot
Major Contour = 5 Feet.
- Subsurface utilities are not shown, as they were not marked by appropriate utility companies at the time of this work. Only point marks and utility pin flags on the ground surface were located by SGM as part of this work. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
- Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
- The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the plat of Oxbow General Partnership Lands, deposited as Survey Deposit 333 in the office of the Gunnison County Clerk and Recorders.

- LEGEND -

- ◆ - Found PLSS Monument as Described
- - Found 1/2" Rebar and 1" Yellow Plastic Cap stamped PLS 11250
- ⊗ - Found 2.5" Brass Cap set in Concrete stamped DOE 10778
- ⊠ - Found 5/8" Rebar and 1.5" Aluminum Cap stamped PLS 23502
- ⊞ - Found 1/2" Rebar
- ⊞ - Found Monument as described
- ⊞ - Electric Meter
- ⊞ - Utility Pole
- ⊞ - Guy Wire
- ⊞ - Telephone Pedestal
- ⊞ - Fiber Optic Pedestal
- ⊞ - Water Valve
- ⊞ - Sanitary Sewer Manhole
- ⊞ - Unknown Manhole
- ⊞ - Gate Post
- Fenceline
- Easement Line
- Adjoining Lot Line
- ▭ - Gravel
- ▭ - Asphalt Paving

Center Quarter Section 34
Found 3" Aluminum Cap
on a 1/2" Pipe
LS 23502, Dated 2000



Existing water main between Antelope Hills and
Dos Rios Water Plant is within this easement.

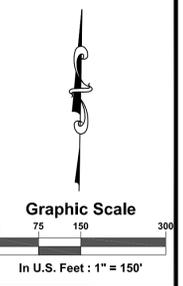
Proposed water service from
existing main to proposed
development. To be included
within a new easement across
Pfeifer Parcel "A".

Proposed 8 lot
subdivision

South Sixteenth Corner
Section 34
Found 2.5" Aluminum Cap
on a 5/8" Rebar
PLS 23502, Dated 2000

Site Benchmark
South Quarter Section 34
Found 2.5" GLO Brass Cap
on 1" Pipe Dated 1947
El.-7972.5'

Southeast Quarter Section 34
Found 2.5" GLO Brass Cap
on a 2" Pipe, Dated 1947



SGM
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Pfeifer Parcels
Gunnison County, Colorado

Date	By	Revision

Job No. 2022-491.001
Drawn by: MH
Date: 08/29/2023
Approved: JPLS: EB
File: JorgensenEx.dwg
Title:

Existing
Conditions
Exhibit

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