



Gunnison County, CO
Community Development Department

221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

To: Planning Commission

From: Staff

Date: March 30, 2017

Included in your packet for the Planning Packet: for January 6, 2017
Agenda- April 7, 2017
Minutes for review by Planning Commission- March 17, 2107
CB HP LUC(16-00005)- Continued public hearing <ul style="list-style-type: none">• Comments received since last meeting
Building Code Changes- Proposed
Sciortino Subdivision (LUC-16-00038) - site visit <ul style="list-style-type: none">• Copy of application and staff report for Sarah and Vine• Copy of minutes from only work session
Slate River Development (LUC-16-00009) - 1st work session of Preliminary Plan <ul style="list-style-type: none">• Sketch Plan PC Approval/ Recommendation• PPlan Application copy• Staff Report

The applications can be viewed on gunnisoncounty.org,
link to <http://204.132.78.100/citizenaccess/>

- Public access
- Projects
- Application # LUC-
- LUC-16-00005 (CBHP)
- LUC-16-00038 (Sciortino Subdivision)
- LUC-16-00009 (Slate River Development)
- Attachments
- View

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, April 7, 2017

**Note: The afternoon session of the Planning Commission meeting
will convene at 2:30 p.m. in the Town Council Chambers
Crested Butte Town Hall
507 Maroon Avenue, Crested Butte, CO**

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Crested Butte Horse Park**, continued joint public hearing/no action, request for the subdivision of a 73.25 acre parcel into two parcels; and the commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005
- 10:30 a.m.** **Crystal Lambert, Building and Environmental Health Official**, work session/no action, presentation of proposed 2015 International Building Codes
- 1:00 p.m.** Planning Commission will leave for site visit and meeting in Crested Butte
- 1:30 p.m.** **Sciortino Subdivision**, site visit/no action, see below
- 2:30 p.m.** **Sciortino Subdivision**, work session/no action, request to legitimize the conveyance of a 25-acre parcel as a legal lot. The property is located directly east of Highway 135, approximately 18.5 miles north of the City of Gunnison. The property is legally described as being within the SW1/4NW1/4 Section 2 and the SE1/4NE1/4 Section 3, Township 15 South, Range 85 West, 6th P.M, consisting of 25.32-acres.
LUC-16-00038
- 3:00 p.m.** **Slate River Development – Cypress Foothills, LP** – work session/no action – Preliminary/Final Plan; request to subdivide 44.4-acres, bisected by the Slate River. The East Parcel (30.4-acres) would be subdivided into 23 single-family lots, with the allowance for a secondary residence on each lot, and an HOA lot. The West Parcel (14.1-acres) remainder lot is proposed to be annexed to the Town of Crested Butte, legally described as Tract Q (aka Lot 13) Section 35, Township 13 South, Range 86 West, 6th P.M.
LUC-16-00009

Adjourn

The applications can be viewed on gunnisoncounty.org,
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NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.



Gunnison County Community Development
Department

Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

April 7, 2017

TO: Planning Commission

FROM: Crystal Lambert, Building & Environmental Health Official

SUBJECT: Clarification of intent of fire-resistant construction for the common wall in townhomes and two-family dwellings

Purpose:

The purpose of this item is to follow up on the March 7th discussion of residential automatic fire sprinklers as required in the 2015 IRC.

Background and Recommendation:

Since the March 7, 2017 Planning Commission meeting, staff has received additional clarification of the code requirements for residential automatic fire sprinkler systems as intended by the Code Council. Section 302: Fire-resistant construction of the 2015 IRC provides for a reduced fire rating on the common wall separating townhouses and two-family dwellings in the presence of a residential automatic sprinkler system. This section is not intended to be an optional requirement for a designer, instead the Code Council provided this section to ensure, in the event that a jurisdiction deleted the requirement for residential sprinklers, that the increased rating for the common wall would not be overlooked. With this clarification of intent, staff recommends that all new townhouses and two-family dwellings have residential automatic fire sprinkler systems and that all new one-family dwellings over 3,600 square feet have residential automatic fire sprinkler systems.



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April 7, 2017

TO: Planning Commission

FROM: Crystal Lambert, Building & Environmental Health Official

SUBJECT: 2015 ICC Building Codes

Purpose:

The purpose of this item is to propose the recommended code adoptions of the significant changes to the 2015 International Code Council (ICC) building codes.

Background:

On March 3rd and 7th, 2017, the Planning Commission discussed the significant code changes to the proposed 2015 ICC building codes as compared to the currently adopted 2009 ICC building codes. The following items are sections of the 2015 building codes that staff presented to the Planning Commission for discussion, representing the most significant changes:

Section 202: Definitions of the 2015 IBC.

- Recommendation to not amend the definition of *Gross Floor Area* and utilize the definition as provided by the Code Council. This will result in use of the following definition for Gross Floor Area:
The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vents shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
- Recommendation to not add a definition for *Crawl Space*. The 2015 IBC does not define the term *Crawl Space*.

Section 1608.2 Ground Snow Loads of the 2015 IBC. The 2015 IBC has identified Gunnison County as being in a site-specific Case Study area for establishing ground snow loads. Recommendation is that the value of roof (or other member) snow load shall be equal to the "recommended basic snow load" as defined in "2016 Snow Load Design Data for Colorado", prepared and published by the "Structural Engineers Association of Colorado".

Section R105.2 Work exempt from permit of the 2015 IRC. Recommendation to amend item number 1, *Accessory Structures*, of the list of items that are exempt from a building permit. Detached one-story Accessory Structures, less than 200 square feet, will not require a building permit but still need to comply with the Land Use Resolution for setback requirements. The significant changes of this item are the increase to 200 square feet for an exemption (from the currently allowed 120 square feet) and the clarification to meet the setback requirements of the Land Use Resolution.

Section 303.4 Mechanical Ventilation of the 2015 IRC. An amendment of this section is not being recommended.

Section R313.1 Townhouse automatic fire sprinkler systems of the 2015 IRC. The recommendation is to not amend this section. This section will require that all new townhouses have residential fire sprinkler systems.

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems of the 2015 IRC. This section, as provided, requires that all new one- and two-family dwellings have automatic fire sprinkler systems. The recommendation is to amend this section so that one-family dwellings over 3,600 square feet have residential automatic fire sprinkler systems and that all two-family dwellings have residential automatic fire sprinkler systems.

Section N1102.1.2 Insulation and Fenestration Criteria (Prescriptive) of the 2015 IRC. The recommendation is to not amend this section.

Section N1102.4.1.2 (R402.4.1.2) Testing (air tightness) of the 2015 IRC. The recommendation is to amend this section to require air tightness testing of a structure but to delete the requirement to achieve a certain air leakage standard.

Recommendation:

The following attachments are the resultant amendments to the 2015 IBC and IRC for the significant changes as discussed in the Planning Commission Work Session meetings and as recommended by staff.

Attachment A: 2015 International Building Code

Attachment B: 2015 International Residential Code

ATTACHMENT A
2015 INTERNATIONAL BUILDING CODE

Section 202 Definitions: No amendments proposed.

Section 1608.2 Ground snow loads: Delete entire paragraph and replace with the following:

The value of roof (or other member) snow load shall be equal to the “recommended basic snow load” as defined in “2016 Snow Load Design Data for Colorado”, prepared and published by the “Structural Engineers Association of Colorado”.

ATTACHMENT B
2015 INTERNATIONAL RESIDENTIAL CODE

Section R105.2 Work exempt from permit: Amend.

1. In paragraph 1 add the words “and is in compliance with the current Gunnison County Land Use Resolution”.

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems:

Replace the first sentence with the following:

An automatic residential fire sprinkler system shall be installed in one-family dwellings when the Gross Floor Area exceeds 3,600 square feet. An automatic residential fire sprinkler system shall be installed in two-family dwellings.

Section N1102.4.1.2 (R402.4.1.2) Testing: Delete the first sentence and replace with the following:

The building or dwelling unit shall be tested.

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, March 17, 2017**

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Crested Butte Horse Park**, continued joint public hearing/no action, request for the subdivision of a 73.25 acre parcel into two parcels; and the commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.
LUC-16-00005
- 10:30 a.m.** **McGuinness Subdivision, David and Tina McGuinness**, work session/no action, request for the subdivision of 3.75-acres into three single-family lots: Lot 1, 1.75-acres (with existing residence); Lot 2, 1-acre; Lot 3, 1-acre. The property is located approximately 5 miles northeast of the City of Gunnison, north of and adjacent to County Road 10 and legally described as being within the NE1/4NE1/4 Section 19, Township 50 North, Range 1 East, N.M.P.M.
LUC-16-00042
- 11:00 a.m.** **Rick Lamport, Gunnison/Crested Butte Regional Airport Manager**, work session/no action, educational session with Planning Commission
- Lunch**
- 1:00 p.m.** **Crystal Lambert, Building and Environmental Health Official**, work session/no action, presentation of proposed 2015 International Building Codes
- Adjourn**

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 17, 2017**

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center.

Present:

Chairman- Kent Fulton Vice-Chairman- Jack Diani Commissioner- AJ Cattles Commissioner-Molly Mugglestone Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Planner- Rachel Sabbato Administrative Assistant- Rebecca Ricord Others present as listed in text
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Absent: Commissioner Tom Venard

With a quorum present Chairman Fulton opened the March 17, 2017, regular meeting of the Planning Commission.

Moved by Diani seconded by Rogalski to approve the Planning Commission meeting minutes dated March 3, 2017, as amended. The motion passed unanimously.

Crested Butte Horse Park (LUC-16-00005): The Gunnison County Planning Commission and Board of County Commissioners conducted continued joint public hearing. They discussed a request for the subdivision of a 73.25 acre parcel into two parcels; and the commercial development of a horse park and related buildings (approximately 40,000 square feet total) that will provide horseback riding lessons, riding facilities, horse clinics, horse competitions, training, equine centered vacations, horse camping, concierge services for guests, and horse boarding and training for the public. The property is located at 20601 Hwy 135 and legally described as a 6.1 acre tract in SW4SW4, Section 27 and a 66.1-acre tract in S2SE4 Section 28, Township 14 South, Range 85 West, 6th p.m. The parcel is on the west side of Highway 135 across from Cement Creek Road.

With a quorum present Chairman Fulton opened the continued public hearing.

Present representing Planning Commission: Fulton, Diani, Mugglestone, Cattles, Rogalski, and Coleman. Present representing the Board of County Commissioners: John Messner.

Present representing Staff; Director of Community Development Cathie Pagano and Administrative Assistant Rebecca Ricord

Present representing the application: Heath Hansens and Jim Starr.

Fulton opened the continued the public hearing with public comments.

Applicant Comments:

Hansens said he has done research on the drainage issue Gallowich has expressed concerns about. Gallowich requested they run the berm all the way to the corner of the property and add culverts to allow some water in but not all of it. Hansens said it would not be appropriate because they could be negatively affect the owners' to the north, upstream, of the property. Hansens said they would maintain the ditch south of the property and improve it to create better water flow. Hansens is unsure of when flooding occurred in the past, sometime in the last 31 years. Robert Niccoli has changed the topography of his property by putting in his alfalfa field. The problem may have already been taken care of due to Niccoli's modification. Hansens explained they are not going to modify the topography or grading in that area. They will only be adding a five ft. split rail fence for a horse turnaround. Pagano said it is important to realize Hansens will not be changing the topography or grading and are not actually changing the irrigation.

Neighbor, Robert Niccoli explained there are many other problems regarding water in the area. The water on the property was at one time provided by the mountain runoff and used for irrigation. There are springs on the mountain and this year there will be a lot of water coming off the mountain. Fixing one ditch will not address the problem. The site where the new buildings are going to be is all irrigatable land and a lot of water could be sent to it. Hansens stated there will be a drainage plan dealing with the water going across all of their disturbed areas turned in by April 7, 2017. Their reclamation plan will help absorb a lot of the water, so there won't be free flowing water during construction.

Hansens went over the traffic study and explained they are not going to get to the updated numbers from the report until 2025. They have added two boarding spots since giving the information to the traffic engineers in April, 2016, and have not added many spots for the long term boarding. CDOT had all of the information; their plan, the completed application turned into the County and turn lane assessment. He said CDOT would have issued a permit if they needed more information. Hansens proposed they do a secondary traffic study in 2026, when all infrastructure projects are completed and when they know the actual traffic coming into the property. They agree with Gallowich, that turn lanes may be necessary, but not until 2025.

Pagano spoke with CDOT representative, Dan Roussin. He is currently comfortable with the access permit for normal day to day operations. He agreed they won't know what the actual traffic numbers will be and suggested a condition for the Planning Commission approval be a second study in a year. Roussin has suggested there may be opportunities during special events to set up turn lanes with traffic cones to alleviate some of the issues. Hansens suggested the use of signs in both directions. This would inform everyone traveling on the highway about the special event. He added not everyone attending the event will arrive at once.

Niccoli said he has lived here for 73 years. In the past 20 years he has taken portions of his land and put it in conservation easements to protect the area. He said this parcel should not be approved for commercial uses. It should continue to be open space. He added this parcel is a part of the ranching community and should not be developed commercially.

Pagano said CDOT can add conditions to their special events permits. Pagano has requested additional comments from CDOT. She spoke to Megan Sullivan, representative for the Colorado Division of Water Resources, concerning Sullivan's comments regarding the well. Sullivan explained they have one hearing officer for the entire State and may not be able to schedule a hearing until this fall. Pagano has relayed this information to Hansens. She urged Hansens to decide whether he wants to continue with the hearing, or drill a well somewhere else. Hansens explained they drilled the well and were unaware of the 600 ft. requirement, but they will be closing that well and drilling a new well at least 600 ft. away.

Public Comments:

Gallowich explained he is unsure how they would be impacting the landowners to the north of the property, as previously noted by Hansens. The last flooding occurred in 2005. The water coming from the property in the next flood could contaminate his water. Gallowich went to Grand Junction and spoke with CDOT representative, Dan Roussin. The current application was at least a year old. He took the application with him when he went to Grand Junction and noted CDOT was not given accurate data. The highway permit doesn't address camping and special events. They talked about the traffic control and how it will be initiated, but he has not received an answer. How are they going to identify the days they need traffic control without some type of special events application to ensure the State Patrol will be there? Gallowich said there should be a new traffic study done before anything is approved. They need to plan on the maximum number of horses being in attendance for special events. The traffic going northbound on Highway 135 is turning across a no passing zone when turning into the property. Gallowich stated the additional traffic study needs to be done a lot earlier than five years from now.

Gallowich addressed the deed restrictive covenants. Fulton informed Gallowich the commissioners will not make a decision based on those covenants. Gallowich said it will be taken care of at some point and added he has always followed the covenants and nothing should be approved until the issue has been addressed and resolved. He added no approval should be given particularly before money is invested in the commercial business, because it may not be allowed through the civil process.

Gallowich expressed his concern with the possibility of Hansens' new septic system and leach field contaminating his water. Pagano explained these issues will be reviewed during the septic application process.

Gallowich said he experimented with a generator on his property to take noise measurements. The proposed camping will be about 60 ft. away. He determined the noise level from the generator was 66.8 decibels and at 150 feet the noise level was 54.4 decibels. Pagano stated the County allows the noise level for commercial properties near residential properties to be 50 decibels from 6 a.m. to 7 p.m. and 40 decibels from 7 p.m. to 6 a.m. Gallowich said the camping area is about 470 feet from his home and he is concerned about the noise. He requested a more detailed map illustrating the exact location of the berm. He asked if the easement on the property can be used by the Horse Park. Hansens explained it was not actually an easement; it was a mistake made when the property was sold to Gallowich. It is a 40 foot strip of land. Hansens is working on a Quiet Title action because the Gallowichs' deed and their filed deed do not match. They must abandon the easement because it comes in from their agricultural access into the parcel. Part of the agreement with CDOT is to open up the other access and abandon the agricultural entrance. They checked to see if Gallowich would have rights to the agricultural access, they determined Gallowich would not have rights to the access. If the easement is abandoned then they should be able to place the berm on that site.

Mugglestone asked if there is any way to get information on the noise mitigation berms provide. Mary Ann Fore noted there are ways to get a report on noise mitigation of berms. Hansens explained they could provide power to the camping area so they don't have to use generators in each campsite. Hansens said they could avoid the issue of the generators. They could also supply power to the tent area. Hansens stated they are not going to promote tent camping.

Gallowich asked if there is a storm water report for the whole program. Hansens said it was outlined in Article 12 of the application.

Hansens explained the hours of operation will be from 6 a.m. until dark in the summer and in the winter 9 a.m. until dark. Pagano asked if the outdoor arena would be lit, Hansens replied it would not be. They do not want to be a 24 hour operation and have people coming in and out all the time. Messner wanted to be sure about their hours because once it is in the permit it becomes enforceable. Gallowich requested a specific hour rather than dark for closing times. He suggested enforcement be included in any decision.

Gallowich asked to see the proposed septic design. Pagano explained it will not be a part of this process. It will be a separate application through the Environmental Health office and there will not be a public hearing for it.

Bob Huckins, neighbor in Red Mountain Ranch north of the property, questioned the sound. He wanted to make sure the sound would not impact their area. He added it's a great application and opportunity for the community.

Messner wanted to know the actual number of horses to be boarded and have that number reflected in the information reported to the traffic engineer. Hansens said there will be 23 horses boarded. Cattles wanted some kind of confirmation the application being reviewed and the information CDOT reviews matches.

Fulton continued the joint public hearing to April 7, 2017 at 9 a.m.

McGuinness Subdivision (LUC-16-00042); The Gunnison County Planning Commission conducted a work session. They reviewed a request for the subdivision of 3.75-acres into three single-family lots: Lot 1, 1.75-acres (with existing residence); Lot 2, 1-acre; Lot 3, 1-acre. The property is located approximately 5 miles northeast of the City of Gunnison, north of and adjacent to County Road 10 and legally described as being within the NE1/4NE1/4 Section 19, Township 50 North, Range 1 East, N.M.P.M.

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission: Fulton, Diani, Mugglestone, Cattles, Rogalski, and Coleman.

Present representing Staff; Assistant Director of Community Development Neal Starkebaum and Administrative Assistant Rebecca Ricord.

Present representing the application: Tina McGuinness and David McGuinness

Tina McGuinness explained the subdivision request. The lot with the existing house will be a 1.75 acre parcel, the remaining two lots will be one acre each in size. Lot number three will have a house and a rental attached unit.

Starkebaum said the City of Gunnison and Parks and Wildlife have submitted comments. The applicants have already received the well permit for the lot. The well permit will cover the residences on lots two and three. Cattles asked what was needed to have an attached living unit. Starkebaum said the applicants would have to prove adequate water for the second residence.

Fulton closed the work session.

The public hearing will be conducted April 19, 2017.

The Commission directed staff to prepare a draft recommendation of approval for that meeting.

Gunnison County Building and Environmental Health Official; The Gunnison County Planning Commission conducted a work session to discuss the proposed 2015 International Building Codes.

With a quorum present Chairman Fulton opened the work session.

Lambert discussed the energy efficiency provisions. The current codes in the 2009 Residential Code, Chapter 11 address energy efficiency. The 2015 code is also Chapter 11. There are different method options for the contractor or homeowner to choose. In the 2009 code a visual insulation inspection is allowed, but it is very difficult to do. The air tightness cannot be determined visually. In the 2009 code an air tightness test is an option. The 2015 code requires the air tightness test. Every new residence shall be tested for air tightness before the final inspection. Gunnison County is in climate zone seven and would require an air exchange rate of three per hour. Staff proposes the air exchange rate of three per hour be deleted, but testing should still be required. The test ensures there will not be any major leakage failures.

Fulton asked if eliminating the mandatory exchange rate would make it difficult to require the system to be fixed if it fails. Pagano explained currently this is more educational, and in two years when more information is available they will be able to start requiring more. Lambert said the results will be reported to the owner with the certificate for the structure. Cattles said it would be beneficial to start training the contractors.

Lambert explained mechanical ventilation. If the air exchange rate is less than five they would be required to have mechanical ventilation to provide fresh air. Mechanical ventilation is either a supply fan, an exhaust fan, or a combination of both. A bathroom fan is going to be able to achieve the requirement for mechanical ventilation. Air tightness testing is tied to ventilation.

Lambert explained insulation and fenestration. This is the most involved item. A certain insulation value for a house is required. It is mandated to perform at a specific level. There are a number of ways to prove compliance. The easiest, most expensive, least flexible way to accomplish it is to use the R Value table. This method tells you how much insulation, what materials to use and where to install it. Builders have often used this method. This method has changed in the new code, and the wall requirements are the biggest change. The new code requires if the prescriptive R Value method is used, a continuous installation, either inside or outside of your walls of R5 must be installed.

The U-factor method may also be used. This method does not explain how this is achieved. It states an assembly of a specific amount must be achieved. The builder, designer, or homeowner would calculate all of the items in the assembly to make sure they met the required value or better. In this method the code doesn't require the use of continuous insulation, as long the value is achieved.

The UA tradeoff method looks at the U factor of your assembly and multiplies it by the total surface area of whatever that assembly is; a roof, wall or floor. That is needed for people who are building wall construction in Gunnison County to show compliance. It is a very simple method to use. The code's goal is to achieve very minimal utility bills for the owner using the energy efficiency codes. Lambert would like to provide training classes on how to use the different methods.

Cattles asked if staff would be willing to sit down with applicants to show them how to use the program. Lambert explained tshewould rather conduct classes so she can reach out to more people at once.

Lambert provided the commissioners with a report of the cost analysis of the residential provisions. The report compares the 2009 to the 2015 codes. Engineer, Bob Gochenaur recommended rather than requiring the code changes they be a recommendation instead.

Pagano asked if the commissioners would like more time to review the recommended changes. Lambert asked them to review the cost analysis report. Diani wanted to know what type of energy the cost analysis was based on. Lambert said it is based on all of them; propane, natural gas, electricity, etc. Gunnison is on par with the national energy use of 40%.

Fulton said he is in favor of the suggested code changes, but his biggest concern is the proposed sprinkling requirements and whether they can come up with some kind of decision to work with. The commissioners requested more time to review the sprinkler requirements.

- Fulton asked if the commissioners were in favor of the suggested changes to the codes concerning crawl spaces and snow loads. The commissioners unanimously agreed.
- Fulton asked if the commissioners were in favor of the suggested changes to measuring the square footage of a structure from inside the structure instead of the outside. The commissioners unanimously agreed. Fulton added the owners need to be aware the Assessor's office and lenders are going to be looking at the measurements on the outside.

Lambert explained other jurisdictions are deciding how to include sprinkler provisions and coming up with ideas on how to include them in their building and fire codes. Some jurisdictions are requiring houses of a certain size or larger have a sprinkler system. The fire code states a 3,600 sq. ft. or larger residential structure triggers a higher fire flow to the residence. It increases from 1,500 gallons of water per minute to 1,750 gallons per minute. There will be more tanker trucks, more water, and more fire fighters needed on the scene to put a fire out. There is a possibility the occupants have to go further to get to the exits. Lambert stated in other jurisdictions townhomes, multi-family and residences over 3,600 sq. ft. have been required to be sprinkled.

Fulton asked the Planning Commission the following:

- If the commissioners were in favor of the size limit of 3,600 sq. ft. and greater requiring sprinklers. Mugglestone, Diani, Rogalski and Fulton voted yes. Cattles voted no.
- If the commissioners were in favor of allowing an exemption from the sprinkler requirement if a residence only has a seasonal access. The commissioners agreed unanimously.
- If the commissioners were in favor of requiring multi-unit, two family dwellings, duplex and townhomes to have sprinklers, or a two hour wall per side instead. The commissioners agreed unanimously.

Pagano asked the commissioners if fire hydrants were in place would there still be sprinkler requirements. The commissioners agreed to address this at the next meeting.

Cattles said educational handouts would be beneficial, something the homeowners would be required to sign, acknowledging that they are in receipt of the information.

Lambert will prepare a recommendation for the next meeting.

Builder, Ben Peterson, believes it should be up to the owner on whether they want sprinklers or not. Wilkinson said the educational piece is really important. Gochenaur also believes it should be left to the owner to decide after they see a cost analysis.

Fulton closed the work session. The next work session will be April 7, 2017.

The next Planning Commission meetings will be conducted April 7, 21 and May 12 and 19.

Fulton adjourned the March 17, 2017 meeting at 2:00 p.m.

/S/ Rebecca Ricord
Community Development Department Administrative Assistant III
Gunnison County Community Development Department

DRAFT



**GUNNISON COUNTY, COLORADO
 COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT
 PRELIMINARY/FINAL PLAN for MAJOR IMPACT PROJECT
 SLATE RIVER DEVELOPMENT
 LUC-16-00009**

Land Use Change Permit Application: Slate River Development
 Application No.: LUC-16-00009
 Date application scheduled with Planning Commission: April 7, 2017
 Prepared by: Neal Starkebaum

APPLICANT/OWNER NAME:	Cypress Foothills, LP 8443 Douglas Avenue, Ste 200 Dallas, TX 75225
REPRESENTED BY :	Marcus J. Lock Law of the Rockies 525 N. Main Street Gunnison, CO 81230
PROJECT DESCRIPTION:	<p>The applicant has submitted the Preliminary/Final Plan application to subdivide a 44.5-acre parcel, in a hybrid development proposal. The property is bisected by the Slate River. The East Parcel (30.4-acres east of the Slate River) would be subdivided into 23 single-family residential lots, with the opportunity for a secondary residence on each lot. A guest cottage would be constructed on the HOA lot, available only to lot owners and their guests.. Lot sizes range from one-third to three-quarter acres. Access will be from Gothic Road, via construction on a new road (Pyramid Avenue). The lots would be restricted to a maximum primary residential building size of 5,000 square feet, the secondary residence to 750 square feet, with an aggregate square footage of all buildings limited to 5,750 square feet. Central water and sanitary sewer will be provided by connection to the Town of Crested Butte.</p> <p>The West Parcel (14.1-acres west of the Slate River) would be a remainder tract that will be annexed to the Town of Crested Butte.</p>
SKETCH PLAN APPROVAL:	The Board of County Commissioners approved the Sketch Plan application on August 16, 2016, Board Resolution 2016-33, recorded with the Gunnison County Clerk and Recorder's Office, Reception No. 641341, 8/17/16. The Resolution approved the submittal of a combined Preliminary/Final Plan.
PROPERTY LOCATION:	The parcel is legally described as being located in the SW 1/4 of Section 35, Township 13 South, Range 86 West, 6 th P.M, Tract Q (aka Lot 13). The land is adjacent to the Town of Crested Butte, immediately north of the Town's Public Works Yard and wastewater treatment plant, and south and east of the Town cemetery.
SURROUNDING LAND USES:	Crested Butte Cemetery, Town of Crested Butte, Residential, Agricultural
AGENCY AND DEPARTMENT REVIEWS:	Gunnison County Public Works, under review RE-IJ School District, under review Town of Crested Butte, under review Crested Butte Fire Protection District, under review CO Division of Parks and Wildlife, J Wenum, Area Wildlife Manger, letter of February 17, 2017.

		CO Division of Water Resources, under review
PRE-APPLICATION CONFERENCE:		A pre-application conference was conducted on February 28, 2017 with staff and Marcus Lock (Law of the Rockies) and Cameron Aderhold (Cypress Equities). Informal comments included: discussion of access, water supply, wastewater treatment, application requirements and other related issues.
PRELILMINARY/FINAL PLAN STATUS OF APPLICATION:		<p>The Slate River Development Preliminary/Final Plan was determined to be complete on March 27, 2017; application was submitted March 17, 2017.</p> <p>The <i>Land Use Resolution</i> states:</p> <p>“PRELIMINARY PLAN PROVIDES DETAILED SOLUTIONS AND DESIGN. Preliminary Plan review requires the applicant to formulate detailed, designed/engineered solutions to the issues and concerns identified during Sketch Plan review, and to address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan. The burden in the Preliminary Plan review is on the applicant to provide detailed information and mitigation proposals for evaluation.”</p> <p>“FINAL PLAN FORMALIZES PROJECT. The purpose of the Final Plan review procedure is to provide a permanent and accurate public record of the development plan: exact size, shape and location of all approved activities and uses, and, as applicable, lots, blocks, streets, easements and other parcels of land within the development, together with all applicable protective covenants, conditions, use restrictions and design and development criteria:</p> <p style="text-align: right;">Section 7-103, Gunnison County Land Use Resolution</p> <p>Work session on April 7, 2017, in Crested Butte.</p>
PLANNING COMMISSION TASKS AT INITIAL PRELILMINARY/FINAL PLAN WORK SESSION:		<ul style="list-style-type: none"> — Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for joint public hearing, or if other work session is required
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICANT RESPONSE TO SKETCH PLAN CONDITIONS:

The Board of County Commissioners approved the Sketch Plan application on August 16, 2016, Board Resolution 2016-3; Condition No. 1: The following are specifically identified as Preliminary Plan submittal items of particular attention:

1. The following are specifically identified as Preliminary Plan submittal items of particular attention:
 - Analysis of the location of Road A on the West Parcel at its intersection with Gothic Road, as it related to properties across Gothic Road, concerning the impact of vehicle headlights on existing residential properties.
 - Wildlife impacts to elk, regarding mitigation and potential human-elk conflicts, including a wildlife habitat analysis, documentation of consultation with Colorado Parks and Wildlife, and provision for domestic animal controls.
 - Visual analysis of the lots/residences from the Crested Butte Cemetery.
 - The potential of the Town of Crested Butte to provide potable water for the development.
 - The viability of the extension/connection of Eighth Street to Road A.

***First Concern:** Analysis of the location of Pyramid Avenue (formerly known as Road A) on the West Parcel at its intersection with Gothic Road, as it related to the properties across Gothic Road, concerning the impact of vehicle headlights on existing residential properties.*

The Final Plan provides for a location of the intersection of Road A (which is now Pyramid Avenue) and Gothic Road to minimize the impact of vehicle headlights on existing residential properties. See **Exhibit H-1**, p. 4. Pyramid Avenue has been relocated as far south as possible while still observing a setback of 50 feet from the wetland adjacent to Gothic Road and without having to destroy existing infrastructure.

***Second Concern:** Wildlife impacts to elk, regarding mitigation and potential human-elk conflicts, including a wildlife habitat analysis, documentation of consultation with Colorado Parks and Wildlife, and provision for domestic animal controls.*

See **Exhibit J-4(a)**, which is the wildlife habitat analysis. Given the protections of the proposed covenants, Cypress's proposed \$20,000.00 donation to the Trust

for Public Lands to help preserve the Upper East River/Farris Creek conservation easement on the Trampe Ranch, and other substantial efforts outlined further in the analysis, Colorado Parks and Wildlife has concluded that, “The proponents have adequately addressed these concerns in the Slate River Development Subdivision Wildlife Habitat Analysis and Mitigation Plan. We appreciate their efforts to reduce and mitigate impacts to wildlife and their habitat from the proposed development.” See **Exhibit J-4(b)**.

Third Concern: *Visual analysis of Lots 7-13 from the Crested Butte Cemetery.*

Cypress retained a premier landscape architecture firm to perform the requisite visual analysis and propose buffering and other protections. That visual analysis is submitted as **Exhibit G-7**. As shown from the visual analysis, the impact of the development on views from the cemetery (including, importantly, the view of Mt. Crested Butte) are relatively minimal, and proposed buffering will further reduce any visual impact to the cemetery.

Fourth Concern: *Investigation of the potential for the Town of Crested Butte to provide potable water for the development.*

Cypress and the Town have agreed for the Town to provide potable water for the development. This agreement is memorialized in the Amendment to Pre-Annexation Agreement, dated December 7th, 2016, and recorded in the office of the Gunnison County Clerk and Recorder at reception number 643828 (the “Amendment”). A copy of this Amendment is submitted herewith as **Exhibit A**. The original Pre-Annexation Agreement between Cypress and the Town is dated February 16th, 2016, and recorded in the Office of the Gunnison County Clerk and Recorder at reception number 638399 was Exhibit A to the Sketch Plan Application (the “Original Pre-Annexation Agreement”). The Original Pre-Annexation Agreement and the Amendment are referred to in this Application collectively as the “Town Agreement.”

Fifth Concern: *Viability of the extension/connection of Eighth Street to Road A.*

Pursuant to the Commissioners’ request, Cypress is still pursuing this connection with the Town of Crested Butte (the “Town”). In section 6.4.12 of the pre-annexation agreement between Cypress and the Town, the parties agreed that, “It is possible that there are portions of the Old Town Landfill within this right of way [for Eighth Street], on the Town’s property, on Applicant’s property, or both.” Depending on whether this is present and whose property it is on, if present, the Town may elect to clean up that portion of the landfill and proceed with the extension. The annexation agreement is

written in such a manner as to facilitate this connection to the fullest extent practicable. Indeed, in negotiating the Amendment, the parties added the following language at the end of section 6.4.12 of the pre-annexation agreement to further facilitate the construction of the Eighth Street extension: “Once the parties have agreed upon the construction of Eighth Street pursuant to Section 6.4.12, Applicant shall enter into a standard development improvements agreement with the Town that is (a) substantially similar to the development improvement agreements the Town has previously used, and (b) not inconsistent with this Amendment. All infrastructure constructed pursuant to such development improvements agreement shall be constructed in accordance with the Town Specifications, dedicated to the Town, and maintained by the Town following acceptance thereof, subject to a two-year warranty by the Applicant.”

PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:

	Complies with Preliminary/Final Plan submittal requirements	References to Covenants Exhibit K - Application
Responsibilities of property owners or homeowners' association defined	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Responsibilities of Homeowner's Association – Exhibit K.
Property owners' enforcement; and Gunnison County is party to enforcement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County is Party to Enforcement of Protective Covenants in Subdivision – Exhibit K..
Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County is Party to Amendment or Termination – Exhibit K.
Defined building heights, compatibility with terrain, and sizes of all structures.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Design Criteria – Exhibit K..
Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Scale and Location - Exhibit K. Architectural Style and Exterior Appearance – Exhibit K..
Solid fuel-burning devices requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Solid-Fuel Burning Devices – Exhibit K.
Exterior lighting requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exterior Lighting – Exhibit K.
Open space maintenance and allowed uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Use and Maintenance of Open Space Areas – Exhibit K.
Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Signs – Exhibit K.
Parking restrictions described	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rules Concerning Parking – Exhibit K.
Requirements for landscaping on individual lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Landscaping and Buffering – Exhibit K.
Snow removal required of homeowners association	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Provision for Snow Removal and Snow Storage – Exhibit K.
Standards included to ensure compatible use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Standards to Ensure Compatible Uses – Exhibit K.
Limits on domestic animals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Domestic Animal Control – Exhibit K.

Fencing requirements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fencing – Exhibit K.
APPLICABILITY OF LAND USE RESOLUTION STANDARDS:		
Standard, by LUR section, division and/or article	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
7-102: Standards that apply to all Major Impact applications:		
7-102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this <i>Resolution</i> .		
7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Compliance to be determined during Preliminary/Final Plan
7-102: C.: Phases stand alone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No phasing requested
7-102: D.: Uses identified on all subdivision lots	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Residential uses proposed.
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Secondary residences proposed, limited to 750 square feet.
9-102: Home occupations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Are allowed, if not restricted by covenants
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-301: Applicability and General Standards Commercial and Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application

9-503: Satellite dishes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Are allowed
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not allowed; prohibited in covenants
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not requested as part of this application
10-102: Locational standards for residential development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development is within the Town of Crested Butte's municipal three mile plan area. No adopted intergovernmental agreement is in place. The applicant and the Town of Crested Butte have executed a Pre-Annexation Agreement, dated February 16, 2016, and amended December 7, 2016.
10-103: Residential density	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development is within The Town of Crested Butte's Three Mile Plan. The applicant and the Town of Crested Butte have executed a Pre-Annexation Agreement, dated February 16, 2016, and amended December 7, 2016.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Slate River contains a mapped 100-year flood plain. Information from NCW & Associates show the location of the 100-year flood plain does not affect development of the subject property. All building envelopes are out of the 100-year floodplain.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The subject property is not in an area of geologic hazard, according to County mapping.
11-105: Development in wildfire hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is in an area of low wildfire hazard, according to County mapping.
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	See comments from CPW, J Wenum, Area Wildlife Manger, February 17, 2017, noting that the wildlife concerns, including the elk migration have been addressed through the Wildlife Habitat Analysis and Mitigation Plan.

11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The applicant has identified wetlands on the subject parcel. Exhibit P. All building envelopes are required to maintain a minimum 25-foot setback from the wetland; however, the applicant has identified a 50-setback from wetlands, as negotiated with the Town of Crested Butte, pursuant to a Pre-Annexation Agreement, dated February 16, 2016, and amended December 7, 2016.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not on a ridgeline.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development is adjacent to agricultural lands.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not an inholding.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not above timberline.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The location of the access road (Pyramid Avenue) has been moved south of the original intersection with Gothic Road. Engineered plans for the roads have been submitted with the application. All roadway construction details are included in the Engineered Plans in Exhibit H-1 including locations, crossings, trail details, centerline profiles, and easements. A copy of the application has been referred to Gunnison County Public Works, under review.
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal contemplates a private river park for the benefit of the residential lot owners on the East Parcel. This park would be located immediately south of Pyramid Avenue, along the east bank of the Slate River.
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will be served by central water system, by connection to the Town of Crested Butte's potable central water system. The applicant and the Town of Crested Butte have executed a Pre-Annexation Agreement, dated February 16, 2016, and amended December 7, 2016. The amended Pre-Annexation agreement includes provision of a central water supply provided by the Town of Crested Butte.
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will be served by central sanitary sewer, by connection to the Town of Crested Butte's wastewater treatment collection system. The applicant and the Town of Crested Butte have executed a Pre-Annexation Agreement, dated February 16, 2016 and as amended December 7, 2016.
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Comments have been requested from the Crested Butte Fire District.
13-102: B.: Location within municipal three-mile plan area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The subject parcel is within the Town of Crested Butte's three-mile plan area. The applicant has entered into a Pre-Annexation agreement with the Town of Crested Butte, February 16, 2016, and as amended December 7, 2016.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Application meets the minimum requirements of this Section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Building envelopes on the individual lots are identified on the Plan. The applicant is requesting a variance to the front setback on Lots 7, 10, and 14, to 15 feet, due to the presence of wetlands and the Town of Crested Butte's 50

		foot setback associated with the wetlands. The Planning Commission will hold a joint public hearing with the Board of Adjustment to review the request. The Board of Adjustment shall make a decision on the variance request.
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed covenants restrict the maximum primary residential building size to 5,000 square feet, the secondary residence to 750 square feet and the aggregate square footage to 5,750 square feet.
13-106: Energy And Resource Conservation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	This Section would be applied to any new residence at the time of building permit application.
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Solid fuel burning devices are proposed as part of this application and are required to comply with this Section.
13-108: Open Space And Recreation Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application meets the inclusion of minimum 30% open space. The applicant has identified areas of defined open space on the plan. Approximately 50% of the East Parcel will be preserved as open space.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Signs will comply with this Section.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Parking for individual lots complies.
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Landscaping and Buffering is addressed in the covenants and a visual depiction of a proposed landscaping plan is included as Exhibit J-17 .
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The covenants identify the HOA as responsible for snow removal.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Any fencing proposed shall comply with this Section.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All exterior lighting shall comply with this Section
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed earthmoving site revegetation and noxious weed control plan is identified as Exhibit J-18 .
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A full drainage report with calculations stamped and certified by a Colorado licensed professional engineer, submitted as Exhibit J- 19 (drainage report). The intention of the development layout and design is to primarily utilize LID (low impact design) open channel drainage features to maximize infiltration and natural filtration as much as possible. Comments have been requested from Gunnison County Public Works.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	See Section 13-116 above
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.