

DMR (Purgatory) Development Agreement Grayrock 9th Amendment

Planning Commission
May 22, 2025

Background

- DMR Development Agreement Aug 22, 2002
- Total units =1,504, plus 410k s.f. commercial, 455 acres
- La Plata County, San Juan County (since removed), Purgatory Metro and Landowners
- Six “villages” all require Village Conceptual Plans (VCP)
- Land Use Regulations (LURs) specify standards and uses
- Series of DA-Amendments:
 - 1st July 2003, 2nd June 2011, 3rd June 2011, 4th April 2016, 5th Amendment April 2018, 6th Amendment June 2019 ,7th amendment April 2022, 8th Amendment August 2024.

Scope of 9th DA- Amendment

1. Section 4.10.2 Grayrock Village – Single Family Lot and Townhome Standards is proposed to be amended to add the following two bullets:

- Maximum residential structure footprint (for residences east of the Aquaduct Pipeline Easement) = 2000 sf
- Minimum front setback from edge of paved roadway (for all residences) = 20 feet

2. Add definition:

BUILDING FOOTPRINT: The outline created by the exterior walls of a building, measured from the outside of all exterior walls and supporting columns. It includes residences and associated attached garages, and covered carports, but not detached accessory or temporary structures, trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade.

3. Amend Table 4.1 to change number of unit types for Grayrock:

- 47 62 DU
- ~~83~~ 38 DU

Scope of 9th DA- Amendment

Update the Master Plan Map pertaining to Grayrock amendments:

- Depict revised locations for each unit type
- Add a note to clarify that building footprints (on the master plan) are for illustrative purposes only.

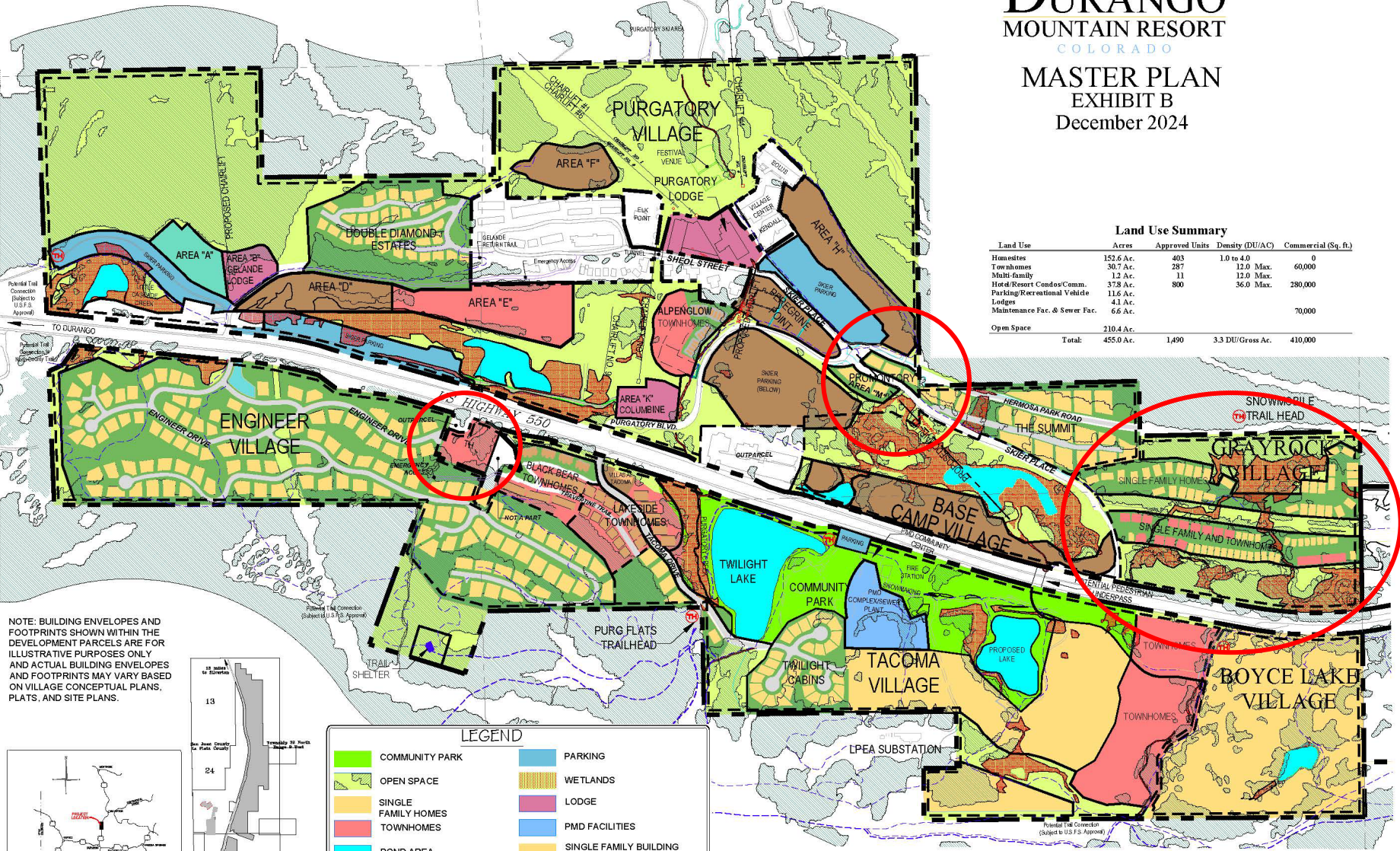
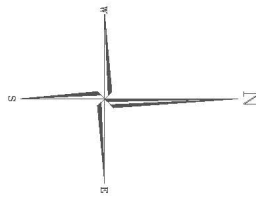
Reflect density changes that have occurred through the 7th and 8th amendments, and to reflect any changes to the Purgatory Village Plan and the Base Camp Village Plan:

- Reflect changes per Tacoma Village CDP 3rd Amendment shifting 11 townhome units to 11 multi-family units (no net increase in total units)
- Reflects change per Purgatory Village CDP 3rd Amendment - reducing townhome units by 20 and adding six single family units (a net decrease of 14 units)
- Reflect changes per Base Camp Village CDP - reducing the development acreage by 4.9 acres and increasing the open space acreage by 4.9 acres (no net change in total units)

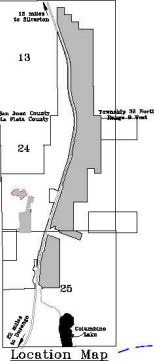
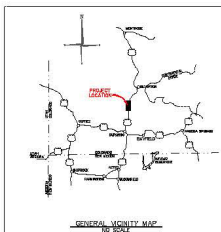


DURANGO
MOUNTAIN RESORT
COLORADO

MASTER PLAN
EXHIBIT B
December 2024



NOTE: BUILDING ENVELOPES AND FOOTPRINTS SHOWN WITHIN THE DEVELOPMENT PARCELS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ACTUAL BUILDING ENVELOPES AND FOOTPRINTS MAY VARY BASED ON VILLAGE CONCEPTUAL PLANS, PLATS, AND SITE PLANS.



LEGEND			
COMMUNITY PARK	PARKING	WETLANDS	LODGE
OPEN SPACE	WETLANDS	PMD FACILITIES	SINGLE FAMILY BUILDING ENVELOPE
SINGLE FAMILY HOMES	LODGE	HOTEL/RESORT CONDOMINIUMS/COMMERCIAL	PROPERTY LINE
TOWNHOMES	PMD FACILITIES	MAINTENANCE FACILITY	VILLAGE BOUNDARY LINE
POND AREA	SINGLE FAMILY BUILDING ENVELOPE	TRAIL COVER	TRAILS
MAINTENANCE FACILITY	HOTEL/RESORT CONDOMINIUMS/COMMERCIAL		
	PROPERTY LINE		
	VILLAGE BOUNDARY LINE		

Land Use Summary				
Land Use	Acres	Approved Units	Density (DU/AC)	Commercial (Sq. ft.)
Homesites	152.6 Ac.	403	1.0 to 4.0	0
Townhomes	30.7 Ac.	287	12.0 Max.	60,000
Multi-family	12.2 Ac.	11	12.0 Max.	280,000
Hotel/Resort Condos/Comm.	37.8 Ac.	800	36.0 Max.	70,000
Parking/Recreational Vehicle	11.6 Ac.			
Lodges	4.1 Ac.			
Maintenance Fac. & Sewer Fac.	6.6 Ac.			
Open Space	210.4 Ac.			
Total:	455.0 Ac.	1,490	3.3 DU/Gross Ac.	410,000

Grayrock		
Land Use	Acres	Units
Homesites	102 Ac.	62
Townhomes	3.1 Ac.	38
Open Space	213.3 Ac.	
Total:	346 Ac.	100

Tacoma		
Land Use	Acres	Units
Homesites	31.2 Ac.	128
Townhomes/Commercial	18.2 Ac.	160
Multi-family	1.2 Ac.	11
Sewage Treatment Facility	4.1 Ac.	
Open Space	43.2 Ac.	
Total:	97.9 Ac.	299

Base Camp		
Land Use	Acres	Units
Hotel/R.C./Commercial/Cabins	8.5 Ac.	201
Open Space	18.8 Ac.	
Total:	27.3 Ac.	201

Purgatory		
Land Use	Acres	Units
Homesites	21.6 Ac.	58
Townhomes	10.0 Ac.	82
Hotel/Resort Condos/Commercial	29.3 Ac.	599
Parking/R.V.	11.6 Ac.	
Columbine Lodge/R.C.	1.7 Ac.	
Glendene Lodge/R.C.	2.4 Ac.	
Maintenance Facility	2.5 Ac.	
Open Space	121.8 Ac.	
Total:	209.9 Ac.	739

Engineer (Previously Woodlands)		
Land Use	Acres	Units
Homesites	63.1 Ac.	125
Open Space	4.1 Ac.	
Total:	67.2 Ac.	125

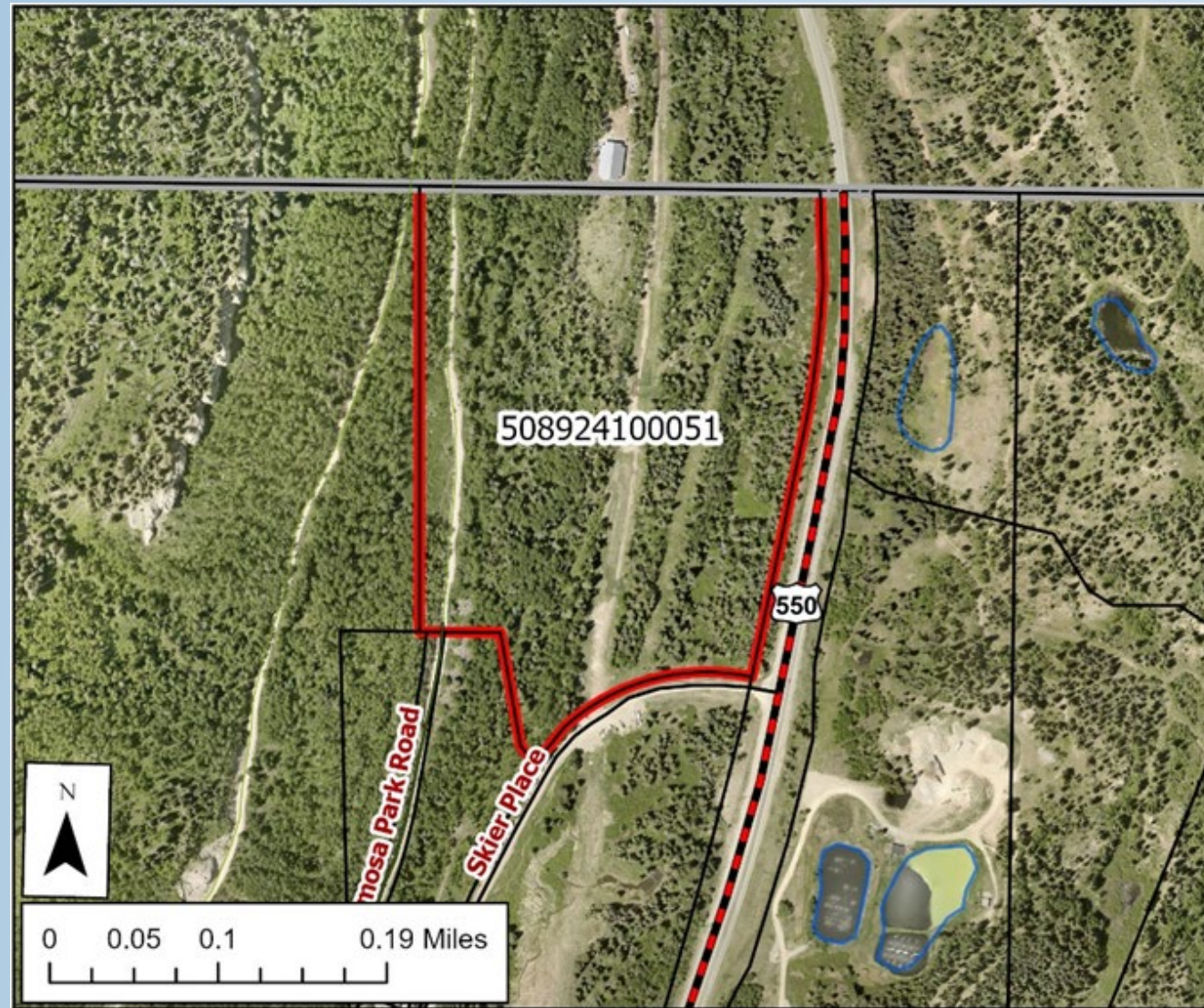
Boyce Lake		
Land Use	Acres	Units
Homesites	26.0 Ac.	26
Open Space	1.1 Ac.	
Total:	27.1 Ac.	26

The designated land uses and infrastructure layout depicted on this map are subject to review and approval by La Plata County, and therefore subject to change. This map should not be relied upon as an accurate depiction of the final development of Durango Mountain Resort.

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La Plata County
Colorado
RESPECT

Context & Parcel Location



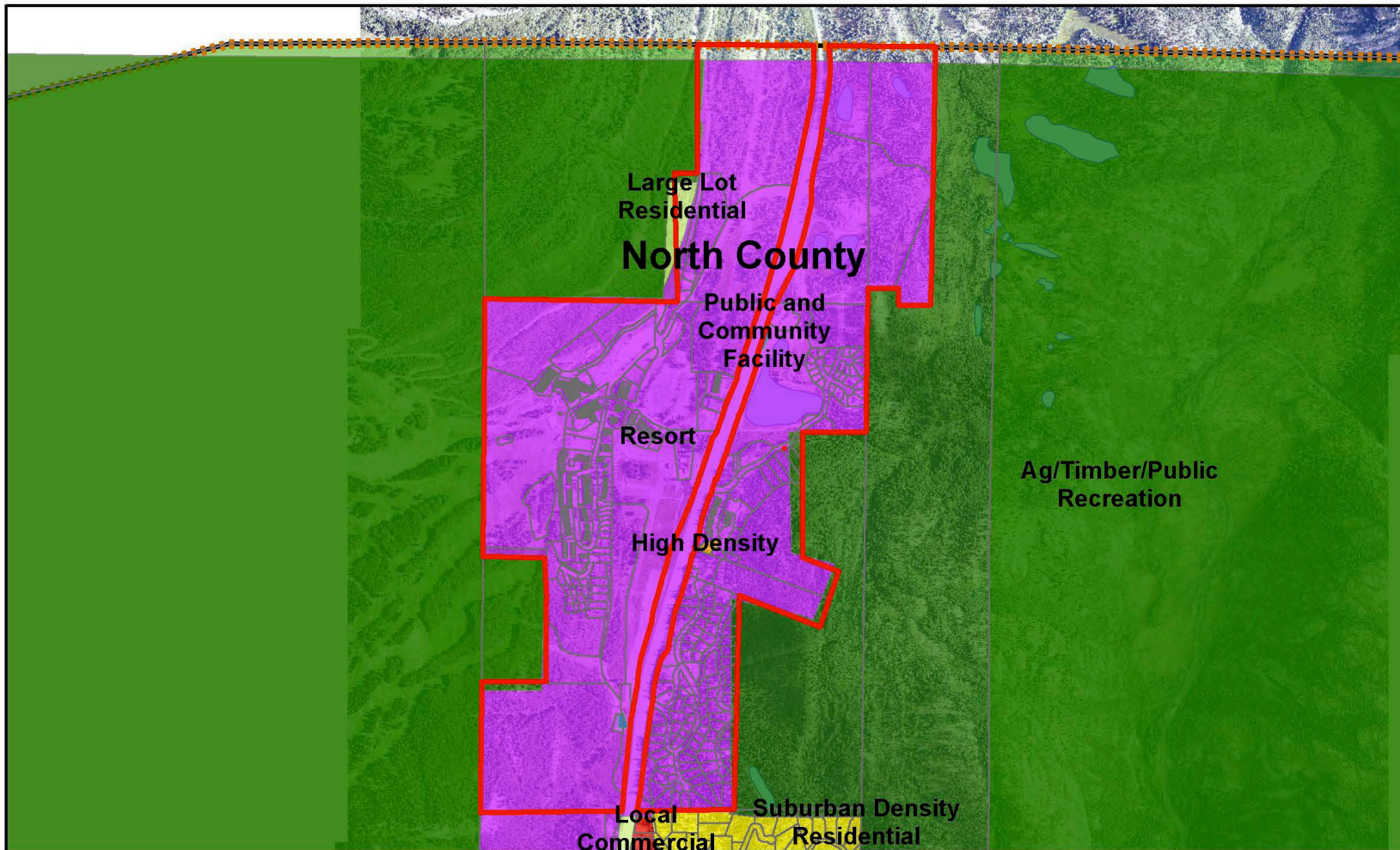


Figure 3: Land Use Map

Legend

 DMR	 Ag/Timber/Public Recreation	 Resort
 Large Lot Residential	 Public and Community Facility	 Lake
 Suburban Density Residential	 Country Tourist/Dude Ranch	
 High Density		
 Local Commercial		

0 0.15 0.3 0.6 Miles



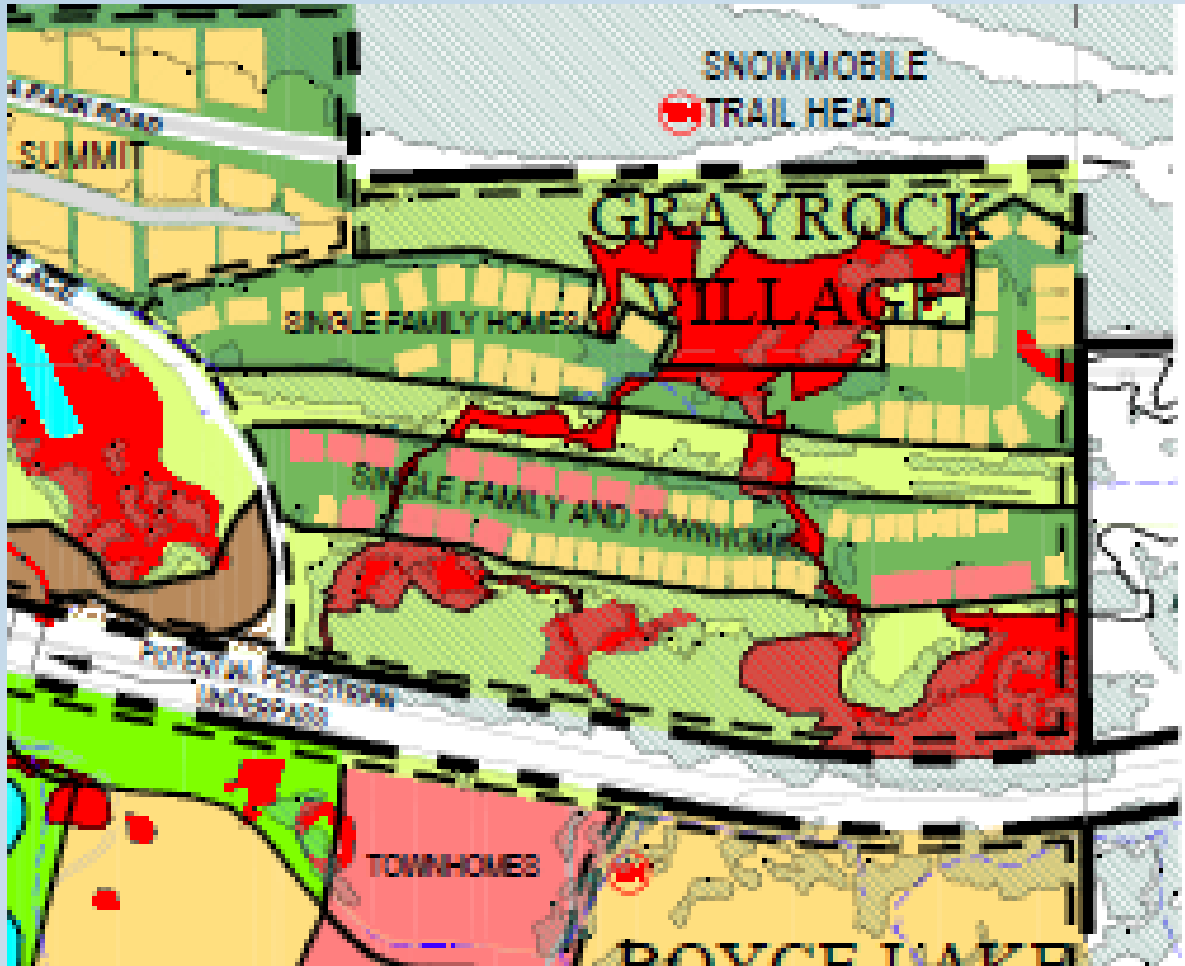
Key Considerations

- Proposal is not increasing the number of units (100)
- Changing the number of each unit type is mitigated through the proposed site design standards (limitation on the building footprint for residences east of the aqueduct easement)
- Applicant has provided in the narrative an analysis as to how these changes meet the Goals and Objectives of the Development Agreement:
 - Impacts of the viewshed will be partially mitigated due to the limitation on structure size
 - Development is somewhat clustered along two corridors and leaves approximately the same area in open space (slightly increased from 19.4 to 21.4)
 - Adds the smaller “cabin-style lot” unit type to the mix by limiting footprint to 2000 sf. East of Aqueduct
- Master plan map changes reflect prior changes memorialized in Village Plan amendments

Existing:



Proposed:



Agency Feedback

Agencies:

Purgatory Metro District (PMD)- supports proposal and will serve San Juan County, Durango Fire Protection District – no comment

Public Input & Community Feedback

- No public comments were received prior to the writing of the staff report
- Two public comments was received today via email:
 - Opposition to the amendment:
 - Concern over changes in density and requirements.
 - Felt benefit of the developer at the detriment to all owners at Purgatory Resort.
 - Concern over negative impacts to parking and other infrastructure such as roads, drainage, water, sewer
 - Comments regarding workforce housing- struggle to fill workforce; Suggestion DMR should purchase a Mobile home park
- No RDAC for the North County Planning District

Approval Process & Next Steps

- Amendments may be proposed by the owner/ applicant or the County.
- The process for amending the Development Agreement is as described in the DMR DA section 2.13 and table 2.8.
- Hearing and recommendation by the Planning Commission
- Hearing and approval by the Board of County Commissioners

Staff Recommendation

- Recommend approval of Project # PL20240230, DMR (Purgatory) Development Agreement Grayrock 9th Amendment with the findings and conditions as noted in the staff report.