

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: Thursday June 20, 2024

221 N. Wisconsin, Suite D Gunnison CO, 81230

In person or on Zoom

***Disclaimer:** agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.*

8:45 a.m.

- Call to order; determine quorum.
- Approval of Minutes from the , 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-24-00004 | Minor Impact | McClure Wireless Tower and Utility Corridor

Aero Marketing and Logistics is accepting the USFS Authorization (ID #PAO0045) from Gunnison County in order to remove and replace the existing 70' guyed tower with a new 195' Multi-User Self Support/Lattice tower. The proposed facility will consist of the tower structure, either, one (1) 12' x 40' build in place shelter or two (2) 12' x 28' (approximate dimensions) shelters along with two (2) generators and up to four (4) 500'gallon propane tanks. The facility will accommodate both Emergency Responders equipment as well as interested commercial wireless providers. This site will enhance coverage to the residents and visitors of Pitkin, Gunnison, Garfield, and Delta Counties.

A 50kv transmission line is to be extended a total of approximately 5 miles. Beginning near mile marker 48 along State Highway 133 (CO-133) in Pitkin County, horizontally bored and trenched along old Highway 133 up to near mile marker 43 on CO-133, then trenched along CO-133 Right-Of-Way (ROW) for approximately 0.6 miles, and finally trenched to the project location approximately 3.7 miles up FS Road 898. The transmission line will be located underground throughout the entirety of the project. Pursuant to LUR Section 6-102:O TRANSMISSION LINES and 6-102:V. FREESTANDING WIRELESS COMMUNICATION STRUCTURE, Projects Classified as Minor Impacts.

9:30 a.m.

Work Session: LUC-23-00021 | Minor Impact | Crested Butte South Block 6 Subdivision

The applicant, Adagio Properties LLC, proposes a subdivision of Crested Butte South Block 6 into nine commercial lots located in the "Commercial Building Zone" and the "Active Ground Floor Use Zone", and six townhome lots located in the "Village Core Residential Zone". The project is located in Filing 2 of Crested Butte South.

10:00 a.m.

Work Session: LUC-24-00022 | Minor Impact | Lalani

The Applicant proposes to build a 4,000 sq. ft. single-family residence with a 1,924 sq. ft. attached garage and 280 sq. ft. screened porch, totaling 6,204 sq. ft., on lots 6 & 7, Block 1, of the Homestead Subdivision, at 365 Rainbow Lane Almont, CO. Pursuant 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., Projects Classified as Minor Impacts

11:30 a.m.

Adjourn

Please click the link below to join the webinar:

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

Or One tap mobile :

+17207072699,,86337231015# US (Denver)

+17193594580,,86337231015# US

Or Telephone:

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

+1 720 707 2699 US (Denver)

+1 719 359 4580 US

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, June 6, 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:

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| Chair - Roland Mason Commissioner- Julie Baca Commissioner- Eric Phillips Commissioner Matt Schwartz Alt. Commissioner- Catherine McBreen | Director of Community and Economic Development- Cathie Pagano Director of Planning- Hilary Seminick Planner- Sean Pope Planner- Rachael Blondy Planning Technician – Jena Greene Others present as listed in text |
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Absent: Vice-Chair- Fred Niederer, Alt. Commissioner- Bill Barvitski

Recused: None

Zoom: Julie Baca

Regular Meeting: With a quorum present Chairperson Mason opened the June 6, 2024, regular meeting of the Planning Commission at 8:45 am.

Moved by McBreen seconded by Phillips to approve Planning Commission meeting minutes, dated May 4, 2024. The motion passed unanimously in support.

Unscheduled Citizens

None

Special Meeting: July 11th, 2024

Staff requested that the planning commission hold a special meeting on July 11th, 2024, since there was to be no meeting on July 4th because of the holiday. All present, with the exception of Schwartz, said they could attend.

Public Hearing: LUC-23-00027 | GVS LLC Solar

Chair Mason opened the public hearing at 9 am. Confirmed adequate public notice. Greene Confirmed adequate public notice

Applicant Presentation

Taylor Henderson was present. Reviewed key points from the previous work session. Concerning the trailhead and parking lot, he planned to achieve a gold standard and work closely with the Town to make sure the work was completed in a timely manner. Felt confident that they had a good plan for the trail head. He was waiting to see what type of public comment came through concerning the landscaping and buffering, and then get direction from the commission, adding that he had a lot of conversations with adjacent property owners in person last summer. Henderson acknowledged that there was a lot of support from the community in public comment letters. They had not yet received a

notarized letter concerning the ditch, but they were in discussion and intended on meeting the standard 25-foot buffer.

Staff Presentation

Sean Pope added that there were no major updates from the work session. Noted that all of the public comments were in support.

The primary concern from the last meeting was the applicability of the buffering and Commission had wanted to from the public before deciding. The site plan as submitted was a complaint concerning the ditch setbacks but noted that it was within the ditch owners' rights to remove any fencing in order to access the ditch in the locations where the fencing crossed.

Pope asked that the commission review the draft decision document and encouraged questions.

Questions/Discussion

Mason noted that there had been a lot of public comment in support of the project.

The buffering requirement was discussed. McBreen acknowledged that the letters expressed in support of solar energy but was concerned that there was a lack of clarity about the high visibility of the panels from HWY 135. Suggested that trees be planted. Mason acknowledged that there were existing trees in the CDOT right of way but stated he was against Berms.

Phillips didn't see where the LUR set a standard to require buffering and didn't see the need to require buffering. Schwartz agreed and noted that there was no water onsite. Stated it be worse to require trees and for them all to die because there wasn't water. Mason agreed, also expressed concern that tree growth and didn't want the panels to have to altered in the future. Back added that there was no way to control what CDOT did with the right of way, and that while they could require the applicant to plant vegetation, the future growth was too great of a concern. It was noted that there was one comment the was in support of the wildlife fencing (Van Atta) but since there wasn't a lot of comment concerning the visual aspects, the Board would not require any buffering.

Public Comment

Dara McDonald, Town of Crested Butte Town Manager: The Town of Crested Butte was very supportive of this project, noting that it had taken a while to get to this point and they were hoping to implement it soon. Acknowledged the difficulty of finding a site to do a meaningful amount of solar on. There were definitely constraints with the site, it wasn't the most economical and appreciated that the commission's diligence in reviewing the application and not imposing vegetation that may diminish future generation on the site.

Matt Fier, Gunnison County Electric: GCEA was in support of the project, agreed to buy all of the power generated by the project for the next 30 years, noted that this was at an expense to GCEA, but they heard for members and the Board and wanted to see the project move forward. This was a good site because they had a good working relationship with the Town and was close to the GCEA substation. Excited to see it move forward.

Close Public Comment

Seminick noted that staff typically didn't include a decision document for review until directed to by the commission, but in an effort to be more efficient, they supplied a draft today to get feedback from the commission. The document included standard recommendations for any minor impact project, in addition to conditions regarding compliance with the Geotech and avalanche hazard report, the fencing, and the notarized agreement concerning the ditch.

Mason was supportive of having the draft document in this instance, acknowledging that this project had been in the works since 2019.

Baca made a motion to approve the project as presented. Phillips asked to add in the finding concerning buffering, which Pope read would state "based on the standards above, planning commission found that no buffering is required for the project".

Baca made a motion to approve the project as amended. Seconded by Phillips. The motion passed unanimously in support.

Mason closed the public hearing at 9:25.

Work Session: LUC-23-00053 | Minor Impact | Klinowski New commercial

Staff Presentation

Rachael Blondy gave an overview of the project. Martin Klinowski was proposing a new commercial use at 1775 HWY 135 and presented the site, just a mile north of the City of Gunnison, and just south Discount Storage. The proposed use would be a duplex with a party wall agreement with a woodworking shop for Professional Contractors Inc. on one side and a veterinary center for Rocky Mountain Veterinary Services with an exam room, surgical room, garage and bathroom on the other side. The project was classified as a minor impact because it was a change of commercial use to a total size of 10,000 sf or less, and the proposed building would be just under 6,000 sf. Total including both sides of the duplex.

Staff reviewed the application against the LUR and found that it met most of the standards. Since the parcel was within 400 feet of the North Gunnison Sew Line, the applicant was required to connect, and was working with Gunnison County Public Works on the connection. It was noted that the sewer line was on the opposite side of HWY 135 from the parcel. The applicant had previous water rights from the state, and he had just submitted his application with the state the day before and wasn't concerned about getting the wells approved. Lastly, the applicant had requested an impact classification reduction and had submitted a letter outlining the request, which had been provided to the commission.

Applicant Presentation

Klinowski was proposing to build a wood working shop, adding that he helped build and supply nice, economical cabinets for some of the affordable housing projects in the valley. His wife's business was Mountain Veterinarian, adding that she worked mostly with large animals offsite, which most other vets in the valley really didn't do. She was being pushed out of her current building location and needed a new space. Had owned the property since before the LUR was adopted by the county and was agreeable to "playing by the rules" since the approval of this project would help him and his wife better service the community.

Blondy reviewed the impact classification reduction criteria from the LUR. The applicant was requesting that the classification be reduced from a minor impact to an administrative review. Seminick added that because this was a commercial use, that there would still be public notice and a 15-day public comment period, but the application wouldn't be reviewed by Planning Commission or have a public hearing. The Comments and application would be reviewed by staff. The Planning Commission would need to find that the application met the standards outlined in 3-111, which included demand for public services, impacts on impact area environment, and impacts on all existing and proposed development. Staff noted that connecting to the sewer helped to demonstrate the impact reduction, and encouraged the Planning Commission to determine if the impact of the proposal could be reduced to an administrative review based on the information provided.

CDOT access to county road 10 was discussed. The adjacent properties and their uses were discussed. The applicant was proposing wells since connecting to City water would require annexation, which was not available since the parcel wasn't adjacent to the city and therefore not eligible for annexation. The City of Gunnison was in support of the Land Use Change.

The standards in LUR section 3-111. B.1. were reviewed. Mason stated that he thought reducing the impact classification reduction made sense for this project. The rest of the commission agreed.

McBreen made a motion for an impact classification reduction from a minor impact to an administrative review. Seconded by Phillips. The motion passed unanimously in support.

There would still be a 15-day public comment period. The commission thanked the applicant for coming in early.

Work Session: LUC-24-00011 | Minor Impact | Hartman Castle New Commercial

Staff Presentation

Seminick introduced the project. This was a proposal to rehabilitate the historic structure to be used as an event and educational center. The Historic Hartman castle was tucked away past the KOA. It was constructed by the Hartman's in the late 1800's and was one of the oldest structures in the Gunnison area. It could not be moved as it wouldn't hold up and would lose its historic context. A lot of aspects of the project were nonconforming. It would also need to get a variance for a boundary line adjustment from the Board of Adjustment due to setback requirements.

The proposal had adequate parking, was already served by sewer and water. Seminick noted that the biggest hurdle for the applicants would be the actual restoration and fundraising. Functionally, the application was for the event center and historic education center.

Applicant Presentation

Applicants were present and distributed brochures to the commissioners. The big piece was the castle. When Annie Hartman and ministers designed it, the space would be super functional to the new use. It was unusual for a building from this time to not be heavily remodeled. The existing floor plan would function well for weddings and events. Gave an example of an event at the depot in Crested Butte, noting that this would be a similar type of venue. Amazing that so much of the original building was there. They planned to have gardens and anticipated continuing to use the dwelling for housing to

generate income for the non-profit. The small garage shop to be used as ADA bathrooms and kitchen for catering for events. To venue was to be open year-round and the applicants were anticipating a lot of outdoor summer events.

Questions from the Board None

Seminick added that the next step was to determine if another work session was needed, then schedule a public hearing and site visit.

The Board in support of a site visit and public hearing, but didn't think another work session was needed, especially since the project was already hooked up to water and sewer. The board appreciated the letter from the City in support of keeping the building where it was even though it didn't comply with the 3-mile plan.

The former restaurant use was discussed. When the restaurant use was abandoned in the 1990s, so the commercial aspect, triggering the need for a new commercial use application. The addition from the restaurant was planned to be removed due to poor construction.

Seminick asked the commission if they were comfortable with staff providing a draft recommendation to help streamline the process. There was support from all members present.

Seminick explained the BOA variance, and that the meeting should be a joint public hearing where the planning commission would reside, and BOA would make a decision.

Mason ended the work session at 10:32 am.

Mason adjourned the meeting at 10:32 am.

To: Gunnison County Planning Commission

RE: LUC-24-00004 | Minor Impact Work Session | McClure Pass Telecom Tower

Memo Date: June 13, 2024

Meeting Date: June 20, 2024

1. Summary

The Applicant, Aero Marketing and Logistics LLC, represented by Chris C. Stryker, is proposing to remove and replace an existing 70' guyed tower with a new 195' multi-user self support/lattice wireless communications tower. The proposed facility will consist of:

1. The tower structure,
2. Either one (1) 12' x 40' build in place shelter or two (2) 12' x 28' (approximate dimensions) shelters
3. Two (2) generators; and
4. Up to four (4) 500-gallon propane tanks.

The facility will accommodate both emergency responder equipment as well as interested commercial wireless providers. This site will enhance coverage to the residents and visitors of Pitkin, Gunnison, Garfield, and Delta Counties.

A 50kv utility line is to be extended a total of approximately 5 miles, as shown in Exhibit B, *Utility Routes*. Beginning near mile marker 48 along CO-133 (CO-133) in Pitkin County, horizontally bored and trenched along old Highway 133 up to near mile marker 43 on CO-133, then trenched along CO-133 Right-Of-Way (ROW) for approximately 0.6 miles, and finally trenched to the project location approximately 3.7 miles up FS Road 898. The utility line will be located underground throughout the entirety of the project.

The ability to construct a tower at this location has been effectively transferred to the Applicant from Gunnison County pursuant to US Forest Service (USFS) Authorization ID #PAO0045. The project has been submitted to the USFS for National Environmental Policy Act review and compliance. At this time, the NEPA impact classification has not been identified.

2. Impact Classification Reduction Request

The Applicant has requested an Impact Classification Reduction for this project, reducing the impact from a Minor Impact Project to an Administrative Review Project, as described in Exhibit D, *Impact Classification Reduction Letter*. Planning Commission will evaluate the proposal against the standards of LUR Section 3-111:B – *Criteria for Classifying Impact* below:

- a. DEMAND FOR PUBLIC SERVICES.

Whether 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; and

Applicant Response: The proposed facility will have minor impacts on the existing roads, transit, schools, water supply and sewage disposal. Upon completion of construction the site will be visited every 30-45 days for inspections and routine maintenance or in the event of an emergency. The facility will not require water or sewage disposal as it is an unmanned facility. Fire and Police protection will benefit greatly by increasing communications in the area. (See attached letters of support from the State of Colorado and surrounding County jurisdictions).

b. IMPACTS ON IMPACT AREA AND ENVIRONMENT.

Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or on the environmental resource and hazard areas defined within and regulated by Article 11: Resource Protection Standards; and

Applicant Response: The proposed project consists of the removal and replacement of an existing telecommunication facility which was initially constructed in the early 80's. The subject area was disturbed previously and will undergo additional environmental review by both the GMUG and White River National Forests. Based on the current footprint of approx. 30' x 30' and the proposed expansion to approx. 100' x 100' the disturbed area will increase however, it is not anticipated to be a major impact on the environmental resources or hazard areas.

c. IMPACTS RELATED TO ALL EXISTING 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.

Applicant Response: As noted above, the existing communication facility was constructed nearly 40 years ago, and no development has occurred in the surrounding area. The surrounding land use remains USFS/Public Lands, no additional impact is anticipated with the new proposed facility.

3. Compliance with Applicable Standards of the Land Use Resolution (LUR)

The proposal has been reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, *Staff Report*. Staff analyzed the application materials submitted and referral agency comments to evaluate compliance with applicable standards of the LUR. The substantive issues for this project are summarized according to LUR Sections below:

9-505: Freestanding Wireless Communications Structures

Freestanding Wireless Communications Structures are required to meet the general standards of this Section. This includes safety setbacks, design, height, buffering, exterior lighting, access roads, design safety, utilities, and location. The Applicant has shown that they are meeting each of these general requirements by siting the structure over 2000' from the property line, attempting to camouflage the tower using natural colors, minimizing the tower height, and installing all utilities underground.

10-104: Locational Standards for Commercial, Industrial, or Other Non-Residential Uses

For any commercial, industrial, or non-residential use that requires a Land Use Change, it must comply with the standards of this Section, with an exception for Public Facilities or Utilities. These Public Facilities or Utilities are evaluated against the standards below:

10-104:A.2. PUBLIC FACILITIES OR UTILITIES.

Essential public facilities including fire protection, emergency medical service or law enforcement facilities and utilities shall be exempt, if the decision-making body finds:

- a. ESSENTIAL TO PUBLIC WELFARE. That the proposed facilities or utilities are essential to public health, safety and welfare; and

Staff response: This area has been one of the largest ‘dead zones’ in the State for Emergency Services. As evidenced by the numerous letters of support, the proposed tower can be considered essential to public health, safety, and welfare in this area.

- b. ALTERNATIVE SITE UNAVAILABLE OR NOT SATISFACTORY. That suitable alternative sites that meet the standards of this Section are not available, or would not provide a location adequate to provide the necessary services.

Staff response: The applicant has indicated that they have evaluated several alternative locations in the area, but due to the existing disturbance on the site, as well as attempting to minimize visual impacts, no alternative site was found to be feasible. The Applicant to speak to this in more detail at the Work Session.

First, it is up to the Planning Commission to determine whether or not this project is a “Public Utility.” Per the LUR, a “PUBLIC UTILITY has the meaning set forth at [C.R.S. 40-1-103.](#)” As described below:

- i. *“The term “public utility”, when used in articles 1 to 7 of this title, includes every common carrier, pipeline corporation, gas corporation, electrical corporation, telephone corporation, water corporation, person, or municipality operating for the purpose of supplying the public for domestic, mechanical, or public uses and every corporation, or person declared by law to be affected with a public interest, and each of the preceding is hereby declared to be a public utility and to be subject to the jurisdiction, control, and regulation of the commission and to the provisions of articles 1 to 7 of this title. (a) (I)The term “public utility”, when used in articles 1 to 7 of this title, includes every common carrier, pipeline corporation, gas corporation, electrical corporation, telephone corporation, water corporation, person, or municipality operating for the purpose of supplying the public for domestic, mechanical, or public uses and every corporation, or person declared by law to be affected with a public interest, and each of the preceding is hereby declared to be a public utility and to be subject to the jurisdiction, control, and regulation of the commission and to the provisions of articles 1 to 7 of this title.”*

Alternatively, if Planning Commission determines that the project is not a Public Utility, then Section 10-104:C would apply and be evaluated against the standards below:

10-104:C – Alternative Locational Standards

C. ALTERNATIVE LOCATIONAL STANDARDS. When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the BOCC finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following:

1. LOCATIONAL CONSIDERATIONS.
 - a. NECESSARY LOCATION; or
 - b. NO SITE IS REASONABLY ATTAINABLE IN OR ADJACENT TO THE NEAREST MUNICIPALITY OR EXISTING PERMITTED BUSINESS OR INDUSTRIAL PARK; or
 - c. LOCATION WELL-SUITED TO SPECIFIC USE.
 - d. NEED OR USE IS WELL-SUITED IN A PARTICULAR AREA.
 - e. USE IS DESIGNED TO SERVE A SPECIFIC RESIDENTIAL AREA.
2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.
3. NO SIGNIFICANT NET ADVERSE EFFECT.

Staff response: The tower location will not satisfy the primary locational standards due to its location in a remote area away from any municipality. This location is well suited for the specific use of providing emergency services coverage, and ultimately cell phone coverage in a large 'dead zone' in the County. Evidenced by the numerous letters of support from emergency services within Gunnison County and neighboring counties, there is documented need for this specific use. The proposed use is compatible with the existing use within the impact area, as there is a 70' existing wireless communications tower onsite. The proposed does not appear to cause any significant net adverse effects. The primary identified net adverse effect is the visual impacts to the area. Additionally, the project will require approval from the USFS and GMUG, which may entail a detailed environmental assessment for approval. Staff believes that even if Planning Commission does not determine this project to be a Public Utility, that it meets the standards of Section 10-104:C – *Alternative Locational Standards*.

11-108: Standards for Development on Ridgelines

Any structure located along a ridgeline, which is visible from a Ridgeline Vantage location (in this case, State Highway 133) and found to be breaking the Ridgeline Vantage, is required to meet the standards of this Section. A determination will be made by Planning Commission as to if the project either meets the standards of a "Public Utility," or if it meets the standards of section 11-108:l.1.b – *No Feasible Alternative Site Exists on the Parcel*.

Planning Commission will determine whether or not this application is for a Public Utility. Alternatively, if Planning Commission finds that the project does not meet the standards of a Public Utility, but presents clear and convincing evidence of meeting the standard of 11-108:l.1.b – *No Feasible Alternative Site Exists on the Parcel*, then the project is exempt from the standards of this Section.

Staff Response: The applicant has indicated that they have evaluated several alternative locations in the area, but due to the existing disturbance on the site, as well as attempting to minimize visual impacts, no alternative site was found to be feasible.

13-111:M. - Buffering

All Land Use Changes that are classified as a Minor or Major Impact Projects are required to meet the standards of this Section, unless the Planning Commission finds that the standards below are met:

1. APPLICABILITY. Every land use change that is classified as Minor or Major Impact Project, pursuant to Section 3-111: Classification of Impact shall provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:

a. NEIGHBORING PROPERTIES. There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or

b. ADVERSE IMPACTS. There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.

Staff response: at 195', the tower will be visible and buffering is impractical to buffer the entire tower, though existing vegetation will buffer portions of the tower. Pursuant to this Section, Planning Commission will determine if any buffering will be required.

4. Request of Planning Commission

Staff requests the Planning Commission make determinations for two aspects of this project:

1. Determine if the Project meets the criteria for an Impact Classification Reduction.
2. If the Project meets the standards of a Public Utility as described above.
3. Determine if Section 13-111:M.1 *Buffering, Applicability* applies to the project.

5. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00004, Click on "Attachments".

- A. LUC-24-00004 - Staff Report
- B. Utility Routes
- C. Site Plan & Vicinity Map
- D. Impact Classification Reduction Request



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

Land Use Change Permit Application: McClure Pass Telecom Tower
 Application No: LUC-24-00004
 Date application scheduled with Planning Commission: June 20, 2024
 Prepared by: Sean Pope

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| Applicant Name: | Aero Marketing and Logistics LLC, Chris Stryker |
| Property Owner Name: | United States Forest Service (USFS) |
| Project Description: | <p>Aero Marketing and Logistics is accepting the USFS Authorization (ID #PAO0045) from Gunnison County in order to remove and replace the existing 70' guyed tower with a new 195' Multi-User Self Support/Lattice tower. The proposed facility will consist of the tower structure, either, one (1) 12' x 40' build in place shelter or two (2) 12' x 28' (approximate dimensions) shelters along with two (2) generators and up to four (4) 500' gallon propane tanks. The facility will accommodate both Emergency Responders equipment as well as interested commercial wireless providers. This site will enhance coverage to the residents and visitors of Pitkin, Gunnison, Garfield, and Delta Counties.</p> <p>A 50kv utility line is to be extended a total of approximately 5 miles. Beginning near mile marker 48 along State Highway 133 (CO-133) in Pitkin County, horizontally bored and trenched along old Highway 133 up to near mile marker 43 on CO-133, then trenched along CO-133 Right-Of-Way (ROW) for approximately 0.6 miles, and finally trenched to the project location approximately 3.7 miles up FS Road 898. The utility line will be located underground throughout the entirety of the project.</p> |
| Property Location: | USFS parcel no. 291900000069 at coordinates 39°06'38.3"N 107°17'11.4"W |
| Surrounding Land Uses: | Project is located on a leased site on the parcel listed above. Surrounding land uses in the area are additional USFS and GMUG lands. |
| Agency and Department Review: | <p>A copy of the application was sent to the following referral agencies by email on May 14, 2024:</p> <ul style="list-style-type: none"> - US Forest Service (USFS) – Abby Raider - Grand Mesa Uncompahgre and Gunnison National Forests (GMUG) – Michael Braudis and Jennifer Schuller (no response received) - Gunnison County Public Works – Martin Schmidt (no response received) - Gunnison County Emergency Management – Scott Morrill (no response received) |

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| | | <ul style="list-style-type: none"> - Colorado Department of Transportation (CDOT) – Brian Killian - Colorado Parks and Wildlife (CPW) – Brandon Diamond and Nathan Seward (no response received) - Colorado Geologic Survey (CGS) – Amy Crandal - Gunnison Airport - Rick Lamport |
| Pre-Application Conference: | | |
| Status of Application: | | Complete |
| Attached Exhibits: | | The entire application and all attachments may be viewed at https://permitdb.gunnisoncounty.org/citizenaccess , click “Projects”, search by application number LUC-24-00004, Click on “Attachments”. |
| 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 — 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: | | <p>Minor Impact Project, based upon classification found in <i>Section 6-102: Projects Classified as Minor Impact Projects</i></p> <p>Applicant has submitted and <i>Impact Classification Reduction Letter</i> and requests an Impact Classification Reduction to an Administrative Review.</p> |
| 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 type="checkbox"/> No | Unknown at this time From Applicant “Due to the existing facility being removed and replaced, it may not require an EA due to previous disturbance. However, we are waiting on confirmation from the GMUG at this time.” – Chris Stryker |
| Project located | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | | |
|---|---|--|
| in Special Geographic Area | | |
| 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 | |

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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 |
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| 9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-102: Home occupations | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-103: Bed and breakfast | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, not requested as part of this application |
| 9-300: Commercial and Industrial Uses | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Project is classified as a commercial use, as commercial carriers will use the wireless tower at some future time.</p> <ol style="list-style-type: none"> 1. <u>NON-RESIDENTIAL ACCESSORY USES.</u> N/A 2. <u>FOOD SERVICE REQUIREMENTS</u> N/A 3. <u>ELECTRICAL DISTURBANCES.</u> No electrical disturbances are anticipated. 4. <u>FIRE AND EXPLOSIVE HAZARDS</u> N/A 5. <u>GLARE AND HEAT.</u> N/A |

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| | | <p>6. <u>EXTERIOR LIGHTING</u> Exterior lighting proposed is for emergency purposes only. Emergency lights are exempt from this standard pursuant to Section 13-114:B.2.d.</p> <p>7. <u>ODORS.</u> N/A</p> <p>8. <u>RADIOACTIVITY</u> N/A</p> <p>9. <u>VIBRATION.</u> N/A</p> <p>10. <u>NOISE.</u> Applicant states that the operating noise levels will be within the maximum level of 45dbA, according to <i>Table 2</i>.</p> |
| 9-302: Farm or ranch stand | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, not requested as part of this application |
| 9-503: Satellite dishes | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-504: Attached wireless communications devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-505: Freestanding wireless communications structures | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. A freestanding wireless communications structure is required to meet the general standards |

of this Section below. Planning Commission will evaluate the project according to these standards and make a determination:

1. SAFETY SETBACK.
 - a. This standard is to ensure safety of surrounding properties. The proposed 195' Multi-User Facility is within a 10,768-acre parcel, the nearest property boundary is 2428' away. See the *Vicinity Map* for details. This exceeds the minimum safety setback of 1' per tower height, which is 195'.

2. DESIGN
 - a. This standard is so the design is compatible with the surroundings. The approved building/shelter color will be provided by the USFS. (Typically, earth brown tones are preferred). The tower will be acid etched in order to reduce/eliminate any glare/shine. These materials attempts to camouflage the structure within the National Forest.

3. HEIGHT
 - a. This standard is to ensure a minimum tower height. The new tower will be replacing an existing tower approximately 1.21 miles south of HWY 133 and 0.75 miles west of HWY 133. Due to the proposed coverage object and demand at this location, 195' is the minimum acceptable height for the coverage required.

4. BUFFERING
 - a. This standard is to achieve a total screening effect at the base of the structure to screen any associated

support buildings. The mature vegetation, as well as the placement of the proposed facility, natural trees and landscaping will screen the base of the structure. See the *Visual Impact* document for photos.

5. EXTERIOR LIGHTING

- a. This standard is to ensure exterior lighting is compliant with section 13-114. The exterior lighting proposed is for emergency purposes only. Emergency lights are exempt from this standard. pursuant to Section 13-114:B.2.d.

6. ACCESS ROADS

- a. This standard is to minimize access roads to the structure and be capable of supporting necessary equipment. Ragged Mountain road is an existing USFS road capable of supporting the required equipment to construct/maintain the multi-user facility.

7. DESIGN SAFETY

- a. The proposed structures, (Shelter and Tower) will be designed by a Colorado Licensed Engineer and meet local/State/Federal regulations. The Federal Aviation Association (FAA) has determined that the tower poses no hazard to aviation. See the *FAA Determination of No Hazard* for details.

8. UTILITIES SHALL BE LOCATED UNDERGROUND

- a. All proposed utilities will be bored and or trenched underground. See the *Utilities Routes* document for details.

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| | | <p>9. <u>LOCATION</u></p> <p>a. The drawings as well as the FAA determination letter include the coordinates of 39-06-38.52N NAD 83 Latitude, 107-17-11.48W Longitude.</p> |
| 9-506: Child care center | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, 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 applicable, not requested as part of this application |
| 9-509: Camping on individual parcel | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, not requested as part of this application |
| 10-102: Locational standards for residential development | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no residential development proposed |
| 10-103: Residential density | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no residential development proposed |
| 10-104: Locational standards for commercial, industrial or other non-residential uses | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. For any commercial, industrial, or non-residential use that requires a Land Use Change, it must comply with the standards of this Section, with an exception for Public Facilities or Utilities. These Public Facilities or Utilities are evaluated against the standards below:</p> <p><u>10-104:A.2. PUBLIC FACILITIES OR UTILITIES.</u></p> <p>Essential public facilities including fire protection, emergency medical service or law enforcement facilities and utilities shall be exempt, if the decision-making body finds:</p> <p>a. ESSENTIAL TO PUBLIC WELFARE.</p> <p>That the proposed facilities or utilities are essential to public health, safety and welfare; and</p> <p>a. Staff response: This area has been one of the largest 'dead zones' in the State for Emergency Services. As evidenced by the numerous letters of support, the proposed</p> |

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| | | <p>tower can be considered essential to public health, safety, and welfare in this area.</p> <p>b. ALTERNATIVE SITE UNAVAILABLE OR NOT SATISFACTORY. That suitable alternative sites that meet the standards of this Section are not available, or would not provide a location adequate to provide the necessary services.</p> <p>a. Staff response: The applicant has indicated that they have evaluated several alternative locations in the area, but due to the existing disturbance on the site, as well as attempting to minimize visual impacts, no alternative site was found to be feasible. The Applicant to speak to this in more detail at the Work Session.</p> <p>First, it is up to the Planning Commission to determine whether or not this project is a “Public Utility.” Per the LUR, a “PUBLIC UTILITY has the meaning set forth at <i>C.R.S. 40-1-103.</i>”</p> <p>Alternatively, if Planning Commission determines that the project is not a Public Utility, then Section 10-104:C would apply and be evaluated against the standards below:</p> <p><u>C. ALTERNATIVE LOCATIONAL STANDARDS.</u></p> <p>When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the BOCC finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following:</p> |
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| | | <p><u>1. LOCATIONAL CONSIDERATIONS.</u></p> <p>a. NECESSARY LOCATION. The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or N/A</p> <p>b. NO SITE IS REASONABLY ATTAINABLE IN OR ADJACENT TO THE NEAREST MUNICIPALITY OR EXISTING PERMITTED BUSINESS OR INDUSTRIAL PARK. There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or N/A</p> <p>c. LOCATION WELL-SUITED TO SPECIFIC USE. The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or Staff Response: This location is well suited for the specific use of providing emergency services coverage, and ultimately cell phone coverage in a large 'dead zone' in the County.</p> <p>d. NEED OR USE IS WELL-SUITED IN A PARTICULAR AREA. There is a documented need for the specific use in the proposed location; or</p> |
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| | | <p>Staff Response: Evidenced by the numerous letters of support from emergency services within Gunnison County and neighboring counties, there is documented need for this specific use.</p> <p>e. USE IS DESIGNED TO SERVE A SPECIFIC RESIDENTIAL AREA. The development will be located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers. N/A</p> <p><u>2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.</u> The proposed use is compatible with uses established in the impact area.</p> <p>Staff Response: The proposed use is compatible with the existing use within the impact area, as there is a 70' existing wireless communications tower onsite.</p> <p><u>3. NO SIGNIFICANT NET ADVERSE EFFECT.</u> There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</p> <p>Staff Response: The proposed does not appear to cause any significant net adverse effects. The primary identified net adverse effect is the visual impacts to the area.</p> <p>Staff response: The tower location will not satisfy the primary locational standards due to its location in a remote area away from any municipality. The location</p> |
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| | | <p>is well suited for the specific use of providing emergency services in a remote location of the County and is compatible with the existing use and impact of the leasehold area. Additionally, the project will require approval from the USFS and GMUG, which may entail a detailed environmental assessment for approval. Staff believes that even if Planning Commission does not determine this project to be a Public Utility, that it meets the standards of Section 10-104:C – <i>Alternative Locational Standards</i>.</p> <p>Planning</p> |
| 11-102: Voluntary best management practices | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. The Applicant shall comply with the standards of this Section to the maximum extent feasible. |
| 11-103: Development in flood hazard areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project is not located in a flood hazard area. |
| 11-104: Development in geologic hazard areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p>Not applicable, not located within a geohazard area.</p> <p>In an email from Jill Carlson, Land Use Review Program with CGS, dated May 17, 2024, she states that “CGS has no objection to approval. Applicant should be made aware that some of the new power run alignment may traverse landslides that were mapped several decades ago... More recent mapping at higher resolution indicates that the proposed new runs do not traverse landslides.”</p> |

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| 11-105: Development in wildfire hazard areas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Project is located in a 'high' local level wildfire hazard area. Pursuant to Section 11-105:F.3 – <i>Demonstrate Compliance with the International Wildland Urban Interface Code (IWUIC), As Adopted and Amended by Gunnison County</i>, applicant will need to create Defensible Space plan that includes the impacted area and extends 50' beyond the footprint of the tower and utility buildings. The Defensible Space plan will be required at the time of building permit.</p> <p>The applicant will also be required to comply with 11-105:F.10 and clean up all slash created by this project.</p> |
| 11-106: Protection of wildlife habitat areas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable.</p> <p>Application was referred to CPW for comment on May 14, 2024 and no comments from CPW were received. Detailed environmental assessment may be required for federal approval.</p> |
| 11-107: Protection of water quality | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p>Not applicable. The Applicant has not provided a wetland delineation, though there are several drainages along Ragged Mountain Rd. that will be crossed by the project. However, a wetland delineation is required for any NEPA project. Any impacts to wetlands will be permitted pursuant to Section 404 of the Clean Water Act, and therefore exempt from the standards of this Section pursuant to 11-107:C.1.c.</p> |

Yes No N/A

11-108: Standards for development on ridgelines

Applicable. Any structure located along a ridgeline, which is visible from a Ridgeline Vantage location (in this case, State Highway 133) and found to be breaking the Ridgeline Vantage, is required to meet the standards of this Section. A determination will be made by Planning Commission as to if the project either meets the standards of a "Public Utility," or if it meets the standards of section 11-108:1.1.b – *No Feasible Alternative Site Exists on the Parcel*.

I. EXCEPTIONS. A building on a ridgeline that is sited, designed, shaped, oriented, screened, lighted and constructed to avoid visibility from ridgeline vantages to the maximum extent feasible otherwise prohibited by this Section shall be permitted only if:
1. PLANNING COMMISSION FINDINGS. The Planning Commission finds by clear and convincing evidence that the building meets or exceeds the following standards:

A. a. PUBLIC UTILITY FACILITY. It is a public utility and no other feasible and prudent alternative site exists for the facility;

Staff Response: Planning Commission will determine whether or not this application is for a Public Utility. Per the LUR, a "PUBLIC UTILITY has the meaning set forth at C.R.S. 40-1-103." This definition includes a list of different public utilities which are "...declared by law to be affected with a public interest." Staff believes that due to the emergency services component of this project, it could meet the definition of Public Utility.

Alternatively, if Planning Commission finds that the project does not meet the standards of a Public Utility, but presents clear and convincing evidence of meeting the standard of 11-108:1.1.b – *No Feasible Alternative Site Exists on the Parcel*, then the project is exempt from the standards of this Section.

11-108:1.1.b – No Feasible Alternative Site Exists on the Parcel:

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| | | <p>i. No feasible non-ridgeline site for the building exists on the parcel which, considering existing natural vegetation, would be less visibly obtrusive than the ridgeline site; or</p> <p>Staff Response: The applicant has indicated that they have evaluated several alternative locations in the area, but due to the existing disturbance on the site, as well as attempting to minimize visual impacts, no alternative site was found to be feasible.</p> |
| 11-109: Development that affects agricultural lands | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located adjacent to agricultural lands |
| 11-110: Development beyond snowplowed access | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Applicable. The project location is accessed from USFS Rd. 898 (Ragged Mountain Rd.) which is beyond snowplowed access. Applicant is required to sign a written acknowledgement of the property being located beyond snowplowed access. Additionally, pursuant to Section 11-110:H, nothing in this Section supersedes a requirement by the federal government to abandon, close, or reclaim a federal road. |
| 11-111: Development on Inholdings in national wilderness | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located in an inholding in the national wilderness. |
| 11-112: Development above timberline | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located above timberline. |
| 12-103: Road system | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Applicant shall comply with Gunnison County Road and Bridge Standards for the installation of the new 235' driveway. This will be a requirement at the time of building permit.</p> <p>Additionally, for the utility line extension in the CDOT Right of Way, the Applicant is required to obtain appropriate CDOT permits.</p> <p>Upon project completion, applicant expects 1 vehicle trip every 30-45 days.</p> <p>Application was referred to Public Works for comment on May 14, 2024 and no comments were received.</p> |
| 12-104: Trails | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no trails are impacted as part of this project. |

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| 12-105: Water Supply | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no water supply is required for this project. |
| 12-106: Wastewater treatment | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no wastewater treatment is required for this project. |
| 12-107: Fire protection | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not Applicable, not requested as part of this application. Project is located outside of a specific fire protection district. |
| 13-102: B.: Location within municipal three-mile plan area | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project is not located within a municipal three mile plan area. |
| 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 project must comply with 13-103:B - <i>General Site Plan Standards</i> . The site plan shows roads, driveways, lot lines, building sites, and utility corridors. A site specific impacted area is within a 0.23 acre fenced area, as shown on the <i>Site Plan and Drawings</i> document. |
| 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. The proposed 195' Multi-User Facility is within a 10,768-acre parcel, the nearest property boundary is 2428' away and the project area is located 235' from Ragged Mountain Rd.. See the <i>Vicinity Map and Site Plan and Drawings</i> for details. The minimum required setback is 40' from Ragged Mountain Rd. and 15' from the sides and rear property lines. |
| 13-105: Residential Building Sizes And Lot Coverages | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no residential development proposed as part of this project |
| 13-107: Installation Of Solid-Fuel-Burning Devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this project |
| 13-108: Open Space And Recreation Areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not required for this project |
| 13-109: Signs | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not Applicable. The only sign proposed is a Public Utility Sign for the Freestanding Wireless Communications Structure. Pursuant to Section 13-109:E:2, Public Utility signs do not require a sign permit. |
| 13-110: Off-Road Parking And Loading | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. The project will contain two parking spaces for routine maintenance. This exceeds the minimum of 1 parking space pursuant to Appendix Table 8: Off-Road Loading Spaces for Non-Residential Uses. |
| 13-111: Landscaping And Buffering | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. This Section applies to all Land Use Change Permits except for mining operations. |

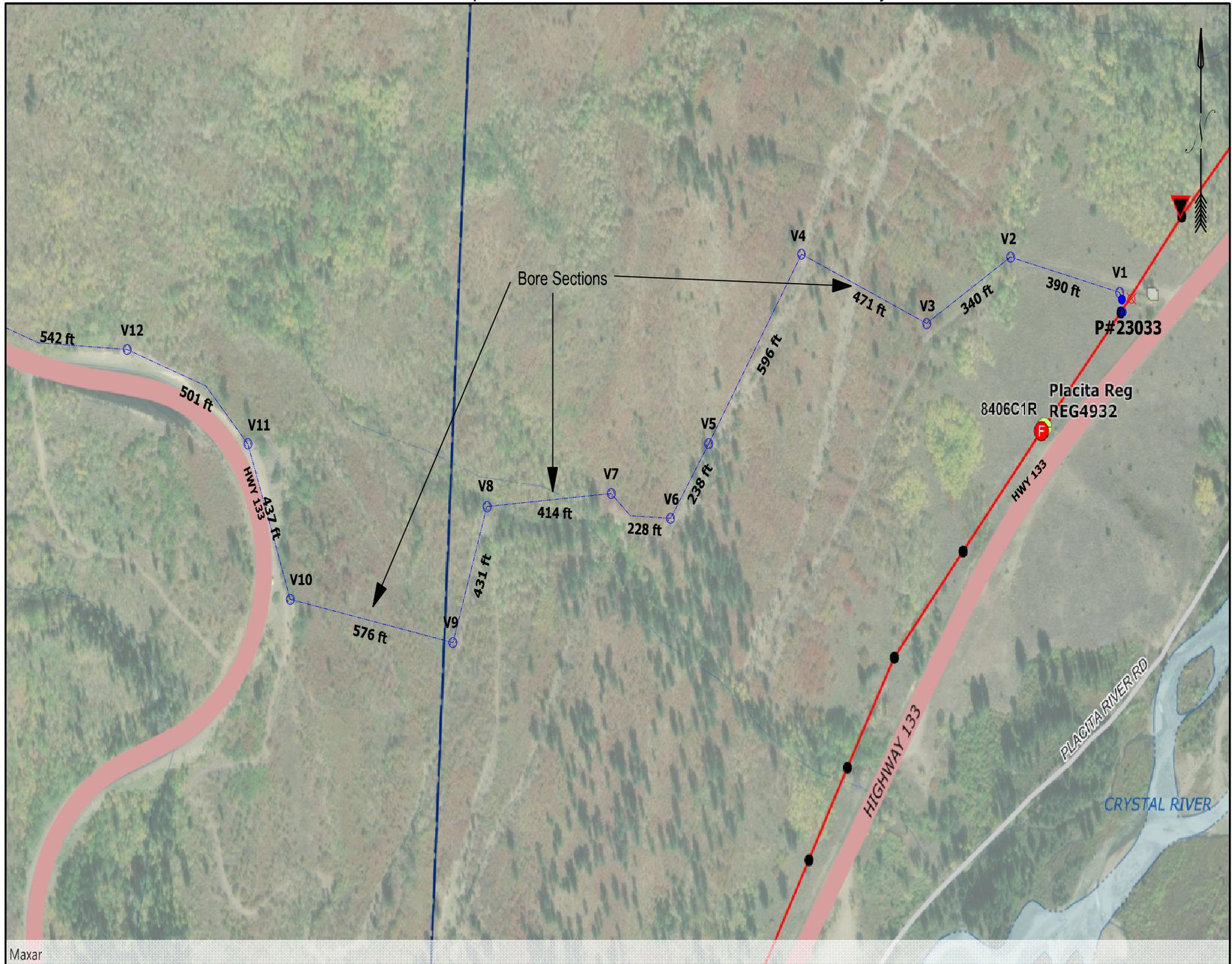
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| | | <p><u>13-111:D. NON-RESIDENTIAL LAND USE CHANGES</u> The Applicant proposes reseeding the disturbed areas by planting native grasses.</p> <p><u>13-111:M.1. APPLICABILITY</u> In order to meet the standards of this Section, “applicant shall provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:”</p> <p>a. <u>NEIGHBORING PROPERTIES</u> - There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or</p> <p>b. <u>ADVERSE IMPACTS</u> - There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.</p> <p>Staff response: at 195’, the tower will be visible and buffering is impractical to buffer the entire tower, though existing vegetation will buffer portions of the tower. Pursuant to this Section, Planning Commission will determine if any buffering will be required.</p> |
| 13-112: Snow Storage | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Staff finds that there is sufficient room for snow storage for the project. |
| 13-113: Fencing | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Per 13-113:B.1.b – <i>Fencing Required Between A Land Use Change and Public Lands</i> , a fence is required between the Land Use Change and Public Lands. Applicant proposes a 100’ X 100’ area surrounded by a 7’ chain link fence. The proposed fence meets the standards of this Section. |
| 13-114: Exterior Lighting | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not Applicable. Applicant proposed only emergency lighting with is exempt from the standards of this Section. |
| 13-115: Reclamation And Noxious Weed Control | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, as the total disturbed area is less than 10,000 sq. ft. If a reclamation permit is |

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| | | required, public works will make a determination at the time of building permit. |
| 13-116: Grading And Erosion Control | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, as the total disturbed area is less than 10,000 sq. ft.. |
| 13-117: Drainage, Construction And Post-Construction Storm Water Runoff | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, while this section applies to new commercial uses, staff has waived this requirement to the limited site disturbance associated with installation of a tower and borings to place utility lines. |
| 13-118: Water Impoundments | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no water impoundments are proposed |
| 13-119: Standards To Ensure Compatible Uses | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Staff has reviewed the <i>Applicant Responses to 13-119</i> and found that they comply with the standards of this Section, as the proposal is compatible with the existing land use and will require the appropriate federal and state permitting to ensure the project complies with the standards of this section. See applicant responses below:</p> <p>A.GENERAL. Proposed land use changes 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, as well as the following:</p> <p>1.HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</p> <p>- The proposed facility will not create undue noise, dust, fumes or odor. Dust control measures will be put in place during the construction process. The back up generator operates under the standard db level, Aero Marketing is placing the generator within the shelter to reduce the noise level even greater.</p> <p>2.ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that</p> |

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| | | <p>will result in significant net adverse impact to adjoining land.</p> <ul style="list-style-type: none"> - The existing tower has been in place for over 20 years, the use will not change. The proposed facility will simply upgrade the facility in order to allow more users with commercial power/fiber. <p>B.ADDITIONAL COMPATIBILITY REQUIREMENTS. As a condition of approval for Land Use Change Permits and in addition to any other requirements of this Resolution, the applicable review body may recommend and the decision-making body shall be authorized to impose conditions that are necessary to minimize any potentially adverse impacts. Such conditions may include the following:</p> <p>1.HOURS. Limitation on hours of operation and deliveries;</p> <ul style="list-style-type: none"> - Once the facility is constructed, we anticipate traffic to the site once every 30 days unless in the event of an emergency. <p>2.NOISE AND GLARE. Relocation on a site of activities that generate potential adverse impacts neighborhood uses including noises and glare;</p> <ul style="list-style-type: none"> - The proposed tower will be acid etched from the factory in order to mitigate the “shine/glare”. The only noise anticipated is the proposed generator, this will only run in the event of an emergency and for exercising once a month for approx. 5-10 minutes. <p>3.TRASH. Appropriate placement of trash receptacles;</p> <ul style="list-style-type: none"> - All trash will be removed upon completion of construction, each tenant is responsible for removing trash from the facility. <p>4.LOADING AND DELIVERY. Appropriate location of loading and delivery areas;</p> <ul style="list-style-type: none"> - The majority of loading and delivery activities will primarily occur during the construction phase. Any deliveries to the facility after completion of |
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| | | <p>construction will be staged within the parking area adjacent to the facility.</p> <p>5.ILLUMINATION. Appropriate lighting location, intensity, and hours of illumination; - No exterior lights are proposed on the tower structure, any lighting on the exterior of the shelter will be placed to mitigate light pollution and only in operation during routine maintenance or emergencies.</p> <p>6.OUTDOOR SERVICES. Appropriate placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities; - No vending machines, telephones or similar services/activities are proposed at the facility.</p> <p>7.LANDSCAPING. The requirement of additional landscaping and buffering; - Currently the existing tower is shielded by large mature pine and aspen trees, we don't anticipate adding new vegetation to the area.</p> <p>8.HEIGHT AND SIZE RESTRICTIONS. The imposition of height and size restrictions to preserve light, privacy, views of significant features from public property and rights-of-way, and to ensure reasonable compatibility of structure sizes; - In order to meet the minimum coverage area, the proposed facility is required to be constructed at 195'.</p> <p>9. NATURAL LIGHTING. Preservation of natural lighting; - The proposed facility will not impact the natural lighting in the area.</p> <p>10.SOLAR ACCESS. Preservation of solar access; - No impact to solar access is anticipated</p> <p>11.ODORS AND FUMES. Ventilation and control of odors and fumes;</p> |
|--|--|--|

| | | |
|--|--|--|
| | | <ul style="list-style-type: none">- The back-up generator will run off propane vs. diesel in order to reduce odors and fumes. <p>12. DUST CONTROL. The imposition of paving or other means as a dust control measure.</p> <ul style="list-style-type: none">- Access to the site is via an existing forest service dirt road, due to minimal trips upon completion of construction, no measure is proposed at this time. |
|--|--|--|













CONTACT INFORMATION

TOWER OWNER: AERO MARKETING & LOGISTICS, LLC
 236 S. 3RD STEET #319
 MONTROSE, CO 81401
 SCOTT STRYKER
 970.209.5138

SITE STRYKER SITE SERVICES
 DEVELOPMENT: PO BOX 1558
 DENVER, CO 80201
 CHRIS STRYKER
 303-859-0344

ENGINEER OF TELEMTN ENGINEERING LLC
 RECORD: PO BOX 1453
 SALIDA, CO 81201
 KHRISTOPHER SCOTT, P.E.
 303.596.6804



SITE NAME: **MCCLURE PASS**
 SITE ID: **CO-0538**
 SITE TYPE: **195' SELF-SUPPORT TOWER**
 SITE TYPE: **NEW SITE BUILD**



PLANS PREPARED BY:



PO BOX 1453
 SALIDA, CO 81201
 303-596-6804

| Rev: | Date: | Description: | By: |
|------|----------|--------------|-----|
| 1 | 01.31.24 | PRELIM | KS |
| 2 | 03.25.24 | 90% CD | KS |
| | | | |
| | | | |
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LICENSURE NO:

NOT FOR CONSTRUCTION

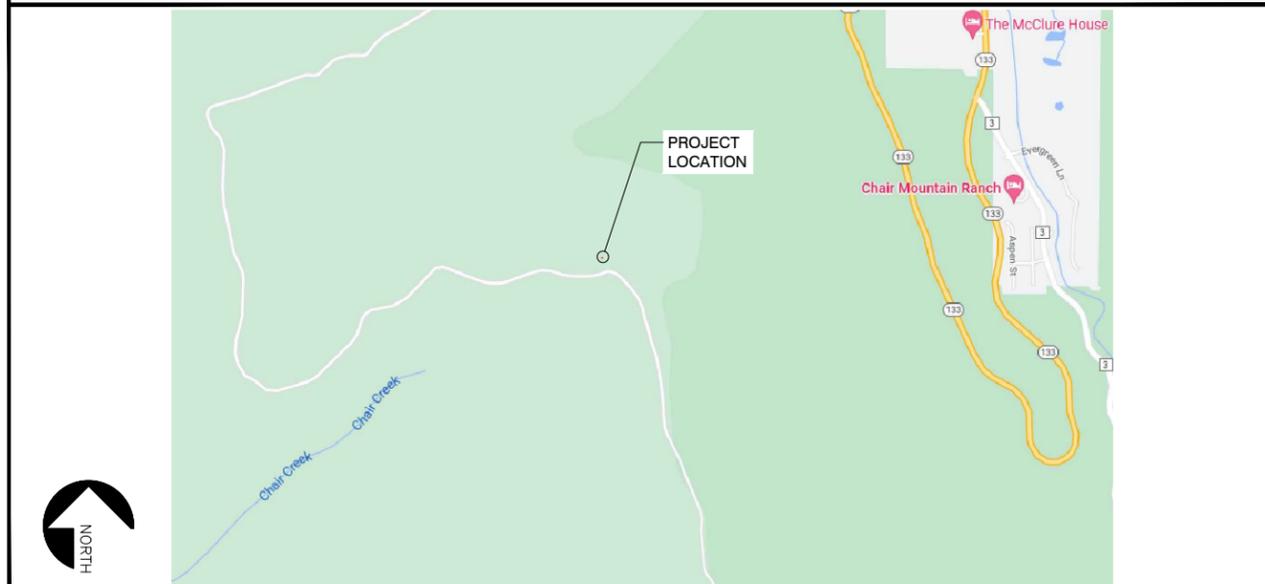
| DRAWN BY: | CHK BY: | APV BY: |
|-----------|---------|---------|
| KS | MC | KS |

SITE INFORMATION

SITE ADDRESS: GUNNISON COUNTY, CO
 PARCEL NUMBER (APN): -
 PROPERTY OWNER: US FOREST SERVICE
 PAONIA DISTRICT
 STRUCTURE TYPE: 195' SELF-SUPPORT TOWER
 LATITUDE (NAD 83): 39° 06' 38.52" (PER USFS MAPS)
 LONGITUDE (NAD 83): -107° 17' 11.4894"
 GROUND ELEV.: 9790' ± AMSL
 COUNTY: GUNNISON
 OCCUPANCY GROUP: UNOCCUPIED

POWER PROVIDER: T.B.D.

VICINITY MAP



SCOPE OF WORK

NEW SCOPE OF WORK:

- INSTALL (1) 195' SELF-SUPPORT TOWER
- INSTALL (2) EQUIPMENT SHELTERS
- INSTALL (2) GENERATORS
- INSTALL (2) PROPANE TANKS
- INSTALL NEW 800A ELECTRIC SERVICE

EROSION CONTROL AND NOXIOUS WEED PREVENTION

- CONTRACTORS WORKING AT THIS SITE NEED TO CONFIRM THAT ALL EQUIPMENT AND MATERIALS BEING BROUGHT TO THE SITE WILL BE FREE OF NOXIOUS WEEDS AND POTENTIAL SEED ON SAID EQUIPMENT. THIS WILL BE CONFIRMED BY A PRE-EQUIPMENT MOBILIZATION BY FOREST SERVICE PERSONNEL PRIOR TO BRINGING EQUIPMENT ONTO THE SITE.
- CONTRACTOR/DEVELOPER WILL ABIDE BY ALL STATE AND FEDERAL MANDATED STORM WATER MANAGEMENT PLANS (SWMP) REGARDING CONSTRUCTION ACTIVITIES AND IT'S ACTIVITES AT THIS SITE.
- SEE USDA - FOREST SERVICE - GUIDE TO NOXIOUS WEED PREVENTION PRACTICES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

DIRECTIONS TO SITE FROM DENVER, CO:

TAKE HIGHWAY 170 WEST TO GLENWOOD SPRINGS TO HIGHWAY 82 SOUTH TOWARDS ASPEN. FOLLOW 82 SOUTH TO HIGHWAY 133 SOUTH TOWARDS CARBONDALE. FOLLOW HIGHWAY 133 SOUTH TO THE TOP OF MCCLURE PASS. THE SITE WILL BE ON THE LEFT AT THE INTERSECTION OF HIGHWAY 133 AND RAGGED MOUNTAIN ROAD.

DRAWING INDEX

| | |
|-----------|---|
| T1 | TITLE SHEET |
| A1 | OVERALL SITE PLAN |
| A2 | ENLARGED SITE PLAN |
| A2.1 | OVERALL ELECTRICAL PLAN |
| A3 | SITE LAYOUT |
| A4 | ELEVATION |
| A5 | EQUIPMENT DETAILS |
| A6 | EQUIPMENT DETAILS |
| GS, S1,S2 | SHELTER DETAILS (IN PROCESS) |
| SW1 - 6 | TOWER FOUNDATION DETAILS (IN PROCESS) |
| C1 | ROAD DESIGN |
| M1 | HVAC SYSTEM DETAILS |
| E1 | ONE-LINE DIAGRAM, CALCULATIONS & PANEL SCHEDULE |
| E2 | ELECTRICAL DETAILS |
| G1 | TYPICAL GROUNDING PLANS |
| G2 | GROUNDING DETAILS |
| 1-6 | HOLY CROSS ELECTRICAL DESIGN |
| PG1-PG2 | PROPOGATION MODELS |
| GN1-GN4 | GENERAL NOTES |

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

REFERENCE DOCUMENTS

| DATE | DOCUMENT |
|------|----------|
| - | - |
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| | |
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| | |

APPLICABLE CODES

2021INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 ENERGY EFFICIENCY CODES
 2020 NATIONAL ELECTRIC CODE



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811
 TOLL FREE: 1-800-922-1987 OR www.co811.org
 COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.

CO-0538
 MCCLURE PASS
 HIGHWAY 133
 GUNNISON COUNTY, CO

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1

NOTE:
1. SITE PLAN DONE WITHOUT BENEFIT OF A SURVEY



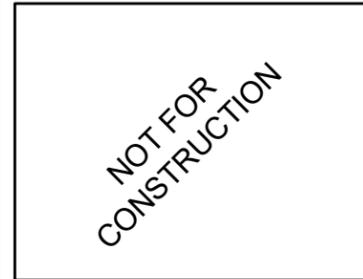
PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

| Rev: | Date: | Description: | By: |
|------|----------|--------------|-----|
| 1 | 01.31.24 | PRELIM | KS |
| 2 | 03.25.24 | 90% CD | KS |
| | | | |
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LICENSURE NO:



DRAWN BY: CHK BY: APV BY:

| | | |
|----|----|----|
| KS | MC | KS |
|----|----|----|

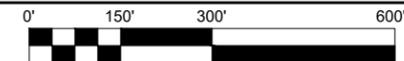
CO-0538
MCCLURE PASS
HIGHWAY 133
GUNNISON COUNTY, CO

SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

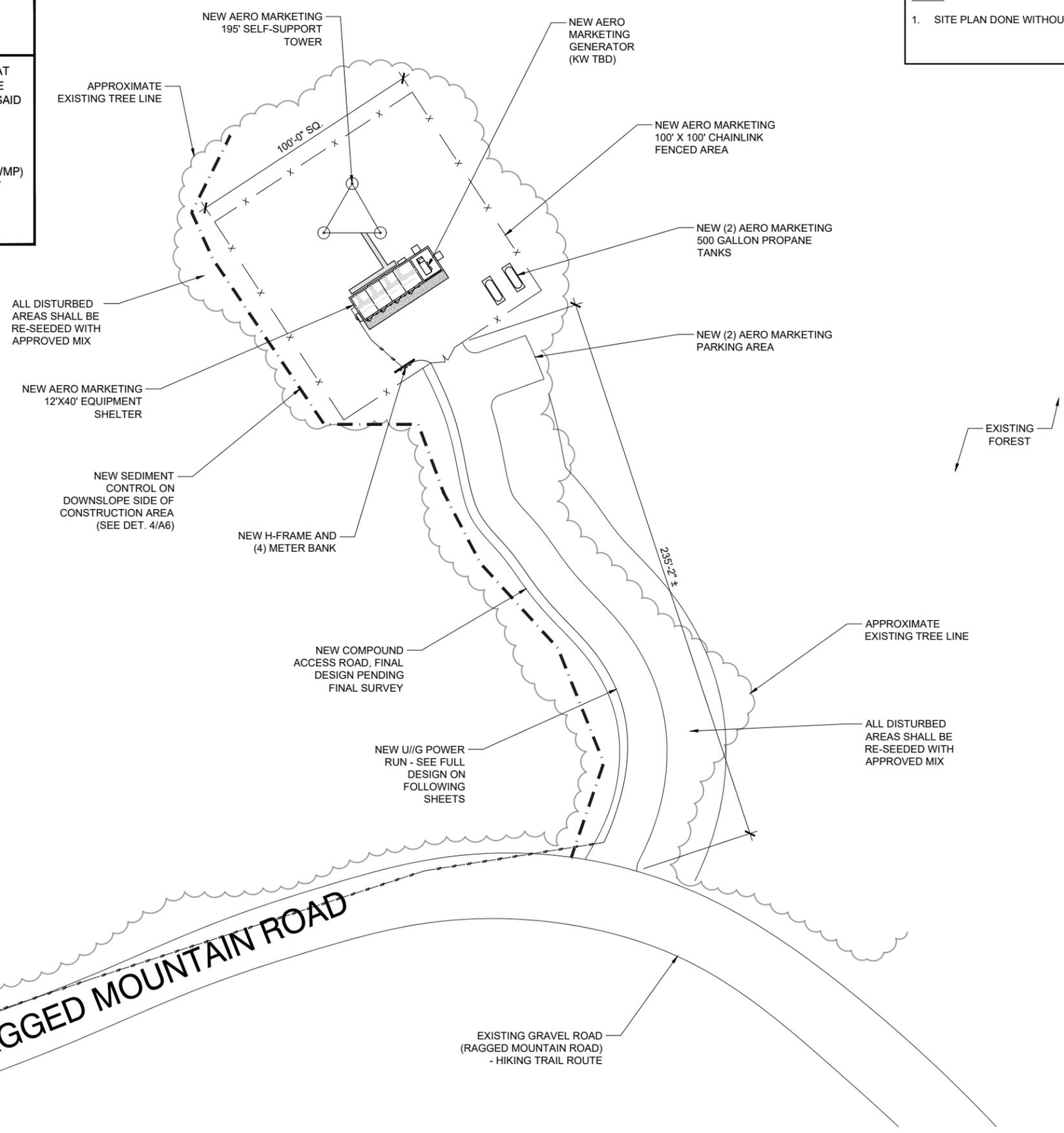
A1



EROSION CONTROL AND NOXIOUS WEED PREVENTION

- CONTRACTORS WORKING AT THIS SITE NEED TO CONFIRM THAT ALL EQUIPMENT AND MATERIALS BEING BROUGHT TO THE SITE WILL BE FREE OF NOXIOUS WEEDS AND POTENTIAL SEED ON SAID EQUIPMENT. THIS WILL BE CONFIRMED BY A PRE-EQUIPMENT MOBILIZATION BY FOREST SERVICE PERSONNEL PRIOR TO BRINGING EQUIPMENT ONTO THE SITE.
- CONTRACTOR/DEVELOPER WILL ABIDE BY ALL STATE AND FEDERAL MANDATED STORM WATER MANAGEMENT PLANS (SWMP) REGARDING CONSTRUCTION ACTIVITIES AND IT'S ACTIVITES AT THIS SITE.
- SEE USDA - FOREST SERVICE - GUIDE TO NOXIOUS WEED PREVENTION PRACTICES

NOTE:
1. SITE PLAN DONE WITHOUT BENEFIT OF A SURVEY



PLANS PREPARED BY:



| Rev: | Date: | Description: | By: |
|------|----------|--------------|-----|
| 1 | 01.31.24 | PRELIM | KS |
| 2 | 03.25.24 | 90% CD | KS |
| | | | |
| | | | |

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

| DRAWN BY: | CHK BY: | APV BY: |
|-----------|---------|---------|
| KS | MC | KS |

CO-0538
MCCLURE PASS
HIGHWAY 133
GUNNISON COUNTY, CO

SHEET TITLE:
**ENLARGED
SITE PLAN**

SHEET NUMBER:
A2





PLANS PREPARED BY:



PO BOX 1453
SALIDA, CO 81201
303-596-6804

| Rev: | Date: | Description: | By: |
|------|----------|--------------|-----|
| 1 | 01.31.24 | PRELIM | KS |
| 2 | 03.25.24 | 90% CD | KS |
| | | | |
| | | | |
| | | | |

LICENSURE NO:

**NOT FOR
CONSTRUCTION**

| DRAWN BY: | CHK BY: | APV BY: |
|-----------|---------|---------|
| KS | MC | KS |

CO-0538
MCCLURE PASS
HIGHWAY 133
GUNNISON COUNTY, CO

SHEET TITLE:

**OVERALL
ELECTRICAL
ROUTE**

SHEET NUMBER:

A2.1





Marketing and Logistics, LLC

303.859.0344

chris@aeromarketinglogistics.com

aeromarketinglogistics.com

May 14, 2024

Gunnison County Community and Economic Development
221 N. Wisconsin St., Suite D
Gunnison, CO. 81230

RE: Impact Classification Reduction (McClure Pass Proposed Multi-User Telecommunication Facility)

Dear Sean,

As discussed during our call on Monday the 13th, I am providing the following justification for Impact Reduction due to primarily the “Demand for Public Services”. Currently on CO Hwy 133, between Somerset and Redstone, including the Town of Marble and the area around McClure Pass, there is no cellular phone coverage, and there is virtually no Emergency Services radio coverage, this area is one of the largest communications gaps in Colorado. These communications gaps create safety issues for the travelling public, area residents and first responders. The proposed project will greatly enhance public safety and the safety of first responders, by providing better cellular coverage as well improved Emergency Services radio coverage. This location has been considered and pursued for nearly 25 years.

SECTION 3-111: CLASSIFICATION OF IMPACT

A. PURPOSE. Applications for Land Use Change Permits are initially assigned an impact classification by the Community Development Department; specific review processes are initially determined on the basis of that classification. The classification categorizes each proposed land use change by the impacts it is anticipated to generate on the County's economic, social, governmental, and environmental sectors. The amount of information and the extent of review required by the County is proportional to the impacts that will be generated by the proposed land use change. This Section addresses how a proposed Project receives an impact classification.

B. CRITERIA FOR CLASSIFYING IMPACT. An application for a Land Use Change Permit is initially assigned an impact classification by the Community Development Department pursuant to Section 4-102: *Administrative Review Projects That Do Not Require Land Use Change Permits*, Section 5-102: *Projects Classified as Administrative Review Projects That Require Land Use Change Permits*, Section 6-102: *Projects Classified as Minor Impact Projects*, and Section 7-101: *Projects Classified as Major Impact*.

1. ADDITIONAL CRITERIA. In addition to the specific criteria of each section, the County shall also consider the following in determining the impact classification:

a. DEMAND FOR PUBLIC SERVICES. Whether 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; and: *The proposed facility will have minor impacts on the existing roads, transit, schools, water supply and sewage disposal. Upon completion of construction the site will be visited every 30-45 days for inspections and routine maintenance or in the event of an emergency. The facility will not require water or sewage disposal as it is an unmanned facility. Fire and Police protection will benefit greatly by increasing communications in the area. (See attached letters of support from the State of Colorado and surrounding County jurisdictions).*

b. IMPACTS ON IMPACT AREA AND ENVIRONMENT. Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or on the environmental resource and hazard areas defined within and regulated by Article 11: *Resource Protection Standards*; and: *The proposed project consists of the removal and replacement of an existing telecommunication facility which was initially constructed in the early 80's. The subject area was disturbed previously and will undergo additional environmental review by both the GMUG and White River National Forests. Based on the current footprint of approx. 30' x 30' and the proposed expansion to approx. 100' x 100' the disturbed area will increase however, it is not anticipated to be a major impact on the environmental resources or hazard areas.*

c. IMPACTS RELATED TO ALL EXISTING 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. *As noted above, the existing communication facility was constructed nearly 40 years ago, and no development has occurred in the surrounding area. The surrounding land use remains USFS/Public Lands, no additional impact is anticipated with the new proposed facility.*

SECTION 7-101: PROJECTS CLASSIFIED AS MAJOR IMPACT

G. TRANSMISSION LINES. Construction of a new transmission line(s) in an area in which no line(s) currently exists, but not including a Project for which a Land Use Change Permit has been granted in which the design, construction, location and impacts of the utility line(s) were reviewed and approved. *The proposed facility will not require the construction/installation of a new transmission line. Transmission Lines are generally high-capacity power lines transporting power/utilities over a long distance, for example, from Albuquerque, NM to Denver, CO, these lines are not utilized to service the public or end user, only to carry power from one hub to another, such as an interstate vs. a city street. As the end user, Aero Marketing and Logistics is only requesting a buried distribution line along with fiber optics. Distribution lines are provided to service specific residential or commercial properties from the local power company. These utilities will be underground and not visible from the surrounding area.*



Due to the demand and critical nature of providing emergency communications to the area, Aero Marketing and Logistics is requested an administrative review with Gunnison County Community Development for the reasons stated above as well the project location on Federal Lands. The USFS will conduct an extensive Environmental Assessment on the surrounding area and provide all findings/determinations to the County and applicant.

If you have any questions or require additional information, please do not hesitate to call.

Thank you in advance for your consideration.

Chris C. Stryker

Chris C. Stryker
(303) 859-0344



To: Gunnison County Planning Commission

Date: June 13, 2024

Meeting Date: June 20, 2024

Re: LUC-23-00021 Minor Impact: Crested Butte South Block 6 Subdivision

1. Project Description

The applicant proposes a subdivision of 5.89-acre Crested Butte South Block 6 into a total of 11 lots. The subject property is located in Crested Butte South, a designated Special Geographic Area, and is governed by the [Crested Butte South Special Area Regulations and Commercial Area Master Plan \(CAMP\)](#). The proposal would create nine commercial lots and six townhome lots, approved with conditions by the Crested Butte South Property Owners Association (POA) Board February 12, 2024. The proposal would create nine commercial lots and six townhome lots, approved with conditions by the Crested Butte South Property Owners Association (POA) Board February 12, 2024, and further described in Table 1. *CB South Block 6 Subdivision Dimensions* and in Exhibit A. *Site Plan*.

Figure 1. *CB South Block 6 Subdivision Site Plan*

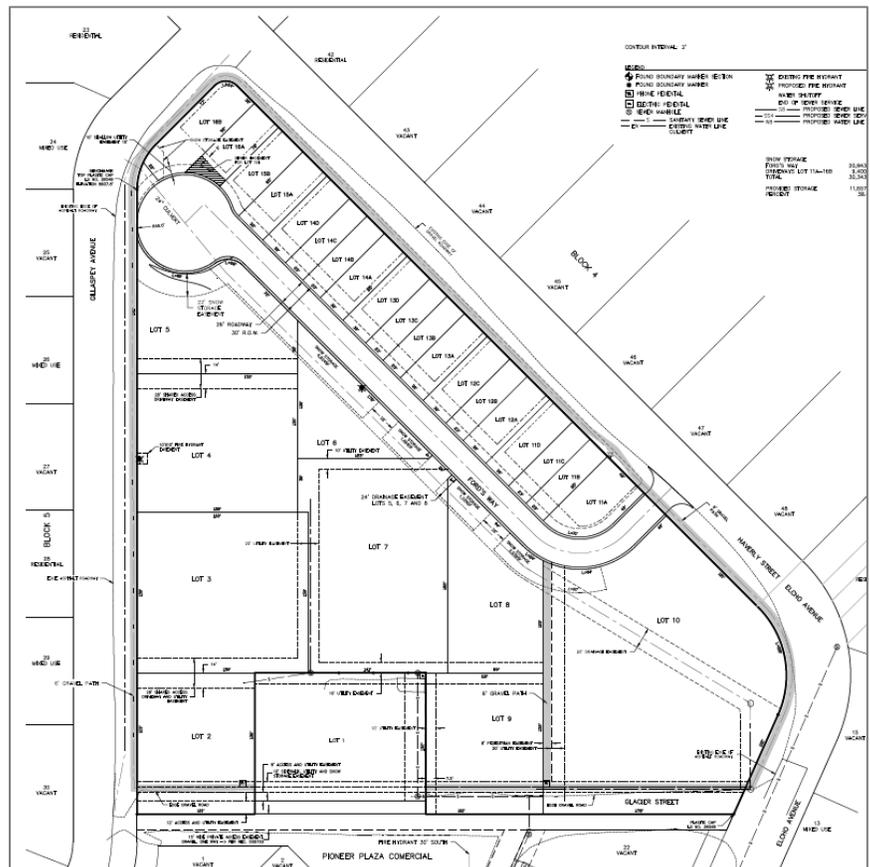


Table 1. *CB South Block 6 Subdivision Dimensions*

| Lot Number | Lot Area (sq. ft.) | Lot Use | CAMP Zone |
|------------|--|--|---|
| 1 | <i>Lot 1 subdivided Feb 20, 2019 (BOCC Resolution No. 2019-05, Reception No. 658764)</i> | | |
| 2 | 14,520/0.33 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone |
| 3 | 22,500/0.5 | Commercial | Commercial Building Zone |
| 4 | 19,500/0.44 | Commercial | Commercial Building Zone |
| 5 | 13,950/0.3 | Commercial | Commercial Building Zone |
| 6 | 8,162/0.18 | Commercial | Commercial Building Zone |
| 7 | 28,168/0.64 | Commercial | Commercial Building Zone |
| 8 | 13,243/0.3 | Commercial | Commercial Building Zone |
| 9 | 14,520/0.33 | Commercial | Active Ground Floor Use Zone |
| 10 | 50,458/1.1 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone |
| 11 | 10,212/0.23 | 4 townhome lots ¹ 11A 3,600 11B 2,001 11C 2,001 11D 2,610 | Village Core Residential Zone |
| 12 | 7,221/0.16 | 4 townhome lots 12A 2,610 12B 2,001 12C 2,610 | Village Core Residential Zone |
| 13 | 9,222/0.2 | 4 townhome lots 13A 2,610 13B 2,001 13C 2,001 13D 2,610 | Village Core Residential Zone |
| 14 | 9,222/0.2 | 4 townhome lots 14A 2,610 14B 2,001 14C 2,001 14D 2,610 | Village Core Residential Zone |
| 15 | 5,504/0.12 | 4 townhome lots 15A 2,784 15B 2,720 | Village Core Residential Zone |
| 16 | 6,584/0.15 | 4 townhome lots 16A 2,784 16B 3,800 | Village Core Residential Zone |

All uses, dimensions, and design standards will be governed by the CAMP. Access to the development is from adjacent Gillespy Avenue and Haverly Street, which are maintained by the Crested Butte South Metro District. A new private road, Ford's Way, would provide internal access and circulation. The new road would be paved, plowed, and maintained by two new homeowner's associations as established by the draft commercial and residential covenants. Sidewalks will be temporarily constructed then paved as development occurs. Domestic sewer and water services are provided by the Crested Butte South Metro

¹ Townhome lot areas are approximate. Townhome lots are created when a plat is approved administratively pursuant to LUR Section 5-102:L. *Plat for Approved Condominiums/Townhome Project*. A plat is generally filed after construction of the townhome units at or just prior to receiving the Certificate(s) of Occupancy.

District. A Development Improvement Agreement pursuant to LUR Section 16-118 *Development Improvement Agreement Required* would be executed prior to filing of the final plat to secure the infrastructure improvements represented in the application.

2. Review Process and Impact Classification

Generally, an 11-lot subdivision would be initially classified as a Major Impact Project under LUR Section 7-101:A. *Projects Classified as Major Impact, More Than Four Units*². The application received an initial impact classification reduction from Major Impact to Minor Impact from the Community Development Department because:

- a. The project is in Crested Butte South, a designated Special Geographic Area, and
- b. Parcels within Crested Butte South are governed by the [Crested Butte South Special Area Regulations and Commercial Area Master Plan \(CAMP\)](#), and
- c. The subject property will receive domestic water and sewer services from the Crested Butte South Metro District.

The purpose of the Special Area designation and the CAMP, described in CAMP Section 1.2 *Purpose* is to simplify the LUR review and approval, to promote a compact commercial and business development pattern, to protect the environment, public health, safety and welfare, public services, facilities and property, to provide opportunity for new and existing businesses, and to encourage economic diversity. Further, the “Vision for the Future” described in CAMP Section 8.1 *CB South Village Center Vision and Goals* as

...CB South Village Center is the community’s cultural and social focal point that also provides for economic vitality including desired and needed businesses: a diversity of housing types; a variety of public spaces that encourage social and community interaction; a well-connected intermodal transportation system; and for sustainable design that incorporates the surrounding scenic beauty.

The CAMP addresses the transition from single family residential development to commercial and mixed-use development in CAMP Section 8.3.A:

All Single-Family Dwelling owners in the Village Center Perimeter Lots are aware they have built or will be building in an area envisioned for commercial, mixed-use and multiple-family dwellings, with activity, noise, parking areas, smells, traffic, large building massing and similar impacts.

The property is described as the “Remainder of Block 6” and defined as “...means the land area in Block 6 as platted on the Crested Butte South Second Filing as recorded in Gunnison County records at Reception No. 281588 and which remains after the Townhome Map Pioneer Plaza Commercial Townhomes was recorded and excludes Pioneer Plaza Commercial Townhomes.” Subdivision of the subject property, aka Remainder of Block 6, is subject to CAMP Section 8.22:B. *Remainder of Block 6*, which states that it shall meet the following requirements:

1. *The owner shall submit a subdivision application to the P.O.A. and Gunnison County that may split up the property consistent with the CAMP; and*
2. *An overall site plan is prepared by the first developer of the Remainder of Block 6 that illustrates the overall parking, sidewalks, landscaping, snow storage similar common elements that results in a*

² Units is a term applied to subdivision lots, duplex units, and multiple family residences.

Master Development Plan that must be generally followed by each lot developer within he Remained of Block 6 unless the DRC approves an amendment to the Master Development Plan.

Crested Butte South Commercial Area Master Plan Section 6.5 *Gunnison County Land Use Change Permit and Building Permit* states that “A development that has obtained a Crested Butte South Special Area Permit in compliance with the CAMP shall be required to secure a Land Use Change Permit and, as applicable, a Building Permit from Gunnison County. Such development shall be classified, reviewed and permitted at no higher impact classification than as an Administrative Review Project That Requires a Land Use Change Permit, pursuant to the applicable sections of the Gunnison County Land Use Resolution, except that no additional Gunnison County noticing requirements are needed”.

While potentially eligible for an Administrative Review Impact Classification, the Applicant has requested a Minor Impact Review. Staff did not object to Applicant’s request of Minor Impact Review; however, LUR Section 3-111:B. *Criteria for Classifying Impact* requires the County to consider demand for public services, impacts on the impact area and environment, and impacts related to all existing and proposed development in the impact area.

B. CRITERIA FOR CLASSIFYING IMPACT. An application for a Land Use Change Permit is initially assigned an impact classification by the Community Development Department pursuant to Section 4-102: Administrative Review Projects That Do Not Require Land Use Change Projects, Section 5-102: Projects Classified as Administrative Review Projects That Require Land Use Change Permits, Section 6-102: Projects Classified as Minor Impact Projects, and Section 7- 101: Projects Classified as Major Impact.

1. *ADDITIONAL CRITERIA. In addition to the specific criteria of each section, the County shall also consider the following in determining the impact classification:*
 - i. *DEMAND FOR PUBLIC SERVICES. Whether 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; and*
 - ii. *IMPACTS ON IMPACT AREA AND ENVIRONMENT. Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or on the environmental resource and hazard areas defined within and regulated by Article 11: Resource Protection Standards; and*
 - iii. *IMPACTS RELATED TO ALL EXISTING AND PROPOSED DEVELOPMENT IN IMPACT AREA. The impacts of the proposed land use c change, when considered in conjunction with existing and proposed land use changes in the impact area.*

3. Land Use Review

As previously noted, the subject property is regulated by the Crested Butte Special Area Regulations and Commercial Area Master Plan (CAMP). The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.” The sections specified by CAMP that are not exempt from Gunnison County review are generally the standards identified in LUR Section 1-105 *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environment and Wildlife Resources*. Staff has outlined the substantive issues in the application and

recommended conditions of approval in this memo, and all applicable Land Use Resolution (LUR) standards have been addressed in Exhibit B. *Staff Report*.

a. Section 9-103 *Road System*

On September 8, 2023, the Gunnison County Public Works Department issued a conditional approval letter for the project. The Applicant submitted a revised plan set after receiving said conditional approval letter. Gunnison County Staff and the Applicant met on March 16, 2024 to review the revised plan set. The Applicant submitted a revised plan set that addressed all the comments from this meeting on June 11, 2024. A summary of this conversation is included in the Staff Report and supporting documentation is provided in the [Citizen Access](#) file.

b. Section 11-105: Development in Wildfire Hazard Areas

This section requires standard approval/covenant language. The language was not included in the memo for brevity; however, has been included in its entirety in the Staff Report. Staff recommends the following condition of approval:

1. *Any approval document shall include the required conditions of Section 11-105: Development in Wildfire Hazard Areas.*

c. Section 11-104 *Development in Geologic Hazard Areas*

A small portion of the parcel is located in mapped Potentially Unstable Slopes. Geologic hazard reports for surrounding development indicated potential for destabilization risk in event of cutting slopes and/or changes in hydrology. The project site does not have similar topographic characteristics to the adjacent lots, which have steeper slopes, while the subject property is generally flat or gently sloping. The Colorado Geological Survey provided the following comment on the application:

The site is mostly flat (slopes less than 10%) and contains only isolated areas of steep, human-made slopes. It is just outside the toe area of a mapped "Landslide, slump, debris-flow and earthflow" complex. Provided roads, buildings, and driveways are configured such that the need for grading cuts is minimized, CGS has no objection to approval. Cuts greater than four feet should be evaluated for temporary and long-term slope stability.

Staff recommends the following approval condition:

1. *Cuts greater than four feet should be evaluated for temporary and long-term slope stability.*

d. Sections 12-105 *Water Supply* and 12-106 *Wastewater Treatment*

The Crested Butte South Metro District (District) provided a conditional will serve letter committing to serve the development with sanitary sewer services on March 13, 2023. The conditions are technical in nature and may be subject to change. Staff does not recommend any conditions of approval because the main utility lines will be secured by a Development Improvement Agreement, and each respective developer of each lot will be required to obtain domestic water and sewer prior to building permit issuance pursuant to these sections.

e. Section 12-107 *Fire Protection*

The Crested Butte Fire Protection District (CBFPD) provided a conditional letter of approval on September 9, 2023. The Applicant provided CBFPD with an amended plan set that addressed the above

conditions, and CBFPD amended the conditional approval letter on June 6, 2024. These conditions are technical in detail and are described in Section 12-107 of the Staff Report, and relevant documentation is provided in the [Citizen Access](#) file.

Staff recommends the following approval conditions:

1. *The 28-foot wide shared driveway easement between Lots 2 & 3 will allow access for the proposed height of future structures. Final access requirements to be determined at the building plan submittal stage.*
2. *The 28-foot wide shared driveway easement between Lots 4 & 5 will allow access for the proposed height of the future structures. Final access requirements to be determined at the building plan submittal stage.*
3. *Move the proposed new fire hydrant on Gillaspey Avenue 50 feet towards Haverly Street to correct the code required distances between fire hydrants.*
4. *All installations of new fire hydrants will comply with Crested Butte South Metro District's Standards for Fire Hydrants.*

4. Request of Planning Commission

- a. Determine if the proposal meets LUR Section 3-111:B. *Criteria for Classifying Impact.*
- b. If the Planning Commission does not determine that the application meets the standards of impact classification, the Planning Commission should continue with the steps outlined in the "Planning Commission Tasks at Initial Work Session" section of the Staff Report.

5. Application and Attachments

The entire land use application can be reviewed on [Citizen Access](#) → Projects → LUC-23-00021 → Attachments.

- a. Site Plan
- b. Staff Report

APPROXIMATE SUMMARY OF QUANTITIES

| SANITARY SEWER | UNITS | UNIT |
|-------------------|-------|------|
| PIPE SDR35 18" | 264 | LF |
| PIPE C900 36" | 455 | LF |
| MANHOLE 4' DIA | 4 | EA |
| SERVICES 4" SDR35 | 27 | EA |

| WATER LINE | UNITS | UNIT |
|---------------------------------|-------|------|
| PIPE C900 8" | 1170 | LF |
| FIRE HYDRANT w/ 6" valve & pipe | 3 | EA |
| FLUSHING HYDRANT 2"x2.5" | 1 | EA |
| VALVE 8" | 2 | EA |
| SERVICES 1.25" | 28 | EA |

| STORMDRAIN | UNITS | UNIT |
|-----------------|-------|------|
| SMOOTH WAL 24" | 437 | LF |
| SMOOTH WAL 18" | 239 | LF |
| MANHOLE 5' DIA | 2 | EA |
| MANHOLE 6' DIA | 1 | EA |
| FLARED END 24" | 2 | EA |
| FLARED END 18" | 3 | EA |
| RIPRAP d50 - 6" | 9 | CY |
| EARTH WORK/CUT | 293 | CY |
| EARTH WORK/FILL | 133 | CY |

| FORD'S WAY | UNITS | UNIT |
|-----------------|-------|------|
| EARTH WORK/CUT | 2 | CY |
| EARTH WORK/FILL | 396 | CY |
| BASE CLASS 16" | 746 | TONS |
| ASPHALT 3" | 384 | TONS |

| PATH | UNITS | UNIT |
|-------------------|-------|------|
| EARTH WORK/CUT | 62 | CY |
| EARTH WORK/FILL | 1368 | CY |
| BASE CLASS 13"X9" | 223 | TONS |

CONTOUR INTERVAL: 2'

LEGEND

- FOUND BOUNDARY MARKER SECTION
- FOUND BOUNDARY MARKER
- PHONE PEDESTAL
- ELECTRIC PEDESTAL
- SEWER MANHOLE
- SANITARY SEWER LINE
- EXISTING WATER LINE
- CULVERT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WATER SHUTOFF
- END OF SEWER SERVICE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER LINE

| | |
|-----------------------|----------|
| SNOW STORAGE | |
| FORD'S WAY | 20,943SF |
| DRIVEWAYS LOT 11A-16B | 9,400SF |
| TOTAL | 30,343SF |
| PROVIDED STORAGE | 11,657SF |
| PERCENT | 38.4% |

PROJECT NOTES

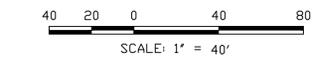
- All installation of utilities shall conform to Crested Butte South Metropolitan District's Specifications and Requirements.
- Prior to acceptance, all lines shall be tested using the AWWA C600 hydrostatic test procedure. The District may require pressure testing on the manholes.
- State procedures for disinfection of the water main shall be used. Contractor shall submit a disinfection plan for District approval prior to any disinfection.
- All backfill shall be compacted to a minimum of 95% standard proctor or approved alternate with maximum lifts of 8".
- Prior to installation of any sewer main, the end of the existing main shall be potholed so that the actual invert elevation can be determined so adjustment of the sewer main extension can be made.
- Project Benchmark: Top of plastic cap, LS No. 38048, at the southwest corner of the northerly half of Block 6. Elevation 8600.7'.

GENERAL NOTES

- The Contractor shall drive equipment or any vehicles on the excavated subgrade.
- No construction shall begin until the Owner has issued the Notice to Proceed and a Pre-Construction Meeting has been held.
- The type, size, location and number of all known underground utilities are approximate as shown on the drawings. It shall be the responsibility of the Contractor to verify the existence and location of all underground utilities along the route of the work.
- The Contractor shall contact the Utility Notification Center of Colorado (UNCC) at 811 at least 3 working days prior to beginning excavation or grading in the area of UNCC registered lines and have those utility locations marked by member companies. All other utility lines are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the Contractor's sole responsibility for locating and protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
- All existing property that is not part of this project that is damaged by the Contractor in the course of the work shall be replaced at the Contractor's expense prior to the acceptance of the completed improvements and prior to Final Payment by the Owner.
- Prior to the commencement of any construction that will affect traffic signs of any type, the Contractor shall contact the CBSMD (970) 349-5480. The contractor shall temporarily remove or relocate the signs. Signs that are not immediately relocated shall have like temporary signs placed in a manner that will function the same as the original sign. Temporary signs shall be part of the project.
- Prior to final inspection and acceptance of the improvements and prior to Final Payment by the CBSMD, the Owner's Engineer shall certify the elevations and location of the as-constructed project. Any work found to be unacceptable to the Owner shall be removed and replaced at no additional cost to the Owner.
- All trash on the site will be pick up and placed in the job site dumpster, by the Contractor. If a dumpster is not available, the Contractor and/or their employees will remove the trash from the site. Any trash left at the site will be picked up by the Owner and the Contractor will be charged \$200 for each occurrence.
- The Contractor(s) shall keep a current, clean, dry set of record drawings and the project specifications, and any amendments thereto, on site at all times. Contractor(s) shall redline actual locations and dimensions for vertical and horizontal locations of constructed, utilities, structures, services and other details deferent from or not shown on the original drawings. If said actual locations affect the design and construction of the project, The Contractor shall contact the Owner and Engineer prior to making any field changes to the design and/or construction details shown on the current record drawings. Owner and Engineer must authorize any changes to the design and/or construction details and, if necessary, issue a Change Order prior to the Contractor proceeding with the work.
- The Owner will provide the services of a registered Colorado Land Surveyor to survey the constructed items and other locations requested by the Owner. The surveyor will certify in a letter to the that these elevations conform to the record drawings and specifications. Any deviations shall be noted in the letter and then resolved to the satisfaction of the Owner before any installation of base course, concrete or asphalt.
- If a conflict exists and/or a design modification is required for any reason, the Contractor shall immediately notify the Owner and Engineer to coordinate the design and to obtain approval from the Owner and/or respective utility or other affected agency prior to beginning construction.
- All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information, please contact the Colorado Department of Health, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Creek Drive South, Denver, Colorado 80222-1530. Attention: Permits Enforcement Section. Ph: (303) 692-3590. Identifying the need for a permit, preparing the application, and paying for the review and submittal fees necessary to secure this permit, will be the responsibility of the Owner. The Contractor shall be responsible for maintaining all requirements of the permit.
- All necessary permits for this project which may include, but are not limited to, the abovementioned Colorado Department of Health permit, excavation permits, and/or street cut permits must be obtained prior to commencement of construction.

INDEX

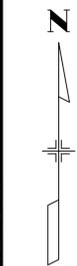
| | |
|----------------------------------|------|
| SHEET COVER | PAGE |
| FORD'S PLAN AND PROFILE | 1 |
| SEWER PLAN AND PROFILE | 2 |
| WATER PLAN AND PROFILE | 3 |
| STORMDRAIN PLAN AND PROFILE | 4 |
| DETAILS | 5 |
| PATH SECTIONS | 6 |
| STORMDRAIN ALT. PLAN AND PROFILE | 7 |
| STORMDRAIN ALT. SECTIONS | 8 |
| | 9 |



**BLOCK 6 SUBDIVISION TWO
GUNNISON COUNTY, COLORADO**

OVERALL SITE PLAN

| | |
|-------------------|------------------------|
| Prepared By: | NCW & Associates, Inc. |
| P.O. Box 3688 | Crested Butte |
| 272 Goren St. | Colorado 81224 |
| (970) 349-6384 | Fax (970) 349-6297 |
| PROJECT: 21248.00 | DWG.: PRESTE |
| DATE: 6/8/24 | SHEET 1 OF 9 |



CONTOUR INTERVAL 1'

ORIGINAL SHEET SIZE = 24"x36"



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

Land Use Change Permit Application: Crested Butte South Block 6
Subdivision
Application No: LUC-23-00021
Date application scheduled with Planning Commission: June 20,
2024
Prepared by: Hillary I. Seminick, Planning Director

| Applicant Name: | Adagio Properties, LLC; represented by Clark Atkinson, Manager | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|---|------------|---|---------|-----------|---|--|--|--|---|-------------|------------|---|---|------------|------------|--------------------------|---|-------------|------------|--------------------------|---|------------|------------|--------------------------|---|------------|------------|--------------------------|---|-------------|------------|--------------------------|---|------------|------------|--------------------------|---|-------------|------------|------------------------------|----|------------|------------|---|
| Property Owner Name: | Adagio Properties, LCC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Description: | <p>The Applicant proposes a subdivision of 5.89-acre Crested Butte South Block 6 into a total of 11 lots. The subject property is located in Crested Butte South, a designated Special Geographic Area, and is governed by the Crested Butte South Special Area Regulations and Commercial Area Master Plan (CAMP).</p> <p>The proposal would create nine commercial lots and six townhome lots, approved with conditions by the Crested Butte South Property Owners Association (POA) Board February 12, 2024, and further described in Table 1. <i>CB South Block 6 Subdivision Dimensions</i> and in the Site Plan located in the project file.</p> <p>Table 1. <i>CB South Block 6 Subdivision Dimensions</i></p> <table border="1"> <thead> <tr> <th>Lot Number</th> <th>Lot Area (sq. ft.)</th> <th>Lot Use</th> <th>CAMP Zone</th> </tr> </thead> <tbody> <tr> <td>1</td> <td colspan="3"><i>Lot 1 subdivided Feb 20, 2019 (BOCC Resolution No. 2019-05, Reception No. 658764)</i></td> </tr> <tr> <td>2</td> <td>14,520/0.33</td> <td>Commercial</td> <td>Commercial Building Zone/Active Ground Floor Use Zone</td> </tr> <tr> <td>3</td> <td>22,500/0.5</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>4</td> <td>19,500/0.44</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>5</td> <td>13,950/0.3</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>6</td> <td>8,162/0.18</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>7</td> <td>28,168/0.64</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>8</td> <td>13,243/0.3</td> <td>Commercial</td> <td>Commercial Building Zone</td> </tr> <tr> <td>9</td> <td>14,520/0.33</td> <td>Commercial</td> <td>Active Ground Floor Use Zone</td> </tr> <tr> <td>10</td> <td>50,458/1.1</td> <td>Commercial</td> <td>Commercial Building Zone/Active Ground Floor Use Zone</td> </tr> </tbody> </table> | Lot Number | Lot Area (sq. ft.) | Lot Use | CAMP Zone | 1 | <i>Lot 1 subdivided Feb 20, 2019 (BOCC Resolution No. 2019-05, Reception No. 658764)</i> | | | 2 | 14,520/0.33 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone | 3 | 22,500/0.5 | Commercial | Commercial Building Zone | 4 | 19,500/0.44 | Commercial | Commercial Building Zone | 5 | 13,950/0.3 | Commercial | Commercial Building Zone | 6 | 8,162/0.18 | Commercial | Commercial Building Zone | 7 | 28,168/0.64 | Commercial | Commercial Building Zone | 8 | 13,243/0.3 | Commercial | Commercial Building Zone | 9 | 14,520/0.33 | Commercial | Active Ground Floor Use Zone | 10 | 50,458/1.1 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone |
| Lot Number | Lot Area (sq. ft.) | Lot Use | CAMP Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | <i>Lot 1 subdivided Feb 20, 2019 (BOCC Resolution No. 2019-05, Reception No. 658764)</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 14,520/0.33 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 22,500/0.5 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 19,500/0.44 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 13,950/0.3 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 8,162/0.18 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 28,168/0.64 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 13,243/0.3 | Commercial | Commercial Building Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 14,520/0.33 | Commercial | Active Ground Floor Use Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 50,458/1.1 | Commercial | Commercial Building Zone/Active Ground Floor Use Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | |
|--------------------------------------|--|-------------|--|-------------------------------|
| | 11 | 10,212/0.23 | 4 townhome lots ¹ 11A 3,600 11B 2,001 11C 2,001 11D 2,610 | Village Core Residential Zone |
| | 12 | 7,221/0.16 | 4 townhome lots 12A 2,610 12B 2,001 12C 2,610 | Village Core Residential Zone |
| | 13 | 9,222/0.2 | 4 townhome lots 13A 2,610 13B 2,001 13C 2,001 13D 2,610 | Village Core Residential Zone |
| | 14 | 9,222/0.2 | 4 townhome lots 14A 2,610 14B 2,001 14C 2,001 14D 2,610 | Village Core Residential Zone |
| | 15 | 5,504/0.12 | 4 townhome lots 15A 2,784 15B 2,720 | Village Core Residential Zone |
| | 16 | 6,584/0.15 | 4 townhome lots 16A 2,784 16B 3,800 | Village Core Residential Zone |
| | <p>All uses, dimensions, and design standards will be governed by the CAMP. Access to the development is from adjacent Gillespy Avenue and Haverly Street, which are maintained by the Crested Butte South Metro District. A new private road, Ford's Way, would provide internal access and circulation. The new road would be paved, plowed, and maintained by two new homeowner's associations as established by the draft commercial and residential covenants. Sidewalks will be temporarily constructed then paved as development occurs. Domestic sewer and water services are provided by the Crested Butte South Metro District. A Development Improvement Agreement pursuant to LUR Section 16-118 <i>Development Improvement Agreement Required</i> would be executed prior to filing of the final plat to secure the infrastructure improvements represented in the application.</p> | | | |
| Property Location: | Block 6, Crested Butte South, Filing 2 | | | |
| Surrounding Land Uses: | Mixed use commercial, multi-family, single family, vacant | | | |
| Agency and Department Review: | A copy of the application was sent to the following referral agencies by email on April 12, 2024 date: | | | |

¹ Townhome lot areas are approximate. Townhome lots are created when a plat is approved administratively pursuant to LUR Section 5-102:L. *Plat for Approved Condominiums/Townhome Project*. A plat is generally filed after construction of the townhome units at or just prior to receiving the Certificate(s) of Occupancy.

| | |
|---|---|
| | <p>Gunnison Regional Transit Authority Gunnison County Public Works Gunnison County Environmental Health Official Crested Butte Fire Protection District Crested Butte South Metro District Gunnison Watershed School District Colorado Division of Water Resources Colorado Division of Natural Resources</p> <p>Responses were not received from the following departments/agencies: Gunnison Regional Transit Authority, Gunnison County Environmental Health Official, Crested Butte South Metro District, Gunnison Watershed School District, the Colorado Division of Water Resources, or the Colorado Division of Natural Resources. Agency comments received have been incorporated into the applicable section(s) of the staff report and written comment/correspondence may be reviewed in the project file.</p> |
| Pre-Application Conference: | NA |
| Status of Application: | Complete |
| Attached Exhibits: | Please refer to the project file on Citizen Access , navigate to "Projects, click on the "Application Number" radio button, type in "LUC-23-00021", click "search, select the result, and click the "Attachments" tab for all application documents and files. |
| 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 — 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: | <p>Minor Impact Project.</p> <p>Crested Butte South Commercial Area Master Plan Section 6.5 <i>Gunnison County Land Use Change Permit and Building Permit</i> states that "A development that has obtained a Crested Butte South Special Area Permit in compliance with the CAMP shall be required to secure a Land Use Change Permit and, as applicable, a Building Permit from Gunnison County. Such development shall be classified, reviewed and permitted at no higher impact classification than as an Administrative Review Project That Requires a Land Use Change Permit, pursuant to the</p> |

| | |
|--|---|
| | <p>applicable sections of the Gunnison County Land Use Resolution, except that no additional Gunnison County noticing requirements are needed”.</p> <p>While potentially eligible for an Administrative Review Impact Classification, the Applicant has requested a Minor Impact Review. Staff notes that <i>LUR</i> Section 3-111:B.1 requires the County to consider demand for public services, impacts on the impact area and environment, and impacts related to all existing and proposed development in the impact area. Staff also notes that Section 8 of CAMP established CB South Village Center Design Standards. With these considerations taken into account, Staff does not object to Applicant’s request of Minor Impact Review.</p> |
| <p>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</p> | <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> |
| <p>EA or EIS is required for this project</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>Project located in Special Geographic Area</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The project is located in the Crested Butte South Special Area, which is regulated by the Special Area Regulations recorded at Reception Number 690075 and commonly referred to as the Crested Butte Commercial Area Master Plan (CAMP). Crested Butte South is generally exempt from Gunnison County Land Use Review pursuant to CAMP <i>Section 3.1 Uses Generally Exempt from Land Use Resolution</i> which states “Development within the CB South Special Area shall be exempt from requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>The project is located in the Village Center Core, which is defined in the CAMP as “...all of Block 6 in the Second Filing. The majority of the Village Center Core is expected to be developed with commercial, multi-family and mixed-use buildings.” CAMP Section 4. The Remainder of Block 6 is further described as “...the land area in Block 6 as platted on the Crested Butte South Second Filing as recorded in Gunnison County records at Reception Number 281588 and which remains after the Townhome Map Pioneer Plaza Commercial Townhomes was recorded and excludes Pioneer Plaza Commercial Townhomes.” <i>Id.</i></p> |

| | | |
|--|--|--|
| | | <p>CAMP Section 8.22.B.1 requires that “The owner shall submit a subdivision application to the P.O.A and Gunnison County that may split up the property consistent with the CAMP”. Additionally, CAMP Section 8.22.B.2 requires that the Remainder of Block 6 shall meet the following requirement: “An overall plan is prepared by the first developer of the Remainder of Block 6 that illustrates the overall parking, sidewalks, landscaping, snow storage similar common improvements that results in a Master Development Plan that must be generally followed by each lot developer within the Remainder of Block 6 unless the DRC approves an amendment to the Master Development Plan”.</p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> |
| 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>While not proposed at this time, Section 5.2.B.3 of the Crested Butte South Commercial Area Master Plan (CAMP) permits Accessory Apartments in all residential areas.</p> |

| | | |
|---------------------------------------|--|--|
| 9-102: Home occupations | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>While not proposed at this time, Section 5.2.B.3 of the CAMP permits home occupations.</p> |
| 9-103: Bed and breakfast | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>While not proposed at this time, CAMP Section 5.2.A.8 permits for Accommodations up to 15,000 sq. ft., including Bed and Breakfasts, in the CB South Village Center.</p> |
| 9-203: Mobile home communities | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable,</i> not requested as part of this application.</p> |
| 9-300: Commercial and Industrial Uses | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.” Staff has provided a short description and relevant CAMP sections for informational purposes.</p> <p>CAMP Section 5.2.A defines allowed commercial uses within the Village Commercial Core. There are no provisions in this section that require review or approval by Gunnison County.</p> |

The Applicant proposes nine “commercial” lots. These lots are located in the “Commercial Building Zone” and the “Active Ground Floor Use Zone”.

| Lot Number | Area |
|------------|----------------|
| 6 | 8758 sq. ft. |
| 5 | 13,797 sq. ft. |
| 4 | 19,500 sq. ft. |
| 3 | 22,500 sq. ft. |
| 7 | 36,400 sq. ft. |
| 8 | 12,867 sq. ft. |
| 9 | 14,520 sq. ft. |
| 10 | 44,366 sq. ft. |
| 2 | 14,520 sq. ft. |

The permitted uses are enumerated in the Crested Butte South Commercial Area Master Plan (CAMP).

- i. Section 5.2.A 1-16 identifies the allowable commercial uses and prohibited uses, are outlined herein and further defined in the CAMP document.
 - a. Retail Commercial Establishments;
 - b. Service Commercial Establishments;
 - c. Auto-Related Uses;
 - d. Assembly Halls;
 - e. Restaurants, Coffee Shops, and Bars;
 - f. Medical and Dental Clinics and Processional Offices;
 - g. Rental, Repair; and Wholesaling Facilities;
 - h. Accommodations;
 - i. Public Parks and Plazas;
 - j. Farmer’s Market;
 - k. Construction-Oriented Specialty Uses;
 - l. Propane Refilling Station;
 - m. Residential Dwelling Units;
 - n. Home Occupations;
 - o. Wireless Communication Facilities; and

| | | |
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| | | <p>p. Outdoor Commercial Vending/Vending Carts.</p> <p>ii. Figure 8.1 showing the designated and preferred uses of Commercial uses along Glacier, and mixed uses along Gillaspie, and Haverly Streets.</p> <p>Industrial uses are prohibited by CAMP Section 5.3.A.</p> <p>Manufacturing uses are generally prohibited in CAMP Section 5.3.B with exception of the following, provide retail is the primary use: breweries, vintner, distillery, coffee roasting, food and/or greenhouse production, mountain sports equipment, and others as approved by the Property Owner Association (POA) Board.</p> |
| 9-302: Farm or ranch stand | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>There are no farm or ranch stands proposed in the application; however, Farmer’s Markets are permitted by CAMP Section 5.2.10.</p> |
| 9-303: Dude ranches and resorts | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable,</i> not requested as part of this application.</p> |
| 9-304: Adult-oriented uses | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> |

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| | | While there are no Adult-Oriented Uses proposed, Adult-Oriented Uses are conditionally permitted in CAMP Section 5.3.E. |
| 9-305: Seasonal recreational vehicle parks and campgrounds | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , 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 | <i>Not applicable</i> , 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 | <i>Not applicable</i> , 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 | <i>Not applicable</i> , not requested as part of this application. |
| 9-503: Satellite dishes | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , not requested as part of this application. |
| 9-504: Attached wireless communications devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , 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 | <i>Not applicable</i> . While none are proposed at this time, Wireless Telecommunication Devices are permitted in the CB South Village Center if they comply with the Gunnison County Land Use Resolution (LUR) and CAMP. |
| 9-506: Child care center | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> . The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution "Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County." While none are proposed at this time, Daycares are permitted in CAMP Section 5.2.A.2. |
| 9-507: Group home | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , 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 | <i>Not applicable</i> , not requested as part of this application. |
| 9-509: Camping on individual parcel | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , 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 | <i>Not applicable</i> , not requested as part of this application. |

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| <p>10-102: Locational standards for residential development</p> | <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> | <p><i>Not Applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.” Staff has provided a short description and relevant CAMP sections for informational purposes</p> <p>CAMP Section 5.2.A 13 defines allowed residential uses within the Village Commercial Core. There are no provisions in this section that require review or approval by Gunnison County.</p> <p>Residential uses are permitted in the CB South Village Center under Section 5.2.A.13. More specifically, in the “Village Center Core: multi-family dwelling units and row houses subject to limitations set forth herein.” Block 6 is located in Filing 2, which permits multifamily residential structures.</p> |
| <p>10-103: Residential density</p> | <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.” Staff has provided a short description and relevant CAMP sections for informational purposes.</p> <p>CAMP Section 5.2.A 13 defines allowed residential uses within the Village Commercial Core. There are no provisions in this section that require review or approval by Gunnison County.</p> <p>The Application proposes 19 townhome lots and 9 larger lots that will be develop in accordance with CAMP.</p> |

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| | | <p>Residential development in the Village Center Core may be multi-family residential or mixed-use development. The townhome lots are located in the CAMP-designated Village Core Residential Zone.</p> <p>Residential density is not specifically enumerated in the CAMP; rather, provides a lot area to floor area ratio of 1:1.68 for all uses, for example, if a lot is 10,000 sq. ft., the maximum floor area would be 16,800 sq. ft. Maximum residential floor area would be restricted by other requirements, including but not limited to: setbacks, maximum number of floors (2), maximum height (35 in Village Center Core), landscaping, and on-site parking requirements.</p> |
| 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 | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>CAMP Section 5.2.A defines allowed Commercial, Industrial, and Manufacturing uses within the Village Commercial Core. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 11-102: Voluntary best management practices | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <i>Applicable</i> , the standards are voluntary. |
| 11-103: Development in flood hazard areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , the project is not located in a mapped Flood Hazard Area. |
| 11-104: Development in geologic hazard areas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p><i>Applicable.</i></p> <p>CAMP Section 7.2 <i>Geologic Hazard Study</i> states “...development in areas subject to geologic hazards shall be subject to the applicable requirements of the LUR”.</p> <p>A small portion of the parcel is located in mapped Potentially Unstable Slopes. Geologic hazard reports for surrounding development indicated potential for destabilization risk in event of cutting</p> |

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| | | <p>slopes and/or changes in hydrology. The project site does not have similar topographic characteristics to the adjacent lots, it is gently sloping/flat. The Applicant proposes to culvert a drainage ditch that flows across the property.</p> <p>Pursuant to Colorado Statute, the application was referred to the Colorado Geologic Survey (CGS) for review and comment. In “CB South Block 6 Subdivision – LUC-23-00021 Gunnison County, CO; CGS Unique No. GU-24-0011,” May 22, 2024, CGS provided the following comments on the project:</p> <p><i>The site is mostly flat (slopes less than 10%) and contains only isolated areas of steep, human-made slopes. It is just outside the toe area of a mapped “Landslide, slump, debris-flow and earthflow” complex. Provided roads, buildings, and driveways are configured such that the need for grading cuts is minimized, CGS has no objection to approval. Cuts greater than four feet should be evaluated for temporary and long-term slope stability.</i></p> <p>Staff recommends the following approval condition:</p> <ol style="list-style-type: none"> <i>Cuts greater than four feet should be evaluated for temporary and long-term slope stability.</i> |
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| <p>11-105: Development in wildfire hazard areas</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> | <p><i>Applicable.</i> CAMP Section 7.14 <i>Wildfire Hazard Areas</i> requires “Development shall be subject to the most current and applicable sections of the LUR”.</p> <p>Block 6 is in a High Local Wildfire Hazard area. There are no prohibited development areas pursuant to this section. All future development will be required to comply with the <i>International Wildland Urban Interface Code</i> as amended and the fire suppression requirements of the Crested Butte Fire Protection District.</p> <p>A protective covenant addressing the following will be required.</p> <p>5. WILDFIRE PREVENTION STANDARDS TO BE ADDRESSED IN PROTECTIVE COVENANTS. <i>Development shall comply with the following standards. Assurances as to compliance with these standards shall be addressed in a recorded, permanent protective covenant enforceable by the County.</i></p> <p><i>a. FUEL MODIFICATIONS. If the proposed development includes areas that are within a wildfire hazard area as mapped on Gunnison County Wildfire Hazard Maps , that can be reduced to lower hazard ratings through thinning, clumping, reduction of “ladder” fuels (vegetation that may allow a fire to burn from ground level to lower tree branches), removal of hanging limbs near chimneys, creation of defensible space around structures, or other such modifications, then such modifications shall be accomplished and maintained by the applicant and or applicable homeowner’s association.</i></p> <p><i>b. FUEL BREAKS. Practical fuel break systems shall be installed as needed in locations that are approved by the Colorado State Forest Service.</i></p> <p><i>c. IGNITION RESISTANT CONSTRUCTION MATERIALS. If the proposed development includes areas that are within a wildfire hazard area as mapped on Gunnison County Wildfire Hazard Maps, construction materials that are ignition resistant shall be allowed and encouraged within the protective covenants.</i></p> |
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| | | <p>The Applicant and its assigns will be required to clean up and dispose of slash in accordance with the following standards:</p> <p><i>10. CLEAN-UP OF SLASH. To minimize wildfire hazards and to avoid insects and diseases, the following actions shall be accomplished:</i></p> <p><i>a. ROAD SLASH. All cut combustible materials, vegetative residues, including fallen or cut trees and shrubs, pulled stumps, or other such flammable debris shall be disposed of by either chipping or removal from development roadside strips. These strips shall be 100-foot wide areas that parallel each side of the road, measured outward from the edge of the road right-of-way.</i></p> <p><i>b. SLASH AROUND HOMES. All vegetative residue, slashing, branches, limbs, stumps, roots, or other flammable debris shall be disposed of from around the home site areas by either chipping or removal before final building inspection approval. Home site areas shall include all areas of the lot in which the materials are generated or deposited.</i></p> <p><i>c. FILLS. Compacting slash and debris into roadbed fill areas shall be prohibited, but such materials may be buried in the road right-of-way outside the roadbed provided that the burial is done to minimize the potential for erosion.</i></p> <p>The final plat will be required to include a warning and disclaimer regarding the hazard.</p> |
| 11-106: Protection of wildlife habitat areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>Block 6 does not fall within Gunnison Sage-Grouse habitat. The Application was referred to the Colorado Division of Natural Resources, who did not provide comment.</p> |

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| 11-107: Protection of water quality | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The Applicant provided a desktop wetland evaluation from SGM (“Irrigation Ditch Evaluation”, May 25, 2023), assessing that the stormwater ditch on the property is not a Waters of the US. A Water Body as defined by the Land Use Resolution excludes stormwater and irrigation ditches; exempting the feature from the provisions of this section. |
| 11-108: Standards for development on ridgelines | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The development is not located on a Ridgeline. |
| 11-109: Development that affects agricultural lands | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The development is not located in or adjacent to agricultural lands. |
| 11-110: Development beyond snowplowed access | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The development is not located 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 | <i>Not applicable.</i> The development is not located within a designated Wilderness. |
| 11-112: Development above timberline | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The development is not located above timberline. |
| 12-103: Road system | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | <p><i>Applicable.</i> CAMP Section 8.15.A requires that “Streets shall be designed in accordance with the Gunnison County and Crested Butte Fire Protection District standards in effect at the time of development except as may be varied as specified and allowed herein”.</p> <p>The proposal includes “Ford’s Way”, which will provide access to the 19 Townhome Lots and Lots 6, 7, and 8. Ford’s Way is 30’ wide with a cul-de-sac turnaround. Access to Lots 6, 7, and 8 would need to cross a stormwater and snow storage easement.</p> <p>The design of Ford’s Way is subject to Section 8.15 <i>Street Design</i> of the CAMP.</p> <p>CAMP Section 8.16 <i>Sidewalks</i> requires sidewalks be provided in accordance with the CB South Village Center Strategic Plan. The Applicant has proposed 6’ temporary pedestrian trail around the perimeter of Block 6, and Adagio Properties will construct a 6’ wide temporary trail using crushed gravel or crusher fines, with future developers replacing the network with concrete sidewalks as individual lots are</p> |

developed. Adagio will contractually require future lot owners to complete construction of these sidewalks.

Compliance with LUR Section 12-103 *Road System Standards*.

- A. The Road System shall comply with Road and Bridge Construction Standards. The Application will be referred to the Gunnison County Public Works Department for comment.

On September 8, 2023, the Gunnison County Public Works Department issued a conditional approval letter for the project, stating that “Public Works does not, at this time, identify any further concerns that would hinder the approval of the Access Permit.” The conditions of approval were:

- 1. *Public Works comments are specific to the access road.*
- 2. *All access permit conditions shall be fulfilled.*
- 3. *Based on the road plans at hand County access standards are fulfilled.*
- 4. *Is there a long-term subdivision plan for maintenance and plowing of this road right of way?*
- 5. *Is there a cost share agreement for the subdivision in place?*
- 6. *Any changes to the plan set will require a re-review.*

The Applicant submitted a revised plan set after receiving said conditional approval letter. Gunnison County Staff and the Applicant met on March 16, 2024 to review the revised plan set.

- 1. *Including the shoulder in the ROW to meet the 30’ ROW requirement in CAMP*
- 2. *Updating snow storage plans*
- 3. *Addressing overlap of access easements from Ford Way to lots 6,7,8*

The Applicant submitted a revised plan set that addressed all the comments from this meeting on

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| | | June 11, 2024. No additional approval conditions are recommended. |
| 12-104: Trails | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> The development does not propose new trails and will not impact existing trail systems. |
| 12-105: Water Supply | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p><i>Applicable.</i></p> <p>The Crested Butte South Metro District (District) provided a conditional will serve letter committing to serve the development with domestic water services on March 13, 2023. The letter states</p> <p><i>The District has capacity to provide water and wastewater services to the Project subject to and contingent on the following requirements:</i></p> <ol style="list-style-type: none"> 1. <i>Approval by the District of initial design and/or engineering plans that identify the water demands and the preferred locations of all taps and of all service lines requested.</i> 2. <i>Developer must pay all costs required to connect the Project to District services to include any main-line extensions or apparatuses needed to facilitate the operations of the Project. Once completed, the utilities will be conveyed to the District under a separate development improvement agreement. The agreement would include but not be limited to District engineering review of the plans, a warrantee period of two years, minimum specifications on the design, construction and testing of the infrastructure including roads, pipelines, lift stations, testing inspection and acceptance procedures.</i> 3. <i>Any and all other conditions required by the District Rules and Regulations or District Board requirements.</i> <p><i>Connection to District services is contingent on multiple conditions not all of which may be apparent at the time of issuance of this letter. A formal application for connection shall be submitted by someone with signing authority on this Project.”</i></p> |

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| | | Staff recommends including these conditions in any approval document. |
| 12-106: Wastewater treatment | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p><i>Applicable.</i></p> <p>The Crested Butte South Metro District (District) provided a conditional will serve letter committing to serve the development with sanitary sewer services on March 13, 2023. The letter states</p> <p><i>The District has capacity to provide water and wastewater services to the Project subject to and contingent on the following requirements:</i></p> <ol style="list-style-type: none"> 4. <i>Approval by the District of initial design and/or engineering plans that identify the water demands and the preferred locations of all taps and of all service lines requested.</i> 5. <i>Developer must pay all costs required to connect the Project to District services to include any main-line extensions or apparatuses needed to facilitate the operations of the Project. Once completed, the utilities will be conveyed to the District under a separate development improvement agreement. The agreement would include but not be limited to District engineering review of the plans, a warrantee period of two years, minimum specifications on the design, construction and testing of the infrastructure including roads, pipelines, lift stations, testing inspection and acceptance procedures.</i> 6. <i>Any and all other conditions required by the District Rules and Regulations or District Board requirements.</i> <p><i>Connection to District services is contingent on multiple conditions not all of which may be apparent at the time of issuance of this letter. A formal application for connection shall be submitted by someone with signing authority on this Project.”</i></p> <p>Staff does not recommend any conditions of approval because the main utility lines will be secured by a Development Improvement</p> |

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| | | <p>Agreement, and each respective developer of each lot will be required to obtain domestic water and sewer prior to building permit issuance pursuant to these sections.</p> |
| <p>12-107: Fire protection</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> | <p><i>Applicable.</i></p> <p>The Crested Butte Fire Protection District provided a conditional letter of approval on September 9, 2023 with the following conditions:</p> <ol style="list-style-type: none"> 1. <i>It will be the responsibility of the applicant, to ensure that all requirements of the email received August 17th, 2023, and plans received on April 28th, 2023, are incorporated into all exhibits, and final plan submittals for review and approval.</i> <p>The Applicant provided CBFPD with an amended plan set that addressed the above conditions, and CBFPD amended the conditional approval letter on June 6, 2024 with the following conditions which should be incorporated as approval conditions.</p> <ol style="list-style-type: none"> 1. <i>Access: the proposed access, to include road widths, cul-de-sac and the road name of "Ford Way" is compliant with comment:</i> <ol style="list-style-type: none"> a. <i>The 28 foot wide "shared driveway easement between Lots 2 & 3 will allow access for the proposed height of future structures. Final access requirements to be determined at the building plan submittal stage.</i> b. <i>The 28 foot wide "shared driveway easement between Lots 4 & 5 will allow access for the proposed height of the future structures. Final access requirements to be determined at the building plan submittal stage.</i> 2. <i>Water Supply: noted on the revised fire site plan received June 4th, 2024 is compliant with requirements.</i> <ol style="list-style-type: none"> a. <i>Move the proposed "new fire hydrant" on Gillaspey Avenue 50 feet towards</i> |

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| | | <p><i>Haverly Street to correct the code required distances between fire hydrants.</i></p> <p><i>b. All installations of new fire hydrants will comply with Crested Butte South Metro District's Standards for Fire Hydrants.</i></p> <p>Staff recommends incorporating these conditions into any approval document.</p> |
| 13-102: B.: Location within municipal three-mile plan area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | <i>Not applicable.</i> The project is not within a Three Mile Plan area. |
| 13-103: General Site Plan Standards And Lot Measurements | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution "Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County." Staff has provided a short description and relevant CAMP sections for informational purposes.</p> <p>The following subsections of the CAMP Section 8. <i>CB South Village Center Design Standards</i> control dimensional standards. There are no provisions in this section that require review or approval by Gunnison County.</p> <ol style="list-style-type: none"> 1. Section 8.8 <i>Dimensional Standards</i> 2. Section 8.10 <i>Building Height</i> |
| 13-104: Setbacks From Property Lines And Road Rights-Of-Way | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution "Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County."</p> <p>The following subsections of the CAMP Section 8. <i>CB South Village Center Design Standards</i> control setback standards. There are no provisions in this section that require review or approval by Gunnison County.</p> |

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| | | 1. Section 8.9 <i>Minimum Setbacks</i> |
| 13-105: Residential Building Sizes And Lot Coverages | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>The following subsections of the CAMP Section 8. <i>CB South Village Center Design Standards</i> control setback standards. There are no provisions in this section that require review or approval by Gunnison County.</p> <ol style="list-style-type: none"> 1. Section 8.8 <i>Dimensional Standards</i> 2. Section 8.9 <i>Minimum Setbacks</i> 3. Section 8.10 <i>Building Height</i> |
| 13-107: Installation Of Solid-Fuel-Burning Devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> All development will be required to comply with the provisions of this section, as applicable. |
| 13-108: Open Space And Recreation Areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>CAMP Section 8.8.A <i>Dimensional Standards for the CB South Village Center</i> does not require Open Space in the CB South Village Center. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 13-109: Signs | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB</p> |

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| | | <p>South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>CAMP Section 8.21 states that all signs shall be designed and installed per the <i>CB South Sign Regulations</i>. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 13-110: Off-Road Parking And Loading | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>Parking and Loading requirements are subject to CAMP Section 8.13 <i>Parking Regulations</i>. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 13-111: Landscaping And Buffering | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>General landscaping requirements are in CAMP Section 8.12 <i>Landscaping</i>. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 13-112: Snow Storage | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.” Staff has provided a</p> |

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| | | <p>short description and relevant CAMP sections for informational purposes.</p> <p>Development will comply with CAMP Section 8.18 <i>Snow Storage and Snow Staging in CB South Village Center</i>. There are no provisions in this section that require review or approval by Gunnison County. Section 8.18.B requires that “All designs for snow storage shall be subject to review and approval by the CB South Metro District”. The application will be referred to the Metro District.</p> <p>The Applicant has proposed a snow storage and drainage easement along the southern alignment of Ford’s Way.</p> |
| 13-113: Fencing | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>Requirements for fences are located in CAMP Section 8.12.C <i>Walls Fences and Berms</i>. There are no provisions in this section that require review or approval by Gunnison County.</p> |
| 13-114: Exterior Lighting | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> <p>Future exterior lighting will be subject to CAMP Section 8.14 <i>Exterior Lighting Design</i>.</p> |
| 13-115: Reclamation And Noxious Weed Control | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p><i>Applicable.</i></p> <p>Any site disturbance exceeding 10,000 sq. ft. will be required to obtain a Reclamation Permit.</p> |
| 13-116: Grading And Erosion Control | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <p><i>Not applicable.</i></p> <p>The staff report only addresses sections where the CAMP requires Gunnison County approval pursuant to CAMP Section 3.1 Uses Generally Exempt from the Land Use Resolution “Development within the CB South Special Area shall be exempt from the requirements of the LUR, unless otherwise specified herein, or by Gunnison County.”</p> |

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| | | Grading and Erosion Control measures are found throughout the CAMP. Sections that may require review or approval by Gunnison County have been addressed throughout the Staff Report. |
| 13-117: Drainage, Construction And Post-Construction Storm Water Runoff | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable.</i> Drainage, Construction And Post-Construction Storm Water Runoff measures are found throughout the CAMP. Sections that may require review or approval by Gunnison County have been addressed throughout the Staff Report. |
| 13-118: Water Impoundments | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , not proposed in the application. |
| 13-119: Standards To Ensure Compatible Uses | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | <i>Not applicable</i> , no change in use proposed. |



Sean Pope, Planner

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www.GunnisonCounty.org

To: Gunnison County Planning Commission
RE: LUC-24-00022 | Minor Impact | Work Session
Date: June 20, 2024

1. Summary

The Applicant, Munir Lalani, represented by Ethan Hampton, Architect, is proposing to build a 4,000 sq. ft. single-family residence with a 1,924 sq. ft. attached garage and 280 sq. ft. screened porch, totaling 6,204 sq. ft., on lots 6 & 7, Block 1, of the Homestead Subdivision, AKA 365 Rainbow Ln, Almont. Because the structure itself is over 5,000 sq. ft., this project is classified as a Minor Impact Project pursuant to LUR Section 6-102:G – *Maximum Building Size Larger than 5,000 sq. ft and Aggregate Square Footage Larger than 7,000 sq. ft.* Staff has summarized the following below: compliance with the applicable sections of the Land Use Resolution (LUR).

2. Compliance with Applicable Standards of the Land Use Resolution

The proposal has been reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, *Staff Report*. Staff analyzed documents submitted with the application, referral agency comments, and evaluated these against the applicable standards of the LUR.

The building site, located on lots 6 & 7 of the Homestead Subdivision, is mostly flat with vegetation of grasses, shrubs and sage brush. The northwestern portion of the parcel slopes down towards the Gunnison River. The project complies with the standards of LUR Section 11-107 – *Protection of Water Quality*, as the structure is located beyond the 25' variable outer buffer (i.e. 25' back from the top of slope from the Gunnison River), and silt fencing is to be utilized as a water quality control measure. Additionally, the project is located within a mapped 'very high' wildfire hazard area and Tier 2 Sage Grouse Habitat. The Applicant has provided a Defensible Space Plan which has been reviewed by staff and found to comply with Gunnison County standards. The proposal has also been reviewed by Aleshia Rummel, Gunnison Conservation District Wildlife Biologist, where she found that "...the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred."

3. Other Reviews Required

Lot Cluster

As described in the project description, the Applicant is required to cluster lots 6 & 7 in order to construct the residence as proposed. Lot Cluster applications are typically reviewed administratively and approved by the BOCC. If the Minor Impact is approved, staff recommends adding the following condition of approval.

1. Approval of a Lot Cluster for lots 6&7 pursuant to LUR Section 5-102:F – *Lot Clusters*.

4. Request of Planning Commission

Staff requests the Planning Commission determine if this project meets the standards of LUR Section 13-105:G – *Impact Classification and Required Findings for Coverage Exceeding Standard* and if the project will require buffering, pursuant to LUR Section 13-111. See these standards below, along with staff comments:

13-105:G – Impact Classification and Required Findings for Coverage Exceeding the Standard

- a. *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:*
 - i. *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*

Staff response: The Applicant has “...strategically oriented the garage perpendicular to the main house to reduce visual bulkiness, thus preserving the architectural harmony with adjacent properties in terms of volume and scale.” Staff adds that the building need not be invisible in order to meet the standards of this section, and other residences within the subdivision are visible from CO-135. Additionally, according to LUR section 5-102:A – *Maximum Building Size 5,000 sq. ft. or Less and Aggregate Square Footage 7,000 sq. ft. or Less*, if the 1,924 sq. ft. garage was a “detached garage” instead of an “attached garage,” the project would not require a Minor Impact Land Use Change permit. Because as separate structures, neither the residence or garage would exceed the maximum single structure size of 5,000 sq. ft., and the total aggregate square footage is less than 7,000 sq. ft.

- 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.*

The Applicant states “The chosen color palette and materials blend harmoniously with the natural surroundings, ensuring a visually unobtrusive presence.” Staff adds that the use of vegetative screening or berming presents challenges on this parcel. Complying with Defensible Space standards and implementing vegetative buffering would be challenging, as tree crowns are required to be spaced a minimum of 10’ apart, which would not provide a significant visual break. The parcel is mostly sage brush without existing trees (besides down by the Gunnison River) and planting new trees for screening would likely present challenges. Furthermore, any vegetative buffers would require water, and the well is only permitted for indoor uses. Berming would need to comply with LUR Section 11-107:E.2 –*Variable Outer Buffer*, which requires 25’ setback from the top of slope to the Gunnison River and would likely cause visual impacts of its own as no neighboring uses contain berming.

- 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 disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.*

Staff Response: All utilities are to be located underground.

- d. *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.*

Staff Response: The building need not be invisible in order to meet the standards of this section, as this residence, along with other residences within the subdivision are visible from CO-135. The standard to evaluate against is an “obtrusively visible structure,” which is defined as “a structure or part of a structure that stands out in the context of its surroundings or that draws attention to itself.” As stated in the staff response to subsection a, pursuant to LUR section 5-102:A – *Maximum Building Size 5,000 sq. ft. or Less and Aggregate Square Footage 7,000 sq. ft. or Less*, if the 1,924 sq. ft. garage was a “detached garage” instead of an “attached garage,” the project would not be classified a Minor Impact Land Use Change, as neither structure exceeds the 5,000 sq. ft. maximum.

5. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click “Projects”, search by application number “LUC-24-00022”. Click on “Attachments”.

- A. Staff Report for Minor Impact
- B. 365 Rainbow Ln. – Site Plan
- C. Architectural Renderings



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

Land Use Change Permit Application: Lalani, Max Building Size
Application No: LUC-24-00022
Date application scheduled with Planning Commission: June 20, 2024
Prepared by: Sean Pope

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| Applicant Name: | Munir Lalani, represented by Ethan Hampton, Architect |
| Property Owner Name: | Munir Lalani |
| Project Description: | The Applicant proposes to build a 4,000 sq. ft. single-family residence with a 1,924 sq. ft. attached garage and 280 sq. ft. screened porch, totaling 6,204 sq. ft., on lots 6 & 7, Block 1, of the Homestead Subdivision, AKA 365 Rainbow Ln, Almont, CO. Because the total structure size is greater than 5,000 sq. ft, the project is classified as a Minor Impact Project. In order to meet setback requirements, a lot cluster for lots 6 & 7 is included within this application. The parcel mostly consists of grasses, with the northwestern part of the parcel crossing over the Gunnison river. |
| Property Location: | 365 Rainbow Ln., Almont, CO |
| Surrounding Land Uses: | All surrounding land uses are residential lots within the Homestead Subdivision. Some are vacant, while others have residences constructed on the lots. |
| Agency and Department Review: | A copy of the application was sent to the following referral agencies by email on May 8, 2024: <ul style="list-style-type: none"> - Gunnison County Public Works (no comments received) - Gunnison County Building and Environmental Health Official - Colorado Parks and Wildlife (CPW) - Gunnison Fire Protection District |
| Pre-Application Conference: | N/A |
| Status of Application: | Complete. Scheduled for Planning Commission |
| Attached Exhibits: | |
| 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. |

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| | | <ul style="list-style-type: none"> — 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 <i>Section 6-102:B– Maximum Building Size Larger Than 5,000 sq. ft. And Aggregate Square Footage Larger than 7,000 sq. ft..</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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-102: Home occupations | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |

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| 9-103: Bed and breakfast | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, not requested as part of this application |
| 9-300: Commercial and Industrial Uses | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-302: Farm or ranch stand | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, not requested as part of this application |
| 9-503: Satellite dishes | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not requested as part of this application |
| 9-504: Attached wireless communications devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, 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 applicable, 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 applicable, 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 applicable, not requested as part of this application |
| 9-509: Camping on individual parcel | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, 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 applicable, not requested as part of this application |
| 10-102: Locational standards for residential development | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no residential subdivision is proposed |

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| 10-103: Residential density | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no residential subdivision is proposed |
| 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, no non-residential development is proposed. |
| 11-102: Voluntary best management practices | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. To the maximum extent feasible, applicant shall comply with the standards of this section. |
| 11-103: Development in flood hazard areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located within a flood hazard area. |
| 11-104: Development in geologic hazard areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located within a geologic hazard area. |
| 11-105: Development in wildfire hazard areas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Applicant has provided a <i>Defensible Space Plan</i> , prepared by Ethan David Hampton, dated April 16, 2024. This <i>Defensible Space Plan</i> has been reviewed by staff against the IWUIC adopted by Gunnison County and was approved on May 6, 2024. |
| 11-106: Protection of wildlife habitat areas | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. The project is located within Tier 2 Sage Grouse Habitat. The proposal has been reviewed by Aleshia Rummel, Gunnison Conservation District Wildlife Biologist, where she found that "...the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred."</p> <p>In a letter from Codi Prior, District Wildlife Manager for CPW, dated May 28, 2024 states "...based on the current development and land use, this proposed development may not significantly increase the net level of impacts to local wildlife." Prior then went on to provided recommendations on how to minimize wildlife conflict. See <i>CPW Comments</i> for the full letter.</p> |

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| 11-107: Protection of water quality | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. The proposed residence is located approximately 75' away from the Gunnison River. Pursuant to LUR section 11-107:E.4, the Variable Outer Buffer is required to be followed to the "maximum extent feasible" in order to minimize any adverse impacts on water quality. The building is located beyond the 25' Variable Outer Buffer, and the silt fencing is located approximately 9' away from the top of slope in order to allow for construction equipment to be utilized within the 25' Variable Outer Buffer and still maintain a distance away from the top of slope. Only the drainage sump pits are to be placed within the 25' Variable Outer Buffer. Staff has reviewed this proposal and finds that these sump pits are acceptable to be placed within this Variable Outer Buffer as they are not structures and are unlikely to cause any adverse impacts to the water quality of the Gunnison River. Additionally, due to the proximity to the Gunnison River, the Applicant was required to submit a <i>Drainage Plan</i> which complies with LUR section 13-117. The <i>Drainage Plan</i> complies with these standards. |
| 11-108: Standards for development on ridgelines | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located on a ridgeline vantage. |
| 11-109: Development that affects agricultural lands | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located near agricultural lands. |
| 11-110: Development beyond snowplowed access | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located 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 | Not applicable, project not located on an inholding within the national wilderness. |
| 11-112: Development above timberline | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located above timberline. |
| 12-103: Road system | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Applicant shall comply with Gunnison County Road and Bridge standards and shall obtain an Access Permit from Gunnison County Public Works at the time of building permit. |
| 12-104: Trails | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no trails will be impacted. |
| 12-105: Water Supply | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Applicant has provided a <i>Well Permit</i> No. 334032 that shows a well has been permitted for "...ordinary household purposes inside one single- |

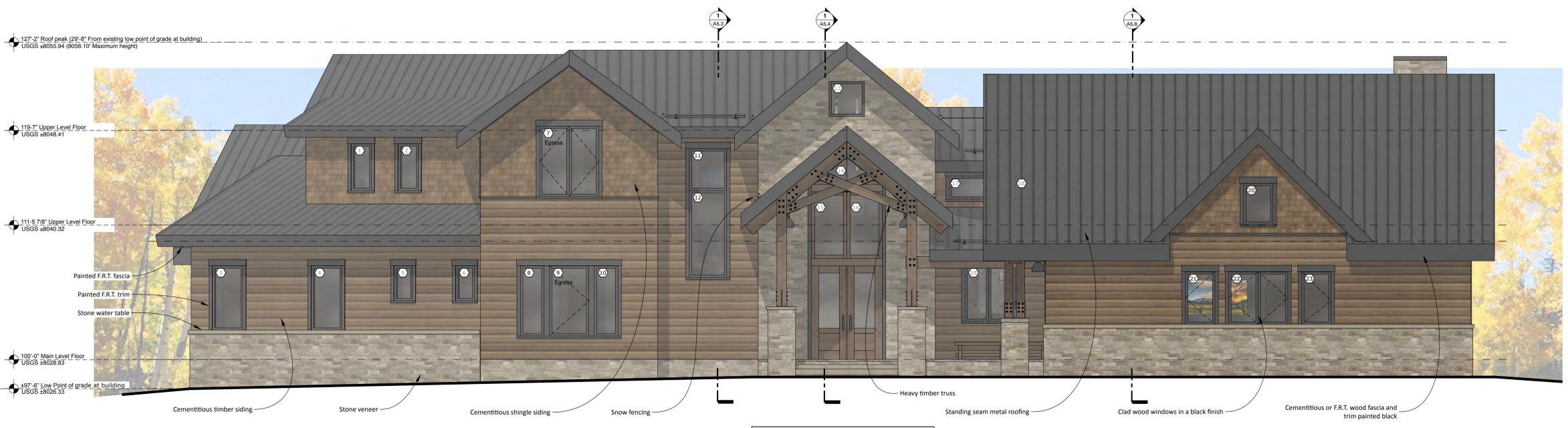
| | | |
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| | | family dwelling. The groundwater shall not be used for irrigation or other purposes.” |
| 12-106: Wastewater treatment | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Applicant has applied for an OWTS permit with Gunnison County under permit number OWTS-24-00025. However, in an email dated May 14, 2024, Rebecca Ricord, Building & Environmental Health Inspector/Plans Examiner, explained that the parcel is located within the service area of the Almont Sewage Hereafter In Transit Plant (ASHITP) and determined that the “Use of sewage treatment systems shall be required whenever feasible.” The Applicant shall update plans accordingly to connect to the ASHITP.</p> <p>Additionally, Ricord states that “The applicants will need to pursue sewer connection to the ASHITP. If it is determined that connection to the ASHITP is not feasible and an OWTS permit is to be pursued then a variance granted by the Gunnison County Environmental Health Board will be required because the parcel is less than one acre. Section 3.A.9. of the Gunnison County OWTS Regulations state that an OWTS shall not be permitted to be installed on a parcel of land less than one acre in size.”</p> <p>Applicant has executed an agreement on June 6, 2024 to connect to the ASHITP.</p> |
| 12-107: Fire protection | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, not required as part of this application. |
| 13-102: B.: Location within municipal three-mile plan area | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project not located within a municipal three mile plan area. |
| 13-103: General Site Plan Standards And Lot Measurements | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Applicable. Project is located on lots 6 & 7 within the Homestead Subdivision. Each lot is approximately 0.45 acres, meaning once they are clustered, the resultant lot will be approximately 0.9 acres. Because the project crosses the aforementioned lot lines, a Lot Cluster is part of the application process and is required to allow the project to move forward as proposed. If approved, the Lot Cluster process will be completed after the Minor Impact process.</p> |

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| | | <p>Staff recommends adding the following condition of approval:</p> <ol style="list-style-type: none"> 1. Approval of a Lot Cluster for lots 6&7 pursuant to LUR Section 5-102:F – <i>Lot Clusters</i>. <p>Because the project is planning to connect to the ASHITP, the minimum 1 acre size for an OWTS to be installed does not apply. The maximum height of the structure is approximately 27’, which is below the 30’ maximum.</p> |
| <p>13-104: Setbacks From Property Lines And Road Rights-Of-Way</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> | <p>Applicable. The residence is located approximately 30’ from Rainbow Ln, 18’ from the NE property line, 75’ from the SW property line, and 100’ from the NW property line. Minimum setback requirements are 25’ from Rainbow Ln. and 15’ along the side and rear of the property lines.</p> |
| <p>13-105: Residential Building Sizes And Lot Coverages</p> | <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> | <p>Applicable. Pursuant to LUR 13-105:G, application must meet the standards of this section in order to exceed the maximum building size.</p> <ol style="list-style-type: none"> a. <u>MINIMIZE VISIBILITY OF STRUCTURE BY SITING</u> <p>Staff response: The Applicant has “...strategically oriented the garage perpendicular to the main house to reduce visual bulkiness, thus preserving the architectural harmony with adjacent properties in terms of volume and scale.” Staff adds that the building need not be invisible in order to meet the standards of this section, and other residences within the subdivision are visible from CO-135. Additionally, according to LUR section 5-102:A – <i>Maximum Building Size 5,000 sq. ft. or Less and Aggregate Square Footage 7,000 sq. ft. or Less</i>, if the 1,924 sq. ft. garage was a “detached garage” instead of an “attached garage,” the project would not require a Minor Impact Land Use Change permit. Because as separate structures, neither the residence or garage would exceed the maximum single structure size of 5,000 sq. ft., and the total aggregate square footage is less than 7,000 sq. ft.</p> |

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| | | <p>b. <u>MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING.</u></p> <p>The Applicant states “The chosen color palette and materials blend harmoniously with the natural surroundings, ensuring a visually unobtrusive presence.” Staff adds that the use of vegetative screening or berming presents challenges on this parcel. Complying with Defensible Space standards and implementing vegetative buffering would be challenging, as tree crowns are required to be spaced a minimum of 10’ apart, which would not provide a significant visual break. The parcel is mostly sage brush without existing trees (besides down by the Gunnison River) and planting new trees for screening would likely present challenges. Furthermore, any vegetative buffers would require water, and the well is only permitted for indoor uses. Berming would need to comply with LUR Section 11-107:E.2 – <i>Variable Outer Buffer</i>, which requires 25’ setback from the top of slope to the Gunnison River and would likely cause visual impacts of it’s own as no neighboring uses contain berming.</p> <p>c. <u>LOCATION OF UTILITIES UNDERGROUND.</u> All utilities are to be located underground.</p> <p>d. <u>OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL.</u></p> <p>Staff Response: The building need not be invisible in order to meet the standards of this section, as this residence, along with other residences within the subdivision are visible from CO-135. The standard to evaluate against is an “obtrusively visible structure,” which is defined as “a structure or part of a structure that stands out in the context of its surroundings or that draws attention to itself.” As stated in the staff response to subsection a,</p> |
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| | | <p>pursuant to LUR section 5-102:A – <i>Maximum Building Size 5,000 sq. ft. or Less and Aggregate Square Footage 7,000 sq. ft. or Less</i>, if the 1,924 sq. ft. garage was a “detached garage” instead of an “attached garage,” the project would not be classified a Minor Impact Land Use Change, as neither structure exceeds the 5,000 sq. ft. maximum.</p> <p>Planning Commission will evaluate the project against these standards.</p> |
| 13-107: Installation Of Solid-Fuel-Burning Devices | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no solid fuel burning devices proposed. |
| 13-108: Open Space And Recreation Areas | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project is exempt from this section. |
| 13-109: Signs | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no signs are proposed as part of this project. |
| 13-110: Off-Road Parking And Loading | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Application is for a four (4) bedroom residence. The minimum required parking spaces is 3 spaces, with a three car garage and a parking space in the circular driveway. |
| 13-111: Landscaping And Buffering | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Applicant proposes to reseed disturbed areas with Gunnison Conservation District recommended seed mixes. Staff adds that the well permit does not allow for any irrigation. |
| 13-112: Snow Storage | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Snow storage is shown on the <i>Site Plan</i> , and meets the standards of this section. |
| 13-113: Fencing | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no fencing is proposed. |
| 13-114: Exterior Lighting | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Exterior lighting proposed has been reviewed by staff and confirmed to be fully cutoff fixtures. |
| 13-115: Reclamation And Noxious Weed Control | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project does not meet the thresholds of this section. |
| 13-116: Grading And Erosion Control | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, project does not meet the thresholds of this section. |
| 13-117: Drainage, Construction And Post-Construction Storm Water Runoff | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. Applicant has provided a <i>Drainage Plan</i> that has been designed to meet the 100-yr storm event. A detailed report created by SCJ Alliance, |

| | | |
|---|--|---|
| | | dated April 17, 2024, shows how the <i>Drainage Plan</i> meets the standards of this section. |
| 13-118: Water Impoundments | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Not applicable, no water impoundments are proposed. |
| 13-119: Standards To Ensure Compatible Uses | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Applicable. The project is consistent with the neighboring uses, and the applicant has described in detail how they conform with the standards of this section within the <i>Applicant Responses to 13-119</i> document. Staff agrees that the proposal is compatible with the existing neighborhood. |



1 South Elevation Street
 A3.1 Scale: 1/4" = 1'-0"

See material samples on sheet A4.3

| LOCATION | TAG | TYPE | WIDTH | HEIGHT | NOTES | LOCATION | TAG | TYPE | WIDTH | HEIGHT | NOTES |
|---------------------|-----|----------------|-------|---------|---|---------------------|-----|----------------|-------|--------|-------------------------------|
| SOUTH FACING | 1 | CASEMENT | 24 | 48 | TEMPERED | NORTH FACING | 32 | CASEMENT | 36 | 78 | |
| | 2 | CASEMENT | 24 | 48 | TEMPERED | MULLED | 33 | CASEMENT | 36 | 78 | |
| | 3 | CASEMENT | 36 | 66 | EGRESS | | 34 | CASEMENT | 36 | 78 | TEMPERED |
| | 4 | CASEMENT | 36 | 66 | | | 35 | CASEMENT | 24 | 78 | TEMPERED |
| | 5 | CASEMENT | 20 | 36 | | | 36 | DBL DOOR | 72 | 96 | DOUBLE FRENCH DOORS - INSWING |
| | 6 | CASEMENT | 20 | 36 | IN SHOWER: TEMPERED, IN GLASS BLINDS, AND FIBERGLASS INTERIOR | | 37 | CASEMENT | 24 | 78 | TEMPERED |
| | 7 | DBL CASEMENT | 60 | 72 | EGRESS | | 38 | DBL CASEMENT | 60 | 51 | TEMPERED |
| | 8 | FIXED CASEMENT | 24 | 72 | | | 39 | CASEMENT | 30 | 60 | EGRESS |
| | 9 | CASEMENT | 40 | 72 | EGRESS | MULLED | 40 | FIXED CASEMENT | 48 | 30 | |
| | 10 | FIXED CASEMENT | 24 | 72 | | | 41 | FIXED CASEMENT | 48 | 60 | |
| | 11 | FIXED CASEMENT | 38 | 42 | TEMPERED | | 42 | CASEMENT | 30 | 60 | |
| | 12 | FIXED CASEMENT | 38 | 90 | | | 43 | CASEMENT | 30 | 78 | TEMPERED |
| | 13 | FIXED CASEMENT | 36 | 36 | | | 44 | FIXED CASEMENT | 72 | 78 | |
| | 14 | FIXED CASEMENT | 72 | 10 / 40 | MEASURE IN FIELD | | 45 | CASEMENT | 30 | 78 | |
| | 15 | FIXED CASEMENT | 36 | 68 | WOOD EXTERIOR STAINED TO MATCH ENTRY DOOR BELOW, TEMPERED | | 46 | CASEMENT | 24 | 36 | IN GLASS BLINDS, TEMPERED |
| | 16 | FIXED CASEMENT | 36 | 68 | | | 47 | CASEMENT | 36 | 66 | EGRESS |
| | 17 | FIXED CASEMENT | 48 | 24 | | | 48 | DBL CASEMENT | 72 | 72 | EGRESS |
| | 18 | FIXED CASEMENT | 48 | 24 | | | 49 | DBL CASEMENT | 54 | 66 | EGRESS |
| | 19 | DBL CASEMENT | 48 | 57 | | | 50 | DBL CASEMENT | 54 | 66 | TEMPERED |
| | 20 | FIXED CASEMENT | 30 | 42 | | | 51 | CASEMENT | 24 | 54 | IN GLASS BLINDS, TEMPERED |
| | 21 | CASEMENT | 30 | 54 | | EAST FACING | 52 | DBL CASEMENT | 60 | 72 | |
| | 22 | DBL CASEMENT | 60 | 54 | | | 53 | DBL CASEMENT | 60 | 60 | |
| | 23 | CASEMENT | 30 | 54 | | | 54 | DBL CASEMENT | 60 | 60 | |
| WEST FACING | 24 | CASEMENT | 24 | 36 | IN SHOWER: TEMPERED, IN GLASS BLINDS, AND FIBERGLASS INTERIOR | MULLED | 55 | FIXED CASEMENT | 36 | 36 | |
| | 25 | AWNING | 24 | 36 | | | 56 | CASEMENT | 36 | 78 | |
| | 26 | CASEMENT | 24 | 36 | | MULLED | 57 | FIXED CASEMENT | 36 | 36 | |
| | 27 | AWNING | 24 | 42 | IN SHOWER: TEMPERED, IN GLASS BLINDS, AND FIBERGLASS INTERIOR | | 58 | CASEMENT | 36 | 78 | |
| | 28 | AWNING | 24 | 24 | IN SHOWER: TEMPERED, IN GLASS BLINDS, AND FIBERGLASS INTERIOR | | 59 | DOOR | 36 | 96 | FRENCH DOOR - OUTSWING |
| | 29 | AWNING | 24 | 54 | | | | | | | |
| | 30 | DOOR | 36 | 96 | 3/4 LIGHT STYLE INSWING | | | | | | |
| | 31 | SIDE LIGHT | 16 | 96 | | | | | | | |

WINDOW NOTES:
 DIMENSIONS PROVIDED ARE IN INCHES TO THE NOMINAL ROUGH OPENING DIMENSIONS
 ALL WINDOWS AND DOORS TO BE U-0.32 OR BETTER. PROVIDE WEIGHTED AVERAGE CALCULATIONS FOR INSULATION
 ALL WINDOWS AND DOORS TO MEET WILDFIRE CODE AND BE TEMPERED ON THE EXTERIOR. MOST UNITS, EXCEPT AS NOTED, ARE TO BE WOOD WITH ALUMINUM CLADDING
 PROVIDE GLAZING AS REQUIRED PER R308.3 AND R308.4 FOR HUMAN IMPACT LOADS AND HAZARDOUS LOCATIONS



2 South Elevation at front porch
 A3.1 Scale: 1/4" = 1'-0"



3 West Elevation
 A3.1 Scale: 1/4" = 1'-0"

4 West Elevation at front porch
 A3.1 Scale: 1/4" = 1'-0"

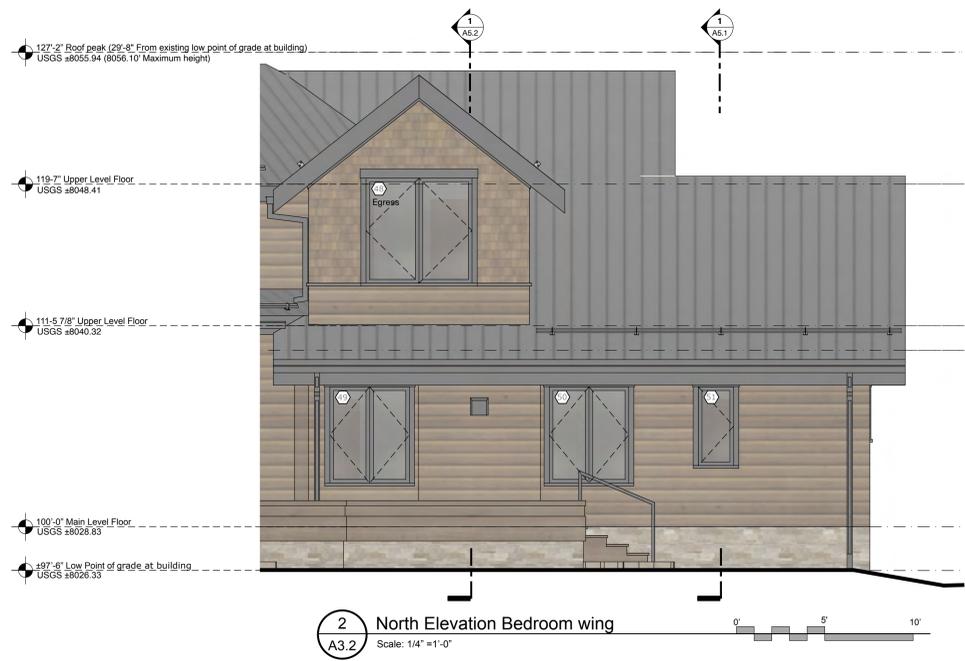


| Issue / Revision | Date | By |
|------------------|----------|----|
| PLAN REVIEW | 12.16.23 | 1 |
| CD PROGRESS SET | 12.21.23 | 2 |
| CD PROGRESS SET | 2.8.24 | 3 |
| PERMIT SET | 3.18.24 | 4 |

SHEET DESCRIPTION:
 ELEVATIONS
 DRAWN BY: PLS, CLD, ELD
 SHEET FILE: PL_CD_ELD
 SHEET NUMBER:



1 North Elevation River
Scale: 1/4" = 1'-0"



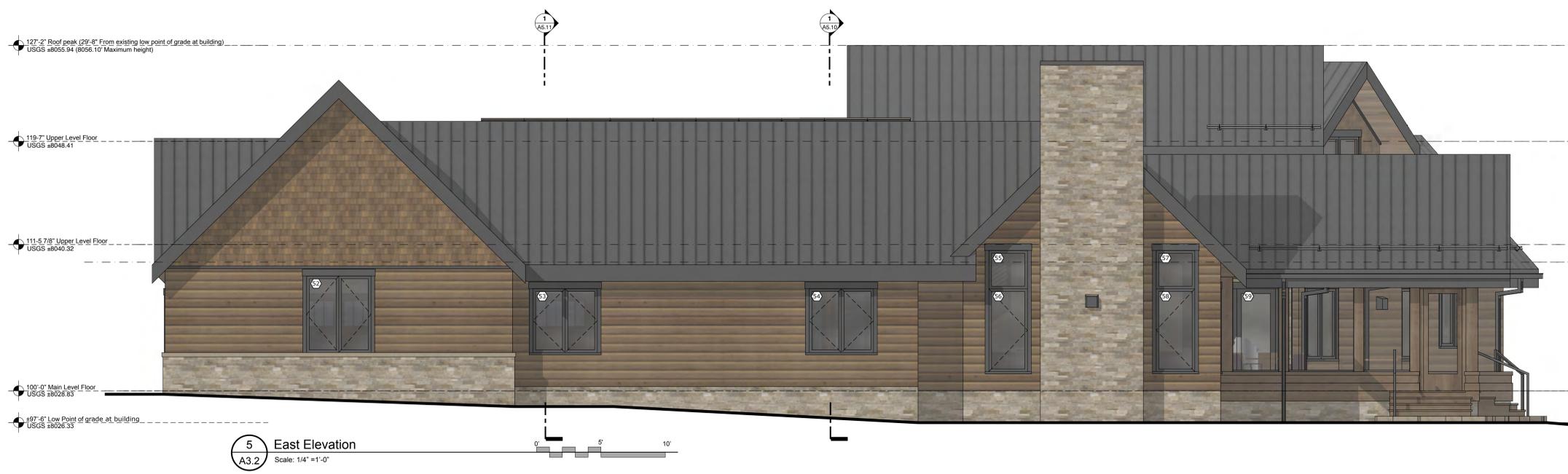
2 North Elevation Bedroom wing
Scale: 1/4" = 1'-0"



3 West Elevation Bedroom wing
Scale: 1/4" = 1'-0"



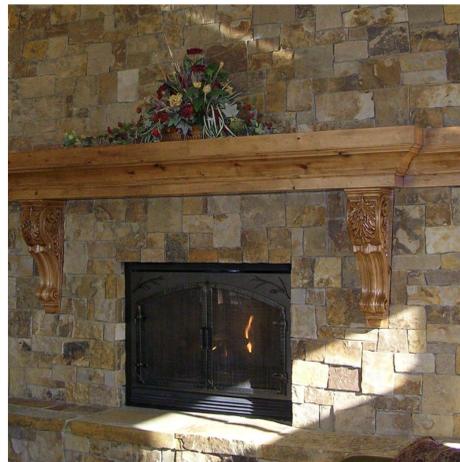
4 South Elevation Bedroom wing
Scale: 1/4" = 1'-0"



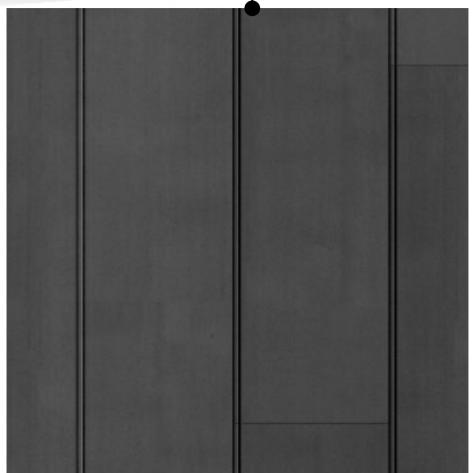
5 East Elevation
Scale: 1/4" = 1'-0"



6 East Elevation at rear deck
Scale: 1/4" = 1'-0"



THIN VENEER STONE SEBASTIAN CHOPPED BY TELLURIDE STONE



STANDING SEAM METAL ROOFING AND FLASHING IN COATED METALS GROUP'S CHARCOAL GRAY



CEMENTITIOUS TIMBER LOOK SIDELING BY EVERLOG - 10" PLANK IN SADDLEWOOD



CEMENTITIOUS SHINGLES BY NICHIIA - SIERRA PREMIUM SHAKE PAINTED TO MATCH EVERLOG'S SADDLEWOOD