GUNNISON COUNTY, COLORADO

PUBLIC WORKS DEPARTMENT STAFF REPORT FOR MINOR IMPACT LAND USE CHANGE APPLICATION

DATE REQUESTED COMMENTS BE RETURNED TO PLANNING DEPARTMENT: December 30, 2014

LAND USE CHANGE PERMIT APPLICANT: Colorado Department of Transportation – Blue Mesa Vehicle Storage Facility

LUC APPLICATION NO.: LUC- 2014-00026

PUBLIC WORKS REPORT PREPARED BY:
DATE:

Wastewater treatment and water supply:

1. Is the proposed land use change located in an area served by a water supply or wastewater treatment system administered by the Public Works Department? ☐ Yes X No
   a. If so, is the proposed land use change located within 400' of the wastewater treatment system?
      ☐ Yes X No
   b. If so, do the systems have the capacity to serve the proposed land use change? ☐ Yes ☐ No

Road System:

1. Does the application comply with the applicable standards of the *Standards and Specifications for Road and Bridge Construction?*:
   X Yes ☐ No N/A
   a. If not, what additional information must be submitted, and/or what changes must be made to the plans for them to be in compliance?

2. Public Works requires that a traffic study be conducted and submitted as a part of the submittal if (either because the development will generate more than 100 vehicle trips per day or because the Public Works Department believes that a localized transportation safety or capacity deficiency exists or is projected). ☐ Yes X No

3. Which County road(s) will be impacted by this proposed land use change?

   There will be no County road impacted by this land use change. The access is directly onto HW #50

4. Are current traffic counts available for the impacted roads? ☐ Yes ☐ No. If so, what data is shown for the affected roads?

5. What standards of the Land Use Resolution or the *Specifications for Road and Bridge Construction* are required to be addressed to ensure that road design and construction, and access easements are sufficient for the proposed use(s)?

   The access road is being built to a CDOT Standard which is a higher standard than County Standards.

6. What impact mitigations should be addressed by the applicant for this proposed land use change (including any prorated share of improvements and/or dedication of a right-of-way, provision of easement)? What section(s) of either the Land Use Resolution or Gunnison County Road and Bridge Construction regs?

   None on behalf of this department.

7. If snow storage is required, has the Public Works Department approved the design as required by Section 13 112: E. 5. of the *Land Use Resolution*? ☐ Yes ☐ No ☐ None required. If the design is not approved, what must be submitted by the applicant for the design to meet standards?

   N/A

8. Is this proposed land use change located beyond snowplowed access? ☐ Yes ☐ X No

8. Is the department aware of any access easements that will need to obtained and/or granted by the applicant for road or other accesses? ☐ Yes X No.

9. Does the proposed land use change conform to the Public Works Department's Strategic Business Plan?

X☐ Yes ☐ No If not, how does it not conform?

10. Are shared access roads or access points necessary? ☐ Yes X No. If yes, describe.

Noxious Weed Control and Reclamation

Comments about requirements for a noxious weed control plan or Reclamation Permits that will be required of this proposed land use change:

There will be more than 10,000 square feet of disturbance so the applicant will need to obtain a Reclamation Permit.

Trails:

1. Is there is a public trail on the parcel on which the land use change is proposed? ☐ Yes X☐ No

2. If so, what government entity has jurisdiction over the trail?

3. Is there is an issue of a contested, or newly proposed public trail related to the parcel on which the land use change is proposed? ☐ Yes ☐ No

4. Based on existing and proposed public trails in the *Gunnison County Trails Master Plan*, is access over the subject land advisable? ☐ Yes ☐ No