

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: Thursday April 4, 2024

221 No. Wisconsin, Suite D

In person or on Zoom

8:45 a.m.

- Call to order; determine quorum.
- Approval of Minutes from the March 21, 2024, Planning Commission meeting
- Unscheduled Citizens: A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.

9:00 a.m.

Work Session: LUC-24-00007 | Spitfire Realty Minor Impact

The applicant is proposing to construct a garage, with a residence above, on a lot commonly known as 4500 Highway 50, which is located South of Little Blue Creek Canyon on Highway 50. The 3,313-acre parcel already hosts 7,088 sq. ft between a main residence, a ranch manager's house and a utility shed. The proposed garage and single-family residence increase the parcel square footage total by 2,000 sq. ft. to 9,088 sq. ft. and qualifies as a third residence.

Adjourn

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86337231015>

Or One tap mobile :

+17207072699,,86337231015# US (Denver)

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Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 720 707 2699 US (Denver)

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Webinar ID: 863 3723 1015

International numbers available: <https://us06web.zoom.us/j/86337231015>

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 PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, March 21, 2024**

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom

Present:

Chair - Roland Mason Vice-Chair- Fred Niederer Commissioner- Eric Phillips Commissioner- Julie Baca Commissioner Matt Schwartz Alt. Commissioner- Bill Barvitski Alt. Commissioner Catherine McBreen BOCC – Jonathan Houck BOCC – Liz Smith BOCC – Laura Puckett Daniels	Director of Community and Economic Development- Cathie Pagano Director of Planning- Hilary Seminick Planner-Sean Pope Planning Technician – Jena Greene Others present as listed in text
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Absent:

Recused: None

Zoom: Catherine McBreen, Jonathan Houck

Site Visit: LUC-22-00028 | Avalon Subdivision

The Planning Commission met onsite at 48 County Road 740, Cement Creek to conduct a site visit.

The applicants were present. They worked to stake out the proposed location of development including roads, burns, and property lines/Highway buffer. The location of the ditch along the property was pointed out by the applicant. The proposed locations of utilities, results of test wells and coordination with the CB South Metro District were discussed. Applicants noted that there would be a potential redesign of the 135/cement creek road intersection. Work would need to be done to redesign the driveways for the neighbors. The wetlands along Cement Creek were noted, the applicants were still deciding how access for that area would work, as they wanted to mostly preserve that area.

Regular Meeting: With a quorum present Chairperson Mason opened the March 21, 2024, regular meeting of the Planning Commission at 10:16 am.

Moved by Baca seconded by Niederer to approve Planning Commission meeting minutes, dated March 2024. The motion passed unanimously in support.

Unscheduled Citizens

None

Work Session: LUC-22-00028 | Avalon Subdivision

Chair Mason opened the work session. Noted that they had just had a site visit. Asked the rest of the planning commission for their site observations:

Baca – beautiful site, felt larger in person, good to see the upper and lower portions of. Lots of thoughts about berms, and how they planned to buffer the subdivision from the highway.

Phillips – thought it was good to see the topography in person, helpful to have flagging for grading and setbacks Thought that the area was much bigger in person. Questions about greenspace preservation.

Schwartz – thought the site visit was helpful.

Barvitski – good to see the topography of the site in person.

Niederer – nothing to add.

Mason - good to get onsite and see how the land dropped towards the river, see the views from the highway and get a good visual.

Staff Overview:

Pagano gave an overview. The application had been sent out to referral agencies and comments were available in the application. Pagano then reviewed the criteria for the major impact for the Planning Commission to consider.

9-600: Essential housing. No affordable housing component was included officially in the plans at the time of the meeting. The applicant had expressed a desire to propose affordable housing, but hadn't officially done so.

10-102: Locational standards for residential housing, CB South is a population center, property was near CB south, but not adjacent. PC would need to find that the app complied with no net adverse impact.

10-103: residential density. Pagano broke down that overall, the applicant proposed .83 units/acre (included open space, Pagano broke down by type in report). Questions about how that density compared to CB south. The planning commission would need to evaluate if the density was similar or not. CPW had commented that they recommended bear proof trash cans; along with fencing for wildlife and pets.

12-103: roads , more information was needed for public works

12-104: Trails, trails were proposed.

12-105: Water supply was described in application, and

12-106: Wastewater treatment to be provided by CB South metro

12-107: Fire Protection – 2 points of egress may be needed

13-105: Residential building – max 5k, min 1.4kSFR w/ 2 car garage

Applicant Response:

Huresky and Whitehead presented the site plan the showed the basic utility plan. Lift stations were identified, along sewer lines. Potable water line identified. Well would be located in the middle of the site, water would be treated before fed into the system. Well water would be supplied to the CB south line. Could not get fire flow back from CB South due to size of water line (6in). Proposing a fire pump house to supply non-potable from the pond into the rest of the development to meet fire requirements. Once developed, utilities would be turned over to CB South metro, including the water rights.

Trail system was to be determined, but the applicant planned to have one throughout the subdivision, along with connecting to the CB-to-CB South trail along the highway, when developed.

Applicants had discussed working on hill below Teocalli street to help with the blind corner drivers experienced while entering CB South.

The ponds would be lined. Very porous land. The plan for storm water was to have it overflow and disperse into the field.

Comments from CB South Metro for water and sewer – Noted that Norm designed CB South’s water and wastewater system, good to have him on the development team. Everything seemed logical and should work, the plant should have capacity, planned expansion would be completed in May. Overall, no concerns.

CB South POA (Derek Harwell)– lots of aspects of the plan were great, one area of concern was the one point of ingress/egress. Wanted to make sure that true traffic studies needed to be conducted. A traffic study would be required at the preliminary plan phase, and CDOT would be involved (also required it)

Baca asked the applicant if they planned to provide a workforce housing component as part of their application. Huresky stated that they were looking to serve 3 tiers: affordable, attainable, and open market. They were working with fading west and looking into adding affordable units similar to Sawtooth. He added that the end result needed to also make the project make sense for the development team financially. The application didn’t have an essential housing component at the time. Pagano advised the board to add that part into the application sooner rather than later to give the commission enough time to consider their proposal. The commission was support of more density if there was an affordable housing component but didn’t want to encroach on the proposed open space. CB South metro asked to remain involved, the potential for duplex and triplexes mixed in with the single homes would alter the impact to the system, and they wanted to stay in the loop. Applicants also proposed a potential for light commercial areas with commercial below and housing above. The Board encouraged the applicants to work closely with the POA, metro district and the housing authority to understand the housing needs.

The lower open space near the river was discussed. The current plan was that the bottom-line lots would have access to the river and wetland areas. With no fencing. Hadn’t been defined because it hadn’t been decided. The Board recommended they have a plan for that area.

The Board wanted to get a better understanding of the applicant’s plan for the highway buffering. Whitehead stated that he wanted to move away from the berm concept and envisioned having the trail go up and down small rolling hills. The Board asked if the applicant could provide some type of visual.

Next steps: The applicants were to review requests of the board, consider adding essential housing components, and send application amendments to the board. Another work session would be scheduled when the changes were submitted back to staff.

Mason adjourned the work session at 11:23 am

Continued Joint Public Hearing: LUC-23-00015 Minor Impact Review: Spezze Subdivision

Mason Opened the Joint public hearing at 11: 30 am.

Tom Spezze and Tristan Spezze were present.

Seminick reviewed the draft recommendation. Noting that all five recommendations were included in the recommendation.

There were no concerns or questions from the Board or the BOCC

Schwartz moved to approve the draft recommendation as written seconded by Baca. Motion passed unanimously in support.

Next steps – The application would be referred to the Board of County Commissioners.

Mason closed the public hearing at 11:36 am.

Mason adjourned the meeting at 11:36 am.



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To: Gunnison County Planning Commission

RE: LUC-24-00007 | Minor Impact I Work Session | Spitfire Realty

Date: March 26, 2024

Date of Work Session: April 4, 2024

1. Project Summary

The applicant is proposing to construct a garage, with a residence above, on a lot commonly known as 4500 Highway 50, which is located South of Little Blue Creek Canyon on Highway 50. The 3,313-acre parcel already hosts 7,088 sq. ft between a main residence, a ranch manager's house and a utility shed. The proposed garage and single-family residence increase the parcel square footage total by 2,000 sq. ft. to 9,088 sq. ft. and qualifies as a third residence.

The new residence will share a well and OWTS with existing development. The proposed development will share an access off of Colorado Highway 50 via a CDOT Access Permit.

2. Impact Classification

The Project as proposed has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution SECTION 6-102:G *More than One Secondary Residence on a Legal Lot or Tract* More than one secondary residence on a legal lot or tract, except as allowed pursuant to Section 9-101: Uses Secondary to a Primary Residence. Section 9-101:D.2 requires more than one secondary residence on one legal lot to be reviewed as a Minor Impact Project.

Additionally, the project is classified as a Minor Impact Project due to LUR Section 6-102:B *Maximum Building Size Larger than 5,000 sq. ft. and Aggregate Square Footage Larger than 7,000 sq. ft.* No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless a land use change permit is approved pursuant to Section 13-105: Residential Building Sizes and Lot Coverages.

3. Land Use Resolution Compliance

The proposal has been comprehensively reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, Staff Report. Staff has outlined how the proposal meets more substantive LUR standards below.

Section 9-101:E Standards for Development of a Detached Secondary Residence or Secondary Structure Intended for Sleeping

The proposed development will be a third residence, yet it meets all requirements stated under Section 9-101:E. The proposed building is adjacent to the existing main house, and will share water supply and

an OWTS. The development has adequate parking, exists within a building envelope and there are no deed restrictions or protective covenants to abide by.

Section 13-103: General Site Plan Standards and Lot Measurements

The existing secondary residence is .75 miles to the North-West from the main residence. The proposed third residence will be clustered with the existing primary residence. Due to the size of the 3,313-acre parcel, the siting of the proposed development meets County requirements.

Section 13-105: Residential Building Sizes and Lot Coverages

The proposed development should be assessed based on the following section of the LUR:

Section 13-105:G IMPACT CLASSIFICATION AND REQUIRED FINDINGS FOR COVERAGE EXCEEDING STANDARD.

1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:
 - a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; and
 - b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to provide effective screening is acceptable in combination with other screening techniques.

Due to the parcel being 3,313 acres, the proposed building is not visible from any neighboring property or road, and therefore meets the requirements listed in Section 13-105:G *Impact Classification and Required Findings for Coverage Exceeding Standard*.

4. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00007. Click on "Attachments".

- A. Staff Report
- B. Site Plan
- C. Existing Primary and Secondary Residence Map



GUNNISON COUNTY, COLORADO COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT for MINOR IMPACT

Land Use Change Permit Application:
 Application No: LUC-24-00007
 Date application scheduled with Planning Commission:
 Prepared by: Rachael Blondy

Applicant Name:	Phil Motley
Property Owner Name:	Spitfire Realty, LLC
Project Description:	Third residence, over 7,000sqft
Property Location:	4500 Highway 50
Surrounding Land Uses:	Agricultural and Mixed Use
Agency and Department Review:	<p>A copy of the application was sent to the following referral agencies by email on February 26nd, 2024:</p> <ul style="list-style-type: none"> ▪ Colorado Parks and Wildlife ▪ Gunnison County Department of Public Works ▪ Gunnison County Sage-Grouse Wildlife Coordinator ▪ Gunnison Fire Protection District ▪ Gunnison County Environmental Health <p>Comments received from the referral agencies have been incorporated throughout the Staff Report. Full transcripts of agency comment(s) may be found in Public Access</p>
Pre-Application Conference:	N/A
Status of Application:	Complete
Attached Exhibits:	<ul style="list-style-type: none"> • Vicinity Map • Site Plan
Planning Commission Tasks at Initial 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 — 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

		<ul style="list-style-type: none"> — 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 <i>Section 6-102: Projects Classified as Minor Impact Projects</i>
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		<p>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.</p> <p>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.</p> <p>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.</p>
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	
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	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 9-101:D.2.a. MORE THAN ONE SECONDARY RESIDENCE ON ONE LEGAL LOT.</p> <p>Section 9-101:E STANDARDS FOR DEVELOPMENT OF A DETACHED SECONDARY RESIDENCE OR SECONDARY STRUCTURE</p>

		<p>INTENDED FOR SLEEPING. A secondary detached residence or secondary structure intended for sleeping shall meet these standards:</p> <ol style="list-style-type: none"> 1. SECONDARY SMALLER THAN PRIMARY RESIDENCE. 2. LOCATION 3. DESIGNATION OF BUILDING ENVELOPE 4. ADEQUATE PARKING 5. SHARED WATER SUPPLY AND WASTEWATER TREATMENT SYSTEM 6. COMPLIES WITH DEED RESTRICTIONS OR PROTECTIVE COVENANTS <p><i>Staff Response: The proposed detached garage with a single-family residence above will be the third residence on the property, and therefore must be reviewed as a Minor Impact project. The proposed building is adjacent to the existing main house, and will share water supply and an OWTS. The development has adequate parking, exists within a building envelope and there are no deed restrictions or protective covenants to abide by.</i></p> <p><i>The proposed development meets the standards outlined in LUR 9-101:E.</i></p>
9-102: Home occupations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.

9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, 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	Not applicable, not requested as part of this application.
10-103: Residential density	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. The proposed building permit is utilizing best management practices to protect the natural resources, wildlife habitat and agricultural lands. The development is clustered with existing structures and uses on the 3,313 acre parcel. <i>Staff Response: The proposed development meets County requirements.</i>

11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: The parcel is mapped as high wildfire. All development will need to be referred to and reviewed by Gunnison Fire Protection District.</i>
11-106: Protection of wildlife habitat areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application. See Citizen Access for further comments. <u>CPW Comments:</u> CPW does not have concerns for negative impacts to wildlife with the proposed project. <u>Gunnison Conservation District Comments:</u> “the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred”
11-107: Protection of water quality	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-112: Development above timberline	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. Section 12-103:G.3.a ACCESS ONTO STATE AND FEDERAL HIGHWAYS

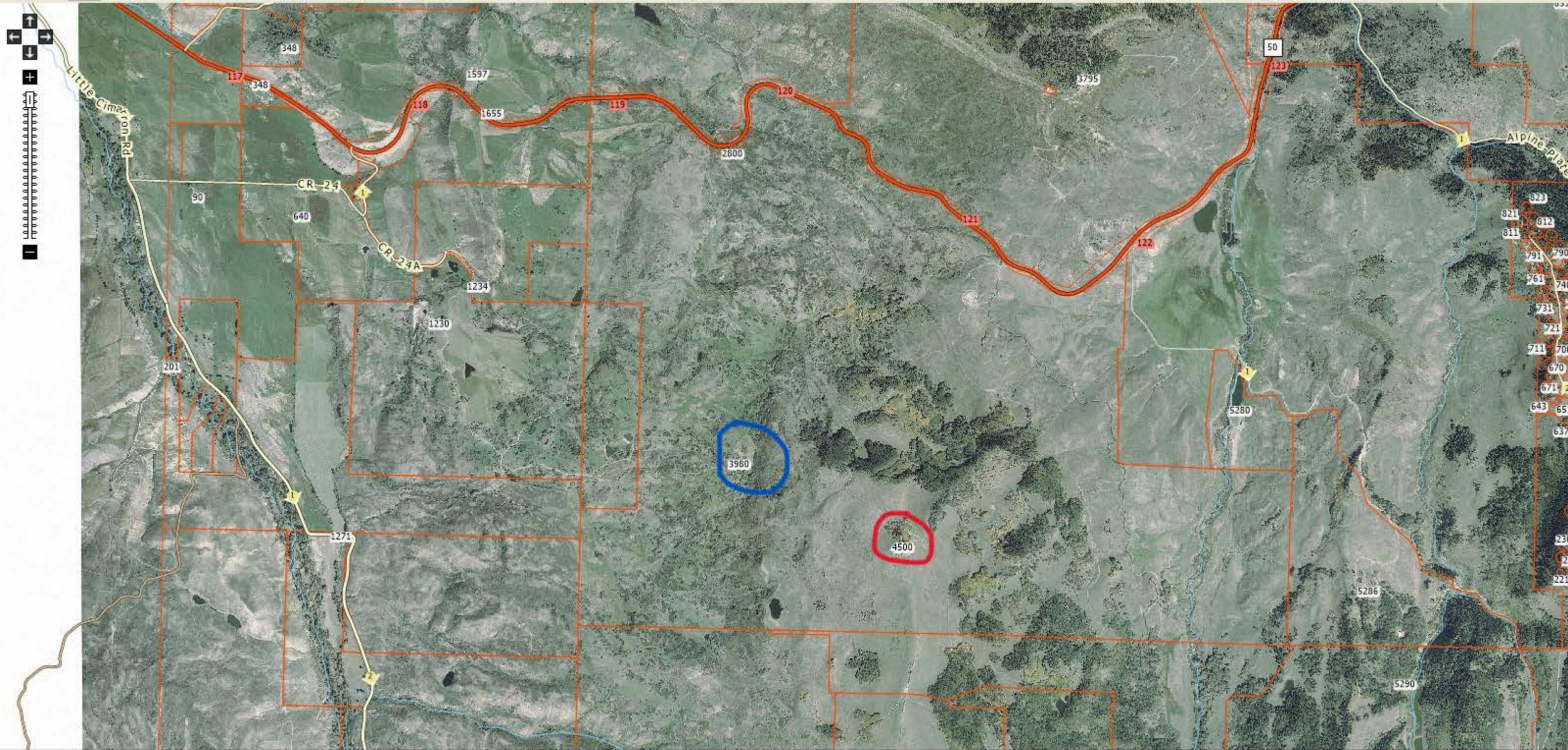
		Parcel has a CDOT access permit, CDOT Blue Creek Ranch Permit Number 322117, permitted September 9, 2022. <i>Staff Response: The proposed development meets County requirements.</i>
12-104: Trails	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. The parcel has well permit #183720, issued on December 2, 1994. “The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than 3 single family dwellings, the irrigation of not more than one acre of home gardens and lawns, and the watering of domestic animals”. <i>Staff Response: The proposed development meets County requirements.</i>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. Section 12-106:D. SUBMIT EVIDENCE OF ADEQUACY OF ON-SITE WASTEWATER TREATMENT SYSTEMS Applicant has applied for an OWTS Alteration permit to connect to the existing OWTS Permit OWTS-24-00008. <i>Staff Response: Applicant has applied for an OWTS Alteration Permit under permit number OWTS-24-00008. The system has been reviewed by staff and meets County standards for OWTS systems. The clustered residences will share the OWTS system.</i>
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. 12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT

		<i>Staff Response: Applicant will be required to work with the Gunnison Fire Protection District to ensure they meet standards.</i>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. The existing secondary residence is .75 miles to the North-West from the main residence and the proposed garage with SFR. The proposed third residence will be clustered with the existing primary residence. <i>Staff Response: Due to the size of the 3,313 acre parcel, the siting of the proposed garage with SFR meets County requirements.</i>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: The site plan meets County setback requirements.</i>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable Section 13-105:D.2 MAXIMUM BUILDING SIZE AND MAXIMUM AGGREGATE OF ALL STRUCTURES. No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless: <ul style="list-style-type: none"> a. LAND USE CHANGE PERMIT APPROVES GREATER SIZE. Approved pursuant to Section 13-105: G: Impact Classification and Required Findings for Coverage Exceeding Standard. 13-105:F. BUILDING ENVELOPE. <ul style="list-style-type: none"> 1. BUILDINGS SHALL BE CONFINED IN ENVELOPE 2. BUILDINGS SHALL SHARE SAME SERVICES <ul style="list-style-type: none"> a. SHARE SEWAGE DISPOSAL b. SHARE WATER SUPPLY c. BE LOCATED IN SAME DRAINAGE BASIN

		<p>d. SHARE ROAD AND DRIVEWAY</p> <p>Section 13-105:G IMPACT CLASSIFICATION AND REQUIRED FINDINGS FOR COVERAGE EXCEEDING STANDARD.</p> <ol style="list-style-type: none"> 1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include: <ol style="list-style-type: none"> a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; and b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to provide effective screening is acceptable in combination with other screening techniques. c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment
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		<p>disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.</p> <p>2. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.</p> <p><i>Staff Response: Per the Assessors records (total of 7,088 sq. ft.), and a rough calculation of the proposed Garage/ADU (2,000 sq. ft.), the total parcel square footage comes to 9,088 sq. ft.</i></p> <p><i>Due to the size of the parcel, the proposed building is not visible from any neighboring property or road.</i></p> <p><i>The proposed development is clustered with the existing primary residence, and will be sharing access, water and sewage treatment.</i></p>
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: The site plan meets County requirements</i></p>
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: The site plan meets County requirements.</i></p>
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: The site plan meets County requirements.</i></p>

13-113: Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. Building plans state that all exterior lighting will be full cutoff dark sky compliant. <i>Staff Response: The site plan meets County requirements.</i>
13-115: Reclamation And Noxious Weed Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-118: Water Impoundments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.



Mapping Tools

Find Data

Find features in this layer:

Address

Where this field:

ADDRESS

Contains:

Enable zoom?

Zoom to all features in:

Layers

Legend

Zoom to Areas

Zoom to Lat/Long

Preset Queries

Custom Queries

Settings



Resize map to:

X: 2456956.70 ft Y: 1208339.82 ft [switch to Long/Lat coord.](#)

scale 1: 26000

