



Planning Division Staff Report

SECTION 1: Project Summary

PROJECT INFORMATION

Project Number	PL20240230
Project Name	DMR (Purgatory) Development Agreement Grayrock 9th Amendment
Project Type	Development Agreement
Hearing Body	Planning Commission
Hearing Date	May 22, 2025
Staff	Tracie Hughes

Project description: Consideration of a 9th Amendment to the Durango Mountain Resort (Purgatory) Development Agreement (DA) to revise Land Use Regulations pertaining to Grayrock Village for a density transfer of the residential dwelling unit types to allow for 62 single family dwellings and 38 townhomes and propose associated residential standards, and general updates to the Master Plan Map.

APPLICANT AND PROPERTY INFORMATION

Property Owner	Purgatory Village Holdings, LLC
Applicant	Purgatory Village Holdings, LLC
Agent	Gary Derck
Project Location	TBD Skier Place, Durango, CO 81301/ Durango Mountain Resort
Parcel Number(s)	508924100051/ Various
Parcel Size	34.61 acres
Planning District	North County

Recommendation: Approve with Conditions

SECTION 2: LOCATION AND LAND USE

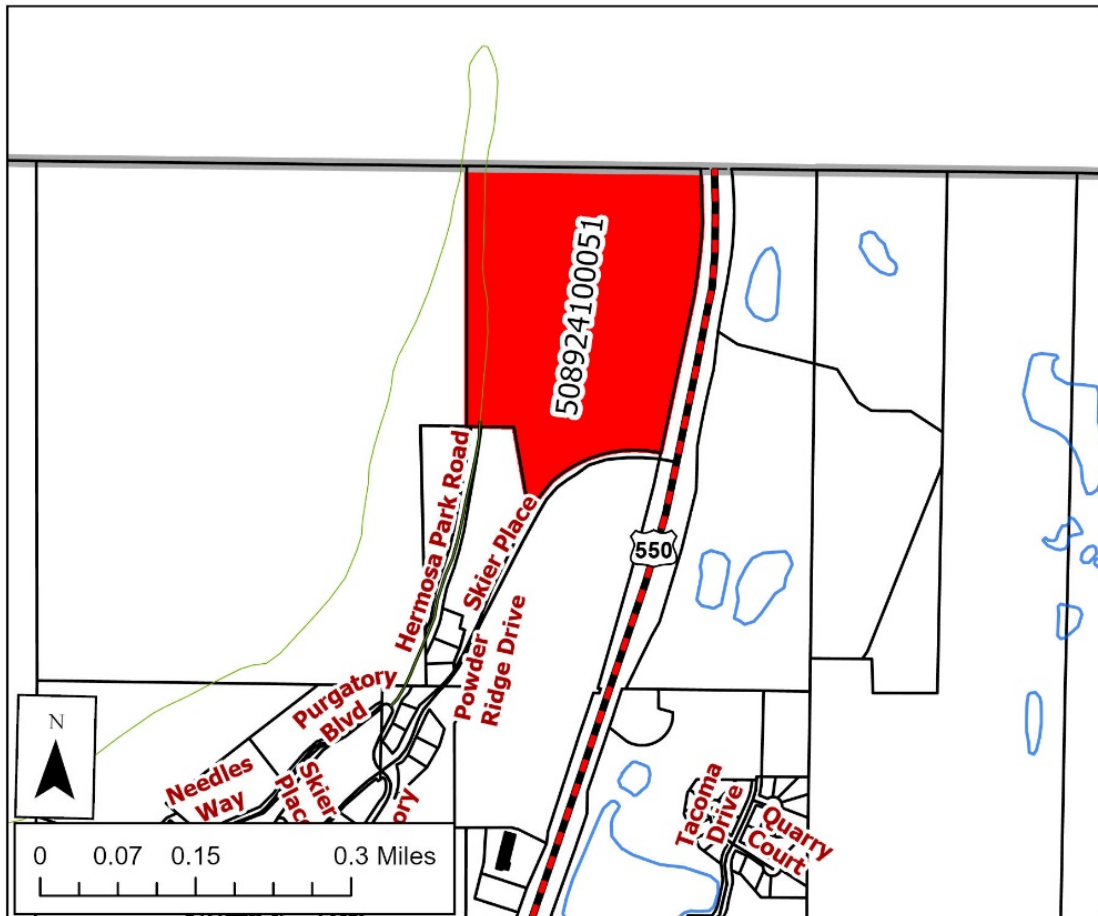


Figure 1: Vicinity Map

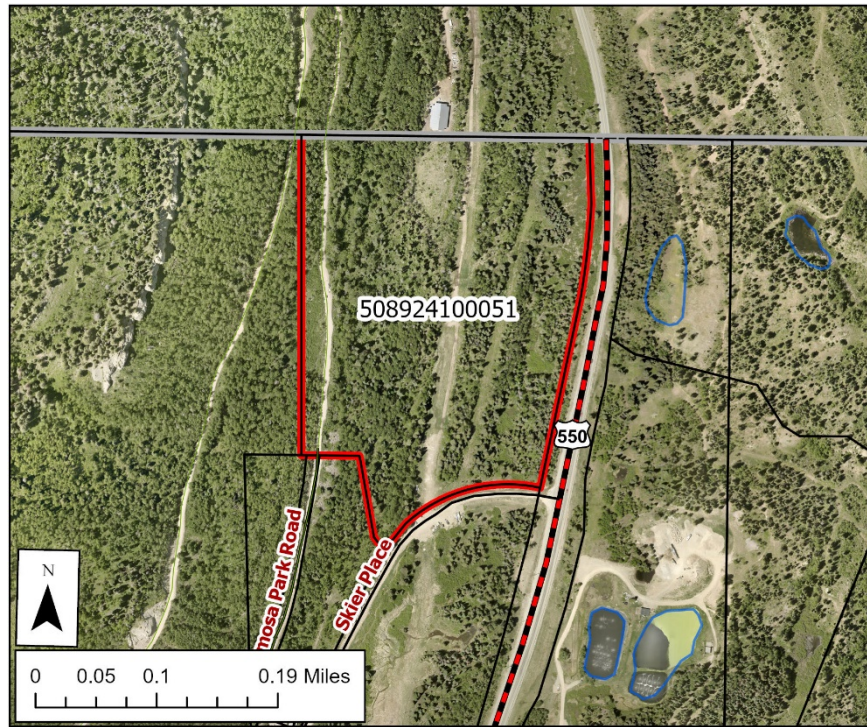


Figure 2: Location Map

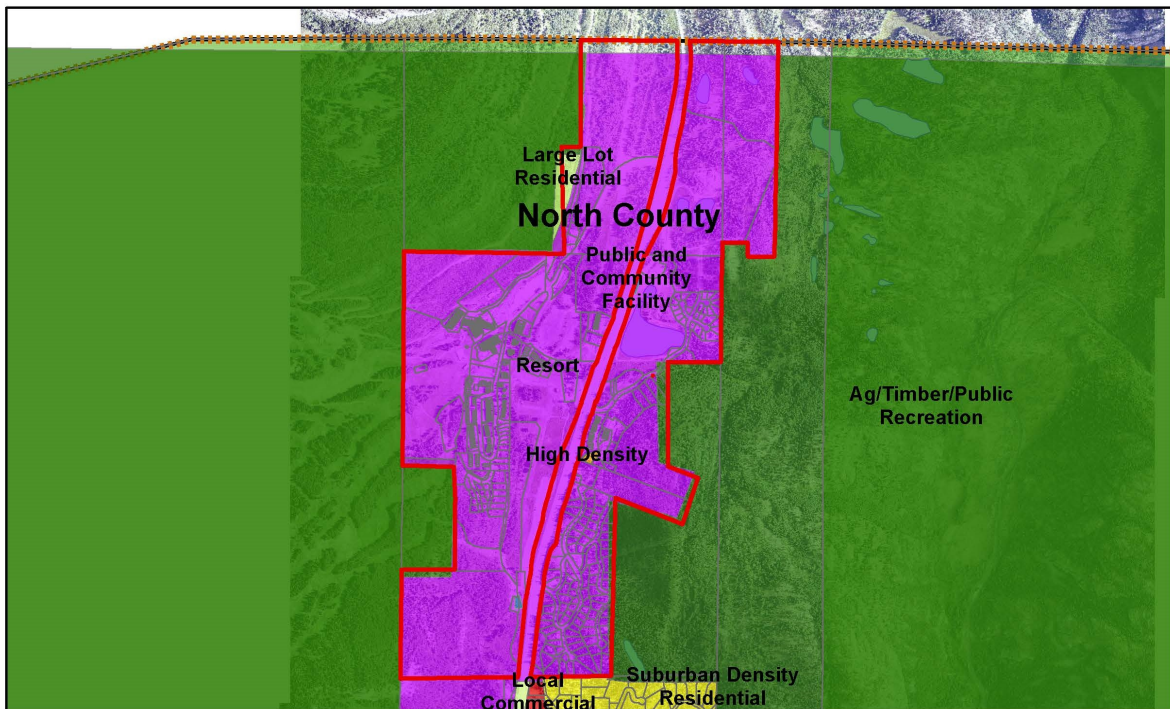


Figure 3: Land Use Map

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		

Figure 3: Land Use Map

Subject Land Use Classifications

NORTH COUNTY DISTRICT PLAN	RESORT	-	A mix of residential (single and multi-family) and commercial development within approved master planned resorts. The approved master plan and Public Benefit Criteria will be used to determine allowable density. Any property located within the Resort classification on the North County Land Use Plan Map which is not subject to a development agreement may apply for development according to the other land use classifications within this table.
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ADJACENT LAND USE CLASSIFICATIONS

NORTH: N/A (San Juan County)

EAST: AG/TIMBER/PUBLIC RECREATION

SOUTH: RESORT

WEST: RESORT

SECTION 3: PROJECT DESCRIPTION

Proposal:

Pursuant to DA Section 2.13, the parties have the ability to request an amendment to the Durango Mountain Resort (DMR) Development Agreement (DA), Land Use Regulations (LURs) or Master Plan. In this case, the master developer seeks to revise the LURs Table 4.1 Project Wide and Village Maximum Conceptual Densities and the Master Plan map to allow for 38 townhome residential units and 62 single family residential units in Grayrock Village. The Master Plan map will also be amended to delineate new areas for single family homesites and townhome sites (see attached master plan map exhibit). Associated with the change in unit typology for Grayrock Village, are additional standards specific to Grayrock Village to limit the size of the single-family residential building footprints on the east side of the property, and to establish front setbacks.

Background:

The DMR Development Agreement (DA) sets forth the terms and conditions for resort development of 1,504 units and 410,000 sf commercial on 455 acres in the northern portion of La Plata County. The DA became effective on August 23, 2002 and is vested for a period of 25 years. The parties to the DA currently include La Plata County, Purgatory Metropolitan District (PMD), and Purgatory Village Holdings, LLC.

There have been eight previous DMR DA Amendments since the original adoption of the DA.

Process:

The process for amending the Development Agreement is as described in the DMR DA section 2.13 and table 2.8. The proposal must be heard by the Planning Commission, which will make a recommendation to the Board of County Commissioners. Amendments may be proposed by the owner/ applicant or the County.

SECTION 4: AGENCY COMMENTS

Staff notified applicable agencies, and material comments received are included below.

1. Durango Fire Protection District- none received
2. Purgatory Metro District- *The documents reflect what has been shared with PMD thus far in the process, the PMD supports this project and has issued a will serve letter. We are continuing to work with SEH and the developer and reviewing Water, Sewer, road, and drainage designs as they progress through the process.*
3. San Juan National Forest- none received
4. San Juan County- none received

SECTION 5: PUBLIC NOTIFICATION

Staff followed the La Plata County Land Use Code (LUC), noticing procedures and standards, found in LUC Sec. 66-14.

No public comment was received prior to the writing of this staff report.

SECTION 6: ANALYSIS

GENERAL CRITERIA

Pursuant to DA Section 2.13 the parties have the ability to request an amendment to the Durango Mountain Resort (DMR) Development Agreement (DA), Land Use Regulation (LUR) or Master Plan. Specifically, the master developer seeks to revise LUR Table 4.1 to change the number of units associated with each allowed unit type. Currently, for Grayrock Village, the maximum conceptual density is 100 units, consisting of 17 single family dwellings and 83 townhome units. The applicant is proposing to change the number of units associated with the unit types to 62 single family dwellings and 38 townhome units. The total number of units will not be modified. To reflect this change, the Master Plan map will also be updated with new locations for each unit type. The current master plan map depicts townhomes on the south portion of the site, and single family on the north portion of the site. The new map will depict single family on the west side of the site and mixed in the east side along with townhomes.

The proposed changes include new standards to address the preferred type of structure on the smaller lots east of the aqueduct. The single-family residences that are on the east side of the property are stated to be of a “smaller” single family residential product than is found elsewhere at Durango Mountain Resort and warranted a limitation on the building footprint. The inclusion of standards to limit the size of these homes on the east side of the property and alongside the townhomes will ensure a mix of unit types and sizes in Grayrock Village. The new standard will limit the footprint of all residences on the east side to 2,000 square feet. For reference, residences have a maximum residential structure footprint of 6,000 square feet in Boyce Lake, Grayrock (west side of the aqueduct), and Engineer Village. Tacoma Village has a maximum single family dwelling footprint of 3,000 square feet. The overall size of structures subject to the maximum residential structure footprint of 2,000 square feet in Grayrock would be further limited by the maximum building height of 35 feet in Grayrock Village.

Front setbacks have been proposed for Grayrock Village to provide additional clarity. The number of unit types is substantially changing from predominantly townhomes to single family residential, and front setbacks should be included to address a predominantly detached single family home neighborhood.

With the inclusion of the proposed standards that ensure that a portion of the single-family residential dwellings are limited in size, together with the proposed inclusion of the front setback, staff is in support of this amendment.

For reference, the revisions are more specifically as follows:

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

The LURs do not currently include a definition of building footprint. Therefore, a definition is being added to LURs section 6.0 to address this as follows:

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.

The proposed changes regarding the number of each unit type are included in table 4.1 below and on the attached Master Plan Exhibit B. The Master Plan Map will also depict revised locations for each unit type and added a note to clarify that building footprints (on the master plan) are for illustrative purposes only. In addition, the Master Plan Map will provide any updates to reflect density changes that have occurred through the 7th and 8th amendments, as well as revisions to reflect any changes to the Purgatory Village Plan and the Base Camp Village Plan. These revisions are as follows:

- Reflect changes due to the approval of the Tacoma Village CDP 3rd Amendment – shifting 11 townhome units to 11 multi-family units (no net increase in total units)
- Reflects change due to the approval of the Promontory Plat and associated Purgatory Village CDP 3rd Amendment - reducing townhome units by 20 and adding six single family units (a net decrease of 14 units)
- Reflect changes due to the approval of the 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)

Table 4.1 – Project Wide and Village Maximum Conceptual Densities

Village	Land Uses	Residential DU	Commercial GSF
Purgatory Village	Single Family dwellings Townhomes Condominiums/Hotel/Lodge Commercial Cabins Recreational Vehicle Parking Maintenance, Service, Utility	52 DU 102DU 599DU	170,000 GSF
Maximum Conceptual Density		<u> </u> = 753DU	<u> </u> 170,000 GSF
Base Camp Village	Resort Condominiums/Hotel Townhomes Commercial Lodge Cabins Maintenance/Service/Utility	201 DU	180,000 GSF
Maximum Conceptual Density		<u> </u> = 201 DU	<u> </u> 180,000 GSF

Tacoma Village	Single family dwellings Townhomes Commercial Maintenance/Service/Utility	128 DU 171 DU	60,000 GSF
Maximum Conceptual Density		<u> </u> =299 DU	<u> </u> 60,000 GSF
Engineer Village	Single family dwellings	125 DU	
Maximum Conceptual Density		<u> </u> =125 DU	<u> </u> 0 GSF
Grayrock Village	Single family dwellings Townhomes	17 62 DU 83 38 DU	
Maximum Conceptual Density		<u> </u> 100 DU	<u> </u> 0 GSF
Boyce Lake Estates	Single family dwellings Equestrian Facility	26 DU	
Maximum Conceptual Density		<u> </u> =26 DU	<u> </u> 0 GSF
Project Total		1,504 DU	410,000 GSF

SECTION 7: DEPARTMENT RECOMMENDATION

Based on specific findings, the Planning Commission may vote to continue the project, recommend approval of the project with or without conditions, or recommend denial of the project.

Staff recommends the following:

Recommend approval of Project # PL20240230, DMR (Purgatory) Development Agreement Grayrock 9th Amendment with the following findings and conditions:

Findings:

1. The proposed Ninth Amendment to the Development Agreement has been processed consistent with the amended Section 2.13 of the Durango Mountain Resort Land Use Regulations (Exhibit C to the Development Agreement).
2. The proposed Ninth Amendment to the Development Agreement is in the best interest and protects the health, safety, and welfare of the residents of La Plata County.

Conditions:

1. None