



## **45 Hunter Hill Road Inclusion Additional Public Comments**

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**From:** [GARY KEISER](#)  
**To:** [Mike Fabbre](#)  
**Subject:** Hunter Ridge  
**Date:** Sunday, December 13, 2020 5:36:16 PM

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I am writing with regard to your December 16 meeting to consider inclusion of the Hunter Ridge project. The project appears to be well-thought out, consistent with the surrounding community, and meets criteria of the County and W&S. The opposition from the town council of the Town of Mt Crested Butte is based entirely on political reasons. That is wrong. If the project meets stated requirements, it should be approved. Your staff has concluded that the project meets your requirements for inclusion and recommends approval. I urge you to follow recommendations of your staff and approve inclusion.

Gary Keiser

Concerned Mt Crested Butte Resident

**From:** [Joseph Fitzparrick](#)  
**To:** [Mike Fabbre](#)  
**Subject:** Hunter Ridge Project  
**Date:** Sunday, December 13, 2020 6:56:36 PM

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Dear Mt. Crested Butte Water and Sanitation Board of Directors,  
This vacant property has been poised for development for many years. The Gunnison County Planning Commission has unanimously approved the sketch plan provided by Jamie Watt, Hunter Ridge. The Town of Mt. Crested Butte has rejected an opportunity to annex the parcel, thus the Hunter Ridge Project was taken to Gunnison County for their approval process.

The project is now in the County's Preliminary Plan process and in need of approval to be included in the Mt. Crested Butte Water and Sanitation District. Historically the District has seen the need and wisdom of including adjacent subdivisions into the district which insures the protection of our water shed.

Jamie is a long term builder and resident of Mt. Crested Butte and through his many years of experience on the Mt. Crested Butte Planning Commission he is extremely familiar with all of the zoning, codes, landscape requirements, etc. for the Town. It is my understanding that he intends to follow the Town's codes thus creating a Project that will fit the Town even though the Project will not be "in Town".

Please include the Hunter Ridge Project into the Mt. Crested Butte Water and Sanitation District.

Thank You.

Joe Fitzpatrick  
18 Winterset

**From:** [David Clayton](#)  
**To:** [Mike Fabbre](#)  
**Cc:** [alpinewatt@hotmail.com](mailto:alpinewatt@hotmail.com)  
**Subject:** Hunter Ridge subdivision application for service  
**Date:** Monday, December 14, 2020 10:10:19 AM

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To the Mt Crested Butte Water and Sanitation District,  
Reference: Hunter Ridge subdivision application for service

I have been following the Hunter Ridge project since its inception and wish to add my support to the project as it passes through the application for service from Mt Crested Butte Water and Sanitation District. In reading the Staff Recommendation for approval of the application, I feel that the salient points for the District have been addressed and that the recommendation for approval is the proper action. The District should be and has addressed the application from its quasi-governmental authority; that is, it has looked at if service is possible by the District, does the District have sufficient capacity to service the property, does building out the extension benefit other aspects of the District. In all of these matters, the answers in the recommendation have correctly been yes and therefore the application should be approved by the District. It is not within the purview of the District to be debated nor deciding on issues of zoning, engineering of the site (other than how it pertains to the District's potential infrastructure), economic viability nor wishes of the neighbors to the property. These are matters for the County and the developer to consider. I do understand the process that the District is performing as I have previously served on the Utilities Committee, dealing with water, waste water, trash and landfill matters for Indian River County, Florida before moving to Mt Crested Butte.

As stated above, I concur with the recommendation of MCBWSD staff in approving the application for service of the Hunter Ridge subdivision.

David L. Clayton  
139 Snowmass Road  
Mt Crested Butte

**From:** [Judy Cox](#)  
**To:** [Mike Fabbre](#)  
**Subject:** Hunter Ridge  
**Date:** Tuesday, December 15, 2020 10:34:12 AM

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Hunter Ridge is Jamie Watt's latest project in his outstanding, decades-long building career in Mt. Crested Butte. He has successfully handled many concerns along the way to this last step in the approval process leading to a decision by your board.

I was one of the incorporators of Mt. Crested Butte, a town councilman and former owner of the Nordic Inn for over 40 years. My main concern has always been for the welfare and safety of the citizens of the town. Jamie has always upheld the highest standards of safety in his projects.

I encourage your board to allow Hunter Ridge to become a member of the sewer and water district of Mt. Crested Butte.

Allen Cox

Monday, December 14, 2020

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Letter of Recommendation in Favor of Hunter Ridge Project

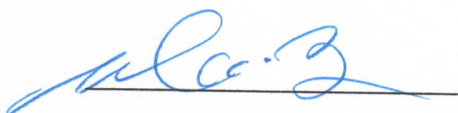
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To whom it may concern,

It was my pleasure to serve Mt. Crested Butte as Mayor, Council member and Planning Commission member over a twelve year span and during that time there was a strong interest to expand into the Hunter Ridge area.

The benefits to the Town were the same then as they are now including but not limited to the fact that Mr. Watt has the experience and a sound track record of following Mt. Crested Butte design guidelines, has complied completely with and to the satisfaction of the County's and W&S's regulations concerning all engineering studies and has designed a very attractive project. Hunter Ridge will be a valued addition to the Town of Mt. Crested Butte.

Thank you,



William Buck

**From:** [Todd Barnes](#)  
**To:** [Mike Fabbre](#)  
**Subject:** hunter ridge  
**Date:** Tuesday, December 15, 2020 1:06:39 PM

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Hi Michael, Todd Barnes here.

Plain and simple, I am in support of Alpine Contruction's proposal known as Hunter Ridge. This parcel has forever been a needed piece of the Mount Crested Butte puzzle. In my time on Town Council and Planning Commission (2002-2019) I believe we saw 3 different variations for this parcel. (It may have even been 4!) Either way, the "Upper Portion" was solved and the old Jack Blanton eyesore has new life. At that time I believe the parcel had fallen into "bank-owned" and the MCBWSD actually had liens on the property. It took a leap of faith and quite a bit of trust to undo all of the "particulars" that were in place, but in the end the parcel looks nice. I remember stating that I wished the individual who took on the "top half" would just take the bottom half...maybe we wouldn't be here. Of the previous applicants' I can remember 2 just flat ran out of money-- but not one peep was made from any of the neighbors. Jack Blanton was first, I cannot remember the second version of that parcel but it was a big one- 32 units maybe? Alpine Construction can (in my opinion) begin and finish the project, if approved.

The council made the motion to deny the annexation, the applicant went to the County. The council could have controlled the development, fitting it to our standards, ended up getting the sewer line fixed, and collected the taxes as well as created jobs and housing on site or payment-in-lieu. They didn't. In the end- here we are debating a project that fits and will work on that parcel. I was the only "no" vote to deny annexation. Alpine Construction has the ability to make this project happen.

If you look at the parcel from the Washington Gulch road (across the valley) it is blatant that all of the other homesites, condos, and multi-family units are perched on the same hillside, the same Mancos Shale, the same Watershed, the same bends in the road. They could have theirs, but the applicant can't?

Thanks for your time,  
Todd Barnes  
17 Paradise Rd  
Mt Crested Butte, CO 81224

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**From:** Abrams, Lew <abramsl@uncw.edu>  
**Sent:** Tuesday, December 15, 2020 4:16 PM  
**To:** info@mcbwsd.com  
**Subject:** Hunter Ridge Petition for Inclusion

December 15, 2020

RE: Hunter Ridge LLC Petition for Inclusion to the Mt Crested Butte Water and Sanitation District

Dear Mt Crested Butte Water and Sanitation District Board:

I am a full-time resident and property owner in Mt Crested Butte, Gunnison County, Colorado.

I have attended the public meetings held by the Mt. Crested Butte Town Council and the Gunnison County Planning Commission concerning this proposed development. I have listened to arguments for and against this project and I agree with the unanimous decision from the Mayor and Town Council of Mt. Crested Butte. Therefore, I am writing to request that the MCBWSD Board deny the Petition for Inclusion to the MCBWSD filed by Hunter Ridge, LLC.

Sincerely,

Lewis Abrams



**From:** [Peter O'Rourke](#)  
**To:** [Mike Fabbre](#)  
**Subject:** Hunter Ridge  
**Date:** Wednesday, December 16, 2020 12:02:17 PM

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December 15, 2020

TO: Mt. Crested Butte Water and Sanitation Board

Hi, I recently read the article in the local paper about the Hunter Ridge development and was surprised to see this project being discussed again. I was under the impression that the Town of Mt. Crested Butte Council rejected this development for what appeared to be unreasonable determinations and the project was then submitted to the County for approval. As I understand, the Hunter Ridge developers complied with all of the County regulations and the only necessary approval would be tying into the Mt. CB water and sewer systems. What appears to be a concerted effort to stop this project at all costs by a few individuals seems deeply personal and not at all in line with what is definitely allowed on that land. Being a builder myself, and a resident of Mt. Crested Butte I believe this project is perfectly suited in regards to density, house size, access, etc. and would not hesitate to look into building a home there.

I suggest that this project get approved now and its time to move on from these personal agendas some neighbors seem to have.

Regards,

Peter O'Rourke  
Anthracite Builders, LLC  
P.O. Box 584  
Crested Butte, CO 81224  
970-209-0965  
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