GUNNISON COUNTY, COLORADO
PLANNING DEPARTMENT STAFF REPORT
for MINOR IMPACT

Land Use Change Permit Application: CB South Metro District Expansion
Application No: LUC-12-00005
Date application scheduled with Planning Commission: March 30, 2012
Prepared by: Cathie Pagano, Planner

APPLICANT NAME:	Jack Dietrich, District Manager
PROPERTY OWNER NAME:	Crested Butte South Metropolitan District
PROJECT DESCRIPTION:	The applicant is proposing expansion of the District office and shop area. The existing District building is 2,085 square feet and the applicant proposes to add 2,556 square feet. This addition will include a three bay equipment storage addition to the existing shop. The building will include a drainage system which will catch snow melt and drips coming from the equipment, pass it through an oil and sand separator and send it to a new lift station which will pump it to the District's wastewater treatment facility. The proposed expansion and the existing building will total 4,641 square feet. This expansion is classified as an Administrative Review project under Section 5-103:K. However, the proposed expansion also infringes on the inner restrictive buffer of a waterbody as identified in *Section 11-107: E.2*. Any encroachment into the inner restrictive buffer requires a Minor Impact Land Use Change Permit. Therefore, for efficiency's sake the applicant has included both proposals in one application to be reviewed and processed at the same time. The applicant is also proposing a boundary line adjustment between the District parcel and the parcel to the north, which is owned by Jack Dietrich. This boundary line adjustment is classified as an Administrative Review project and final review and approval is done by the Board of County Commissioners. The purpose of the boundary line adjustment is to allow the proposed expansion to meet the 50-ft. setback requirements.
PROPERTY LOCATION:	280 Cement Creek Road, approximately ½ east of the intersection of Cement Creek Road and Highway 135; 2.116 acres in the SE1/4 NW1/4, Section 27, 14 South, Range 85 West, 6th p.m.
SURROUNDING LAND USES:	Residential, agricultural
AGENCY AND DEPARTMENT REVIEWS:	• Gunnison County Public Works • Division of Wildlife • Crested Butte Fire Protection District
PRE-APPLICATION CONFERENCE:	Staff met with the applicant's representative in 2011 and February 2012.
STATUS OF APPLICATION:	• Complete
ATTACHED EXHIBITS:	• Copy of Minor Impact application
PLANNING COMMISSION TASKS AT INITIAL WORK	— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of

SESSION:	application — Hear applicant presentation — Identify and consider issues — Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — 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 public hearing, or if other work session is required
INITIAL IMPACT CLASSIFICATION:	Minor Impact Project, based upon classification found in *Section 11-107:D.2.b.* for encroachment into the inner restrictive buffer. The expansion of the non-residential use proposed (2,556 square feet) is classified as Administrative Review per *Section 5-103: K*. The applicant is also proposing a boundary line adjustment which is an Administrative Review per *Section 5-103: E*. For the sake of efficiency all of these proposals will be reviewed under the Minor Impact classification. The boundary line adjustment will require final approval by the BOCC.
OTHER CRITERIA OF IMPACT CLASSIFICATION (SEC. 3-111. B. 1.)	**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area. **Impacts related to all existing and proposed development and proposed development in impact area.** The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.

EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	

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
9-101: E. and F: Secondary residences are allowed, and standards are addressed in covenants	☐ Yes ☐ No ☒ N/A	Not requested as part of this application

9-102: Home occupations	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-501: Special events	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-506: Child care center	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-507: Group home	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	☒ Yes ☐ No ☐ N/A	Proposed location shall be considered under the alternative locational standards.
11-102: Voluntary best management practices	No submittal requirements and no standard	

11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel and proposed development are not located within a 100-year floodplain.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in an area of geologic hazards.
11-105: Development in wildfire hazard areas	☒ Yes ☐ No ☐ N/A	The subject parcel is in an area of low wildfire hazards.
11-106: Protection of wildlife habitat areas	☒ Yes ☐ No ☐ N/A	A copy of the application has been referred to the Colorado Division of Wildlife for review and comment.
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	The subject parcel is within 125 feet of a water body. The applicant is proposing the expansion of the facilities within approximately 10 feet of the wetlands. The applicant has submitted a response to *Section 11-107: D.2.b.* under Tab 10 of the application materials.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The subject parcel is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The subject parcel and/or proposed development does not affect agricultural lands.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The subject parcel is not above timberline.
12-103: Road system	☒ Yes ☐ No ☐ N/A	A referral has been sent to Public Works for review.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No public trails exist on the property and no new public trails are contemplated in this application.
12-105: Water Supply	☒ Yes ☐ No ☐ N/A	Water supply will be provided by the District's central water supply system.
12-106: Wastewater treatment	☒ Yes ☐ No ☐ N/A	Wastewater will be treated by the District's central wastewater treatment facility.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The subject parcel is within the Crested Butte Fire Protection District. The applicant has contacted the Fire District for the purpose of being informed of their standards. A copy of the application has been sent to the Fire District for their review and comments.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	The subject parcel is not the within a three-mile plan area.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	Application meets the minimum requirements of this Section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	Proposed development (pending the approval of the boundary line adjustment) complies with commercial

		setback requirements as identified in this Section.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	No residential use is proposed as part of this application.
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	This section is not applicable because no residential structure is proposed.
13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No solid fuel burning device is proposed as part of this application.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	No requirement for open space is required of this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	No signs requested as part of this application.
13-110: Off-Road Parking And Loading	☒ Yes ☐ No ☐ N/A	There is adequate area on the parcel for parking of the vehicles.
13-111: Landscaping And Buffering	☒ Yes ☐ No ☐ N/A	A landscaping plan is required. The existing landscaping on the parcel will be maintained. The applicant intends to construct a landscaping buffer around the existing and proposed shop entrance area. The buffer will be protected by an erosion control log during construction and until landscaping and grasses are established.
13-112: Snow Storage	☒ Yes ☐ No ☐ N/A	Applicable, the application has been sent to Public Works for review.
13-113: Fencing	☐ Yes ☐ No ☒ N/A	No fencing has been requested in the application.
13-114: Exterior Lighting	☒ Yes ☐ No ☐ N/A	Compliance with this Section is required.
13-115: Reclamation And Noxious Weed Control	☒ Yes ☐ No ☐ N/A	Compliance with this Section is required.
13-116: Grading And Erosion Control	☒ Yes ☐ No ☐ N/A	If grading of the site is proposed a reclamation permit shall be required.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐ Yes ☐ No ☒ N/A	The proposed development is within 100 feet of a water body therefore this Section is applicable. The applicant has submitted documentation from a Colorado-licensed engineer that the proposal complies with the standards of this Section. The engineer's report can be found under Tab 11 of the application.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	No water impoundments are proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☐ Yes ☐ No ☐ N/A	To be determined by the Planning Commission during review of the application.