**TO:** **Board of County Commissioners**

**FROM:** **Planning Commission**

**SUBJECT:** **Planning Commission Recommendation**
**Craig Ridgeline Residence**
**Lot 10, Star Mountain Ranch**
**LUC-2016-00037**

**DATE:** **January 20, 2017**

**PREPARED BY:** **Neal Starkebaum, Assistant Director**

**APPLICANT:** **Darin and Cathy Craig**
**2051 Holly Avenue, Suite 102**
**Lake Havasu City, AZ 86404**

**REPRESENTATIVE:** **Ben White, Architect, Ben White Architecture**

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**PROJECT DESCRIPTION:**
Darin and Cathy Craig, represented by Ben White, Ben White Architecture, have submitted an application for the construction of a single-family residence, with an attached garage, in compliance with *Section 11-108: Standards for Development on Ridgelines*, *Gunnison County Land Use Resolution*.

Submittal documentation includes the following:

- "Ridgeline Analysis – The Craig Residence" prepared by Ben White, White Architecture, March 12, 2016.

The analysis indicates that the proposed structure would be back screened by existing vegetation from ridgeline vantages on County Road 730 (Ohio Creek Road). The lot is predominately sagebrush, with the building site backed by a mixed stand of aspen and conifers.

The site is located on Lot 10, Star Mountain Ranch, at the end of Kestrel Drive, approximately 18 miles north of the City of Gunnison, east of Ohio Creek Road.

**IMPACT CLASSIFICATION:**
The project, by definition, is a minor impact.

**PLANNING COMMISSION MEETING DATES:**
The Planning Commission held meetings on the subject project on the following dates:

- December 2, 2016 Work Session
- December 2, 2016 Site Visit
- January 20, 2017 Public Hearing

**ONSITE VISIT:**
The Planning Commission conducted a site visit on December 2, 2016. The Commission members visited the building site and viewed the site from the ridgeline vantage locations on Ohio Creek Road. The Commission members noted that the site will not be easily

visible and is a significant distance from any of the vantage points on Ohio Creek Road.

**PUBLIC HEARING:**
A public hearing was held on January 20, 2017; at that time…….

**COMPLIANCE WITH *SECTION 11-108: STANDARDS FOR DEVELOPMENT ON RIDGELINES* OF THE GUNNISON COUNTY LAND USE RESOLUTION:**
The applicants provided a detailed ridgeline analysis, including detailed architectural drawings of the site profile, prepared by Ben White, Architect, Ben White Architecture. The drawings and site plans, as noted above, depict the location, form and scale of the proposed structures in relation to the existing trees on the parcel and the ridgeline vantage locations on Ohio Creek Road.

The proposed residence is partially visible on a ridgeline that is more than 150 feet vertically higher from the closest point on a ridgeline vantage, pursuant to *Section 11-108: Standards for Development on Ridgelines C. Ridgeline Visibility*.

The applicants have demonstrated through visual analysis that the structure will be significantly screened, in compliance with *Section 11-108: Standards for Development on Ridgelines. I.1.d: If Significant Screening Exists and Is Protected, Decision Shall Be Made By Board,* with existing vegetation that is of such volume, density and species that no part of the building that is partially visible will be visually obtrusive.

The Commission finds that there will be significant vegetative screening existing on the property, located behind the proposed residence to significantly screen the proposed residence, as to make it visually unobtrusive. The distance between the subject parcel and the closest point on the ridgeline vantage is significant and the duration of the visibility is of so short a period of time that those factors will limit the visibility of the proposed residence from the ridgeline vantage.

A restrictive covenant, attached as “Exhibit A,” will ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant’s property used for screening. Additionally, the structures on the ridgeline shall have minimum visual impact. The residence will not stand out among its surroundings, nor draw attention to themselves, through the use of reclaimed wood material for siding and exterior colors that blend with surrounding natural terrain. Additionally, rusted metal or another comparably unobtrusive material shall be used for the roof material. The residence is not visible from a municipal ridgeline vantage.

**FINDINGS:**
The Gunnison County Planning Commission, based on the facts set forth in this Recommendation and on the material facts represented by the applicant, whether or not repeated herein, and the results of an onsite visit and public hearing by the Planning Commission, finds that:

1. The Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects F. Development Requiring Detailed Ridgeline Vantage Visibility Analysis.*

2. A detailed visual ridgeline analysis and architectural drawings titled "Ridgeline Analysis – The Craig Residence" prepared by Ben White, White Architecture, March 12, 2016 was submitted with the application.

3. The information and analysis indicate that the proposed structure, under the definition of "ridgeline vantage," would be visible from Ohio Creek Road.

4. Pursuant to *Section 11-108: Standards for Development on Ridgelines*, I. Exceptions the Planning Commission finds by clear and convincing evidence that significant screening exists and that the building site meets or exceeds the following standard:

   *d. If Significant Screening Exists and is Protected, Decision Shall Be Made by Board.* If the Planning Commission finds that the project does not meet the first three requirements of this section, but that any building on the ridgeline shall be <u>significantly</u> screened by existing (as opposed to new) natural vegetation on the applicant's property, of such volume, density and species of tree cover, after provision of defensible space for wildfire hazard, so that no part of the building that is partially visible shall be visibly obtrusive from any ridgeline vantage, at any time of year, the Commission shall so note in a recommendation to the Board, and the Board shall be the decision making body. If approved, the approval shall include:

   1. *Recorded Covenant, Easement or Agreement*. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and
   2. *Minimal Visual Impact*. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and:
      (a.) *Is Not Obtrusive or Visible From A Municipal Ridgeline Vantage*. Must comply with both of the following standards:
      (1.) *Obtrusiveness*. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and
      (2.) *Municipal Ridgeline Vantage*. The building will not be visible with the naked eye from a municipal ridgeline vantage; and
      (b.) *Must Not be Visible from Ridgeline Vantage or Visibility is Only Momentary*. Must comply with and with one of the following standards:
      (1.) *Distance from Ridgeline Vantage(s)*. The building will not be visible with the naked eye from near or distant ridgeline vantages; or
      (2.) *Number and Length or Duration of Ridgeline Vantages*. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the building will be visible only momentarily to passersby.

5. A restrictive covenant ensuring, in perpetuity, the existence and replacement of the natural vegetation on the subject property, attached as "Exhibit A".

6. The Planning Commission conducted a site visit on December 2, 2016 and viewed the building site and from points on the ridgeline vantage on Ohio Creek Road. The Commission found that the site would be visually unobtrusive due to distance and screening from the ridgeline vantage.

7. The elevation difference between the building site and the ridgeline vantage on Ohio Creek Road is greater than 150 feet.

8. The proposed structures will blend with the surroundings. The house siding will be reclaimed lumber, using unobtrusive exterior colors that blend with the surrounding natural terrain. The roof material proposed is rusted metal or another comparably unobtrusive material. No shiny metal roof shall be allowed, as identified in the restrictive covenant.

9. All exterior lighting shall be directed downward, as identified in the restrictive covenant.

10. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all comments at the public hearing, exhibits, references and documents as included therein.

11. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

12. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

13. Approval of this use is based upon the facts presented and implies no approval of similar use in a different location and with different impacts on the environment and community. Each such future application shall be required to be reviewed and evaluated on its own facts, subject to its compliance with current regulations, and its impact to the County.

**CONDITIONS:**

The Gunnison County Planning Commission, having considered the submitted analysis, site plan, site observations and public testimony, has reached the above Findings and recommends to the Board of County Commissioners, that LUC2016-00037 - Craig Ridgeline Residence, be approved with the following conditions:

1. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. That this approval be memorialized by Board Resolution and recorded within the Office of the Gunnison County Clerk and Recorder.

3. A restrictive covenant ensuring, in perpetuity, the existence and replacement of the natural vegetation on the subject property, attached as “Exhibit A.”, shall be executed prior to approval by the Board. The restrictive covenant shall be recorded contemporaneously with the Board Resolution, within the Office of the Gunnison County Clerk and Recorder.

4. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

5. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

6. Approval of this use implies no approval of any such similar use on any other parcel. Review of this application has considered the impact of this proposed use in the context of cumulative impacts to the environment and the community in the context of its compliance with County land use standards. Approval of this use is based upon the facts presented and implies no approval of a similar use in a different location and with different impacts on the environment and community. Each such future application shall be required to be reviewed and evaluated on its own facts, subject to its compliance with current regulations, and its impact to the County.