

New RVR Golf Course Ownership Group Shares Ideas, Concepts

The Board and Golf Advisory Committee met with Dan and Wynne Coleman, and their legal counsel, David Myler, who represent Crystal Outdoors. Crystal Outdoors will become the new owner of the RVR golf course this week.

At the meeting, Crystal Outdoors presented a variety of ideas and concepts, but no specific plan. Here is some of what they shared with the RVRMA Board and Golf Committee regarding their desires for the golf property:

2019 Golf Course Operations: Crystal Outdoors hopes to keep the golf course operational in 2019, but the new owners do not have a formal plan for operations. The new ownership group communicated that they will be meeting with several local groups who could possibly operate the golf course in 2019. Crystal Outdoors says it has no current plan to ask the RVRMA for financial assistance.

Development of Driving Range: As part of their vision for the golf course property, Crystal Outdoors would like to develop the driving range. They proposed adding a “flagship entrance” to RVR with development of the driving range, including either a boutique wellness hotel or low- to medium-density housing. Crystal Outdoors’ vision for housing would include five buildings, each with eight to twelve units. It’s unclear whether their development plan would leave room for a golf practice facility.

Sustainable Recreation: Crystal Outdoors emphasized the idea of “sustainable recreation,” but did not define specifically what that would look like. They implied that sustainable uses are those that pay for themselves – and do not require RVRMA subsidy. The ownership group tossed around ideas like a fenced dog park at RVR, cross country ski trails, nature trails and an adults-only swimming pool. These concepts are part of Crystal Outdoors’ vision for reconfiguring the golf course for mixed use – recreation and golf with some sort of partnership with the RVR HOA.

Restaurant Facility: Crystal Outdoors communicated that they would like a restaurant at RVR that is open year-round, but one that is not specifically affiliated with the golf course. At this time, they don’t know who would operate the restaurant.

Golf Course Restaurant and Parking Lot: The new ownership group discussed ideas relating to reconfiguring the golf course pro shop/restaurant building and parking lot. The possibilities could include event space, outdoor recreation and/or retail options, including a coffee shop, but Crystal Outdoors did not share specific details on what this would look like.

Dale Rands’ Involvement in RVR Golf: The new ownership group communicated that Dale Rands, previous owner of RVR Golf, has been paid and

no longer has any financial interest in the golf course now that the sale has closed. Crystal Outdoors said they paid cash for the RVR golf course and equipment, and would acquire all of the golf course buildings/parcels in full. They declined to disclose the purchase price of the property.

Lastly, Crystal Outdoors communicated that they believe there is value in RVR becoming a mixed-use resort neighborhood and that whatever they do with the golf property, it will still “look like River Valley Ranch.”

As a reminder, the Town of Carbondale has taken the position that any development within the RVR Planned Unit Development (PUD) needs 50% approval of property owners within the RVR PUD.

As Crystal Outdoors further defines its plans, it says it wants to maintain a dialog with the RVR community. Crystal Outdoors says they’re committed to ongoing communication with the Board and Golf Advisory Committee. As we learn more, we will, of course, share with the RVR community.

Finally, the Board has three key objectives as it evaluates Crystal Outdoors’ plans for the community. The Board is committed to:

- Ensuring long-term sustainability and well-being of the community
- Preventing development that changes the nature of the community
- And, preserving RVR property values

Any actions the Board considers in the months ahead – including whether to support or oppose Crystal Outdoors’ development efforts – will be evaluated by how well Crystal Outdoors’ plans meet the three objectives shown above.

Sopris Sun Story Features RVR Golf Course Sale

This week’s edition of the Sopris Sun, Carbondale’s local newspaper, includes an article about the RVR golf course’s change of ownership. The article is on page 13 of the November 15 issue, which you can find at the Ranch House. Or, you can read it on line by clicking [here](#).

A sentence in the Sopris Sun article gives the impression there was a “community meeting” with the new golf course owner on November 13. There was **not** a community meeting. To clarify, the new golf course owner met with the Board and the Golf Advisory Committee; that meeting was described in detail earlier in the above Golf Update.