

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: May 1, 2025

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 April 10, 2025, 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.
 - **Miscellaneous/Staff Reminders/Announcements**
June 19, 2025 Planning Commission Meeting to be rescheduled due to holiday.
- 9: 00 a.m.** **Public Hearing: LUC-24-00010 | Horowitz Ridgeline Vantage Minor Impact**
The Applicants, Matanya and Kelsey Horowitz, represented by David Gross General Contractors, request a Ridgeline Vantage review for a proposed single-family residence on Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. Crested Butte.
- 9:30 a.m.** **Work Session: LUC-23-00009 | Weber Ridgeline Vantage Minor Impact**
The applicant is requesting a Ridgeline Vantage review for a proposed single-family residence located on Lot 18, Trappers Crossing at Wildcat, accessed by Saddle Ridge Rd, Crested Butte.
- 10:00 a.m.** **Work Session: Colorado Department of Local Affairs Training**
Training by CO DOLA for Planning Commission Members.
- 12:00 p.m.** **Adjourn**

Packet Materials are available online: [Planning Commission Meeting Packets](#)

Or by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View Most Recent Meeting Packet"

Use this link to join the Webinar on Zoom: <https://gunnisoncounty-org.zoom.us/j/86337231015>

Phone one-tap:

+17193594580,,86337231015# US

+14086380968,,86337231015# US (San Jose)

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, April 10, 2025**

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:**

Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Commissioner - Bill Barvitski Alt. Commissioner - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hilary Seminick Planner II – Rachael Blondy Planning Technician – Caroline Danielson Others present as listed in text
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Absent: Roland Mason, Catherine McBreen

Recused:

Zoom:

Vice-Chairperson Phillips seated alternate member, Sean Patrick. With a quorum present Vice-Chairperson Phillips opened the April 10, 2025 regular meeting of the Planning Commission at 8:47 a.m.

Moved by Baca, seconded by Niederer to approve Planning Commission meeting minutes, dated March 20, 2025. The motion passed unanimously in support.

Staff announcements/ miscellaneous:

Pagano noted that the April 24, 2025 Planning Commission Meeting is cancelled, with the next regularly scheduled meeting on May 1, 2025. Pagano noted that the Whetstone groundbreaking is scheduled for April 21, 2025 at 3PM.

Work Session: Gunnison Area Plan

Discussion of the proposed Gunnison Area Plan (GAP) with consultant Design Workshop.

Present: Jessica Garrow (Principal at Design Workshop, Lead Consultant), Anton Sinkewich (City of Gunnison Community Development Director), Andie Ruggera (City of Gunnison Senior Planner), Caree Musick (City of Gunnison Planner I), Robyn Zimmerman (Gunnison County Utilities Manager).

Pagano introduced the Planning Commission to the Gunnison Area Plan, highlighting the increased demand for development just outside of city limits. She outlined the age of the current Three Mile Plan and the goals of the GAP, explaining that Design Workshop has been working with the City and the County on this project and that it has been informed by community engagement.

Garrow reviewed the proposed Special Area Regulations (SAR), aimed at providing regulations for a specific geographic area. She noted that the SAR would modify or simplify the County LUR. Garrow provided an overview of the vision, including review requirements and notes based upon density of projects. She explained that the code focuses on housing creation, establishing an administrative review path and creating housing incentives. She clarified that a public hearing and BOCC direction would be included in the process of approving the GAP. Regarding timeline, it was noted that this plan would need to go into effect by January 1, 2028 due to state requirements.

Planning Commission discussed affordable housing requirements, cost limitations, density, and connection to utilities. Staff noted that the developer would be required to pay for utility extension at the current state.

Pagano mentioned that the Corridor Plan will be kicking off later this year, with the goals of focusing development where it makes sense. She explained that it could be important to the board to extend utilities, but that this is not currently a part of the plan. Garrow confirmed that in her experience the developer will not include affordable housing unless requirements exist.

Next Steps

Pagano added that this will be an ongoing discussion, and that the Planning Commission can expect another upcoming work session.

Work Session: County Attorney Training

Matt Hoyt provided training to the Planning Commission. Topics covered included the Colorado Open Meetings Law/Sunshine Law, ex parte communications, and conflicts of interest.

Phillips adjourned the meeting at 12:03 p.m.

TO: Planning Commission

SUBJECT: Planning Commission **Decision OR Recommendation**
Horowitz Ridgeline Vantage
LUC-24-00010

DATE: April 23, 2025

PREPARED BY: Hillary I Seminick, ACIP, Planning Director

PROJECT DESCRIPTION:

The Applicants, Matanya and Kelsey Horowitz, represented by Jon Brown with David Gross General Contractor, have submitted building permit for a 1,377 sq. ft. Single Family Residence (SFR) at Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. under building permit no. BP-24-00193. The parcel is in a dense conifer forest with steep slopes to the north and east. This project is classified as a Minor Impact Project due to the proposed structures breaking the Ridgeline Vantage from points along Gothic Rd. and along the eastern edge of the Town of Crested Butte.

The subject parcel is legally described as 265 SADDLE RIDGE ROAD, CRESTED BUTTE AND LEGALLY DESCRIBED AS LOT 15, TRAPPERS CROSSING AND WILDCAT, ACCORDING TO THE AMENDED PLAT THEREOF RECORD OCTOBER 30, 1992 UNDER RECEPTION NO. 438114, COUNTY OF GUNNISON, STATE OF COLORADO

IMPACT CLASSIFICATION:

The project, by definition, is a Minor Impact pursuant to Section 6-102: *Minor Impact Project*, based upon classification found in Section 6-102:H *Development Requiring Detailed Ridgeline Vantage Visibility Analysis*.

MEETING DATES:

The Planning Commission held work sessions and public hearings to discuss the application on the following dates:

- August 15, 2024 Work session
- March 12, 2025 Work session
- May 1, 2025 Public Hearing

SITE VISIT:

The Planning Commission determined that a site visit was not necessary.

PUBLIC HEARING:

The Planning Commission conducted a public hearing on May 1, 2025. Comments received include:

REVIEW AGENCY REFERRAL COMMENTS:

A copy of the application was sent to the following referral agencies by email on July 3, 2024 date:

- Gunnison County Public Works (no comments received)
- Gunnison County Building and Environmental Health Official (no comments received)
- Town of Crested Butte
- Colorado Parks and Wildlife (CPW) (no comments received)
- Crested Butte Fire Protection District (CBFPD)
- Colorado Geologic Survey (CGS)

COMPLIANCE WITH APPLICABLE SECTIONS OF THE GUNNISON COUNTY LAND USE RESOLUTION:

Section 9-100: Uses Secondary to a Primary Residence.

Not applicable. No secondary uses are proposed.

Section 9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants

Not applicable, not requested as part of this application.

Section 9-200: Special Residential Uses.

Not applicable, not requested as part of this application.

Section 9-300: Commercial and Industrial Uses.

Not applicable, not requested as part of this application.

Section 9-400: Exploration, Extraction and Processing of Minerals and Construction Materials.

Not applicable, not requested as part of this application.

Section 9-500: Miscellaneous Uses and Activities.

Not applicable, not requested as part of this application.

Section 9-600: Essential Housing

Not applicable, not requested as part of this application.

Section 10-102: Locational Standards for Residential Development.

Not applicable, not requested as part of this application.

Section 10-103: Residential Density.

Not applicable, not requested as part of this application.

Section 11-103: Development in Areas Subject to Flood Hazards.

Not applicable, the project is not located within a Flood Hazard.

Section 11-104: Development in Areas Subject to Geologic Hazards.

Applicable.

SECTION 11-104:C.1. AREAS DESIGNATED ON THE GEOLOGIC HAZARD MAPS.
Land use changes on lands that are designated on the Gunnison County Geologic

Hazards Maps as avalanche areas, landslide areas, rockfall areas, alluvial fans, talus slopes, steep or potentially unstable slopes, Mancos shale, mudflow hazard areas, and faults.

Staff response: According to County Mapping, the parcel is located entirely within “Potentially Unstable Slopes” geologic hazard area. A geotechnical report created by Darin R. Duran, P.E., titled “Geotechnical Study, 265 Saddle Ridge Road, Lot 15, Trappers Crossing at Wildcat, Gunnison County, Colorado,” dated June 24, 2024. In this report, it concluded that “The CMT geologist concluded that there is low risk of slope instability on this site.”

The geotechnical report and plans were referred to Colorado Geologic Survey for review on July 3, 2024.

In a letter from Amy Crandall, P.E. Engineering Geologist with CGS, titled “Trappers at Wildcat Subdivision, Lot 15, Minor Impact Project LUC-24-00010, Gunnison County, CO; CGS Unique No. GU-25-00001,” dated July 24, 2024, she provided the following recommendations:

1. CGS recommends a building setback be established from the crest of the steep slope to the north in accordance with Section R403.1.7, Footings on or adjacent to slopes, as described in the 2021 International Residential Code (or Section 1808.7 of the 2021 International Building Code) currently adopted by Gunnison County (Building Code 14.10.020 Adoption).
2. If cuts in excess of 10 feet are planned to achieve proposed grades, CGS recommends the county require a slope stability analysis using site-specific strength values.
3. CGS recommends that all grading activities should be carefully observed to identify any unmapped shafts or other mining features.

See *CGS Comments* document for the full letter.

Staff Response: The Applicant is required to determine the setbacks to the ridge according to the methods listed above. This is to ensure the locations of the main and secondary residences shown on the site plan will meet the appropriate setbacks and can be constructed accordingly. These setbacks are required prior to approval of this project. The Applicant is required to conduct a slope stability analysis for cuts or fills exceeding ten feet as described in the Geotechnical report and CGS letter, prior to any approval of the project to ensure the building site and driveway design meet the provisions of this Section for this site-specific development Land Use Change request.

Section 11-105: Development in Areas Subject to Wildfire Hazards.

Applicable.

SECTION 11-105:B. APPLICABILITY. The requirements of this Section shall apply to any development in areas designated as wildfire hazard areas on the Wildfire Hazard Maps, and in areas where the Colorado State Forest Service determines that there is the potential for a proposed development to be threatened by a wildfire hazard.

Staff response: According to County Mapping, the parcel is located entirely within “Very High Wildfire Hazard” area. Applicant has submitted defensible space plans for both the

SFR and the secondary residence. Final defensible space plans shall be required at the time of Building Permit.

Section 11-106: Protection of Wildlife Habitat Areas.

Applicable.

Parcel is located within both Elk and Mule Deer migration corridors according to CPW's Wildlife Species Map Application.

No comments from CPW were received.

Section 11-107: Protection of Water Quality.

Not applicable, no water bodies are located within the project area.

Section 11-108: Standards for Development on Ridgelines.

Applicable.

SECTION 11-108: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 one of the below conditions are met. Staff has pulled out the potential applicable standards and provided commentary below:

b. NO FEASIBLE ALTERNATIVE SITE EXISTS ON THE PARCEL. 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

Staff response: Applicant has provided a *Ridgeline Vantage Analysis*, which shows that the parcel is located along a ridgeline and constrained by steep slopes (greater than 30%) and within a very high wildfire hazard area. Per LUR Section 11-105: F.2 – *Prohibited Locations for Development*, locations that are on steep slopes and located within very high wildfire hazard areas are prohibited for development. *The Ridgeline Vantage Analysis* shows two potential locations for the main residence, and both are breaking the Ridgeline Vantage. Furthermore, Staff has reviewed the *Ridgeline Vantage Analysis* and believes that there is low likelihood of a feasible building location on the parcel to avoid breaking the Ridgeline Vantage. Planning Commission may wish to schedule a site visit to better understand the topography of the site and visual impacts.

c. FULL SCREENING EXISTS AND IS PROTECTED.

Staff response: On April 12, 2024, staff attempted to conduct a *Balloon Analysis* with the Applicant, where the Applicant held balloons at the approximate location of the structures and staff drove around from different Ridgeline Vantage roads to see visibility impacts. See *Balloon Analysis Photos* for details. In this analysis, staff found it very difficult to locate the balloons due to the existing vegetation. The only location where they were visible was on the eastern end of the Town of Crested Butte along 8th street. From this location, the balloons were just visible to the naked eye, and were slightly breaking the Ridgeline Vantage. However, it should be noted that the Applicant did move closer to the edge of the ridge in order to move the balloons beyond trees that were obstructing their view. Additionally, the future main residence is to be constructed on fill and will be elevated a few

feet higher than the balloon string. The area where the Applicant was standing is shown on the *Balloon Analysis*. With this analysis it is doubtful that full screening exists, however, it is difficult to tell based on this analysis. If this is the Section that Planning Commission finds for this project, a recorded covenant, easement or agreement that ensures replacement of similar screening vegetation, should it be destroyed, be required for this project.

d. IF SIGNIFICANT SCREENING EXISTS AND IS PROTECTED, DECISION SHALL BE MADE BY THE BOCC.

If the Planning Commission finds that the Project does meet the first three requirements of this section, but that any building on the ridgeline shall be significantly screened by existing (as opposed to new) natural vegetation on the applicant's property, of such volume, density and species of tree cover, after provision of defensible space for wildfire hazard, so that no part of the building that is partially visible shall be visibly obtrusive from any ridgeline vantage, at any time of the year, the Commission shall so note in a recommendation to the BOCC, and the BOCC shall be the decision-making body. If approved, the approval shall include:

1. RECORDED COVENANT, EASEMENT OR AGREEMENT. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and
2. MINIMAL VISUAL IMPACT. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and:
 - a. IS NOT OBTRUSIVE OR VISIBLE FROM A MUNICIPAL RIDGELINE VANTAGE. Must comply with both of the following standards:
 1. OBTRUSIVENESS. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and
 2. MUNICIPAL RIDGELINE VANTAGE. The building will not be visible with the naked eye from a municipal ridgeline vantage; and
 - b. MUST NOT BE VISIBLE FROM RIDGELINE VANTAGE OR VISIBILITY IS ONLY MOMENTARY. Must comply with and with one of the following standards:
 1. DISTANCE FROM RIDGELINE VANTAGE(S). The building will not be visible with the naked eye from near or distant ridgeline vantages; or
 2. NUMBER AND LENGTH OR DURATION OF RIDGELINE VANTAGES. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the building will be visible only momentarily to passersby.

Staff response:

Staff recommends in addition to a site visit to determine adequacy of existing vegetative screening, additional analysis be provided to understand if the proposed building site(s) are the only feasible development location on the parcel, including but not limited to:

- a. A geological slope stability analysis as described in the CGS recommendations; and
- b. Update the site plan to ensure adequate setbacks from the top of slope as described in the CGS recommendations; and

A slope analysis that describes slopes equal or greater than 30% within High Wildfire Areas, which are prohibited development areas pursuant to LUR Section 11-105: F.2 – *Prohibited Locations for Development*.

Section 11-109: *Development That Affects Agricultural Lands.*

Not applicable. Application is not located near agricultural lands and is not anticipated to affect agricultural lands.

Section 11-110: *Development of Land Beyond Snowplowed Access.*

Not applicable, project not located beyond snowplowed access.

Section 11-111: *Development on Inholdings in The National Wilderness.*

Not applicable, project not located on an inholding.

Section 11-112: *Development on Property Above Timberline.*

Not applicable, project not located above timberline.

Section 12-103: *Road System.*

Applicable.

SECTION 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS. All applicants for Land Use Change Permits that have a component of driveways, roads and/or bridges shall comply with the requirements of the Gunnison County Standards and Specifications for Road and Bridge Construction, and this Section.

Staff response: Applicant has provided the Access Easement shown on the Amended Plat, which provides access to lot 15, crossing lots 10 and 11. Applicant will be applying for building permits for the SFR and secondary residence and shall obtain an Access Permit from Public Works to satisfy the standards of this Section. Additionally, because the project is located within the Town of Crested Butte's Three Mile Area, the Town has the opportunity to review the project to see if it comports with the Three Mile Plan.

Section 12-104: *Trails.*

Not applicable, no trails are to be impacted by this project.

Section 12-105: *Water Supply.*

Applicable.

SECTION 12-105:A. GENERAL STANDARD. All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development. In making its determination as to whether the proposed water supply will be adequate for the proposed use, the decision-making body shall consider the recommendations of the Colorado Division of Water Resources, the Gunnison County Environmental Health Official and other County staff, or consultants engaged by the County and the applicant.

Staff response: Applicant has provided a copy of the *Well Permit*, which was permitted under permit number 327047 and had a permit extension granted on April 23, 2024. In condition number 4 of the permit, it states "*The use of groundwater from this well is limited*

to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.”

Section 12-106: Sewage Disposal/Wastewater Treatment.

Applicable.

SECTION 12-106: A. SANITARY SEWAGE DISPOSAL SYSTEM REQUIRED. No land use change shall be permitted unless a method of sewage disposal is available to that lot or development that complies with all applicable standards of this Resolution, the Gunnison County On-Site Wastewater Treatment System Regulations, and of the Colorado Department of Public Health and Environment.

Staff response: Applicant has indicated that an OWTS is proposed for the SFR and secondary residence. Applicant shall comply with the standards of this Section at the time of building permit.

Section 12-107: Fire Protection.

Applicable.

12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT.

Staff response: Applicant is required to obtain approval from the Crested Butte Fire Protection District in order to meet the standards of this Section.

In an email from Ric Ems, Fire Marshal with CBFPD, dated May 15, 2024, he stated: “CBFPD did provide a plan review Letter# 2024-2-038 dated 1/17/2024. We have no other comments at this time.”

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

Applicable.

SECTION 13-103:H.1.b PITCHED ROOFS. All structures with pitched roofs shall not exceed 30 feet in height. The minimum roof pitch shall be as required by the applicable building code, adopted and amended by Gunnison County.

Staff response: Application is located on a 35-acre parcel and has received HOA approval for the construction of the residence. The proposed height of the residence approximately 28’ to the ridge, which is well below the 30’ maximum of the average gable height. The residence meets the setback requirements.

Section 13-104: Setbacks from Property Lines and Road Rights-of-Way.

Applicable.

SECTION 13-104:A Unless otherwise exempted by this Resolution, the following shall apply, all land use changes and approved Building Permit site plans shall meet property line setback requirements indicated in Table 7: Setbacks from Property Lines and Road Rights-of-Way..

Staff response: The *Site Plan* submitted house is over 150' from the nearest property boundary. This exceeds the minimum of 25' from the front and 15' from the side and rear property lines.

Section 13-105: Residential Building Sizes and Lot Coverages.

Applicable.

SECTION 13-105:D. PARCELS EQUAL TO OR LARGER THAN 6,500 SQ. FT.

Staff response: the 1,377 sq. ft. residence is below the allowed maximum structure size of 7,000 sq. ft.

Section 13-107: Installation of Solid Fuel-Burning Devices

Applicable.

SECTION 13-107:C.1. SINGLE FAMILY RESIDENCES. Any single-family residence, manufactured or mobile home for which a Building, Manufactured Home or Mobile Home Permit is issued after the effective date of this Resolution shall be allowed to install one approved solid-fuel-burning device per single family residence.

Staff response: Applicant proposes to install one wood burning stove, the Hearthstone Green Mountain 80, which is an EPA certified device. Because the project is located within the three-mile area of the Town of Crested Butte, only one solid-fuel burning device is permitted per residence and must meet more restrictive the standards of the Town of Crested Butte's regulations.

Section 13-108: Open Space and Recreation Areas

Not applicable, project is exempt per subsection B of this Section.

Section 13-109: Signs.

Not applicable, no signs are proposed.

Section 13-110: Off-Road Parking and Loading.

Applicable.

SECTION 13-110:C. BUILDING PERMIT SITE PLANS. The site plan for a Building Permit application shall indicate the number and location of parking loading spaces to be provided for the proposed structure (s). Location of the parking shall comply with Section 13-112: Snow Storage. As applicable, the number of spaces shall comply with requirements of the protective covenants for individual subdivisions, or shall otherwise meet the requirements of this Section, whichever number is larger.

Staff response: Applicant shows two spaces on the site plan, which is the minimum amount required for the three bedroom residence.

Section 13-111: Landscaping and Buffering.

Not applicable, project does not require buffering from adjacent land uses.

Section 13-112: Snow storage.

Applicable.

Staff response: Once driveway plans are finalized, applicant shall show adequate snow storage at the time of building permit. Staff has no concerns at this time due to the large size of the parcel.

Section 13-113: *Fencing*

Not applicable, no fencing is proposed.

Section 13-114: *Exterior Lighting*

Applicable, no exterior lighting is proposed at this time; however, the project will be required to meet the standards of this Section prior to building permit issuance.

Section 13-115: *Reclamation And Noxious Weed Control*

Applicable, the applicant will confirm ground disturbance prior to building permit and access permit issuance.

Section 13-116: *Grading And Erosion Control*

Applicable, the applicant will confirm if the grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control*.

Section 13-117: *Drainage, Construction And Post-Construction Stormwater Runoff*

Not applicable, not required for the scope of this project

Section 13-118: *Water Impoundments*

Not applicable, no water impoundments are proposed.

Section 13-119: *Standards to Ensure Compatible Uses*

Applicable.

Section 13-119: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 (staff responses below):

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.
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 will result in significant net adverse impact to adjoining land.

Staff response: Application is for residential development in a residential neighborhood. This Minor Impact review is in regards to Ridgeline Vantage standards, which staff recognizes as the only adverse impacts to adjoining land. If Planning Commission approves this project in regards to Ridgeline Vantage standards, staff has no concerns about any additional net adverse impacts nor hazards or nuisances to adjoining properties.

Article 15: *Right-to-Ranch Policy*

This section is not applicable; there are no agricultural lands that will be affected by the uses on the subject parcel.

FINDINGS:

The Gunnison County Planning Commission finds that:

1. This project is classified as a Minor Impact.

2. FINDING OPTIONS FOR DECISION/RECOMMENDATION DOCUMENT:

A. There is no feasible alternative building site location that will make the structure less visible on the Ridgeline Vantage pursuant to Section 11-108:1.1.d. *If Significant Screening Exists And Is Protected, Decision Shall Be Made By The BOCC.*

B. The building site location is fully screened by existing vegetation pursuant to Section 11-108:1.1.c. *Full Screening Exists And Is Protected.*

C. The proposed building site is significantly screened by existing vegetation pursuant to Section 11-108:1.1.d. *If Significant Screening Exists And Is Protected, Decision Shall Be Made By The BOCC*

3. This application is consistent with the standards and requirements of this *Resolution*.
4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

DECISION:

The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above Findings and recommends that LUC-24-0010 be classified as a Minor Impact, and **approve/recommend approval** with the following conditions:

1. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. Compliance with the following conditions in the CGS letter “Trappers at Wildcat Subdivision, Lot 15, Minor Impact Project LUC-24-00010, Gunnison County, CO; CGS Unique No. GU-25-00001,” dated July 24, 2024:
 - A. CGS recommends a building setback be established from the crest of the steep slope to the north in accordance with Section R403.1.7, Footings on or adjacent to slopes, as described in the 2021 International Residential Code (or Section

1808.7 of the 2021 International Building Code) currently adopted by Gunnison County (Building Code 14.10.020 Adoption).

- B. If cuts in excess of 10 feet are planned to achieve proposed grades, CGS recommends the county require a slope stability analysis using site-specific strength values.
- C. CGS recommends that all grading activities should be carefully observed to identify any unmapped shafts or other mining features.

Condition if the Planning Commission finds the project meets one of the following:

- 1. Section 11-108:I.1.c. Full Screening Exists And Is Protected OR
- 2. Section 11-108:I.1.d. If Significant Screening Exists And Is Protected, Decision Shall Be Made By The BOCC

3. RECORDED COVENANT, EASEMENT OR AGREEMENT. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and

4. MINIMAL VISUAL IMPACT. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and:

A. IS NOT OBTRUSIVE OR VISIBLE FROM A MUNICIPAL RIDGELINE VANTAGE. Must comply with both of the following standards:

- 1. OBTRUSIVENESS. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and
- 2. MUNICIPAL RIDGELINE VANTAGE. The building will not be visible with the naked eye from a municipal ridgeline vantage; and

B. MUST NOT BE VISIBLE FROM RIDGELINE VANTAGE OR VISIBILITY IS ONLY MOMENTARY. Must comply with and with one of the following standards:

- 1. DISTANCE FROM RIDGELINE VANTAGE(S). The building will not be visible with the naked eye from near or distant ridgeline vantages; or
- 2. NUMBER AND LENGTH OR DURATION OF RIDGELINE VANTAGES. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the building will be visible only momentarily to passersby."

C. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

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

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

F. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and

evaluated, subject to its compliance with current regulations, and its impact to the County.

d r a f t



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

Land Use Change Permit Application: Horowitz Ridgeline Vantage
 Application No: LUC-24-00010
 Date application scheduled with Planning Commission: August
 15, 2024
 Prepared by: Sean Pope

Applicant Name:	David Gross General Contractor – Jon Brown Project Manager
Property Owner Name:	Matanya & Kelsey Horowitz
Project Description:	The Applicants, Matanya and Kelsey Horowitz, represented by Jon Brown with David Gross General Contractor, have submitted building permit for a 1,377 sq. ft. Single Family Residence (SFR) at Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. under building permit no. BP-24-00193. The parcel is in a dense conifer forest with steep slopes to the north and east. This project is classified as a Minor Impact Project due to the proposed structures breaking the Ridgeline Vantage from points along Gothic Rd. and along the eastern edge of the Town of Crested Butte.
Property Location:	Lot 15, Trappers Crossing at Wildcat. AKA 265 Saddle Ridge Rd.
Surrounding Land Uses:	<u>West</u> - Vacant. Lot 10, Trappers Crossing at Wildcat – 36 acres <u>North</u> - Residential. Lot 4, Trappers Crossing South– 35 acres - Residential. Lot 5, Trappers Crossing South – 35 acres <u>East</u> - Vacant. Lot 16, Trappers Crossing at Wildcat – 38 acres <u>South</u> - Vacant/Residential. Lots 11-14, Trappers Crossing at Wildcat – between 35-37 acres
Agency and Department Review:	A copy of the application was sent to the following referral agencies by email on July 3, 2024 date: - Gunnison County Public Works (no comments received) - Gunnison County Building and Environmental Health Official (no comments received) - Town of Crested Butte - Colorado Parks and Wildlife (CPW) (no comments received) - Crested Butte Fire Protection District (CBFPD) - Colorado Geologic Survey (CGS)
Pre-Application Conference:	N/A

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-24-00010, 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:		Minor Impact Project, based upon classification found in <i>Section 6-102:H Development Requiring Detailed Ridgeline Vantage Visibility Analysis</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,	Plan complies,	Staff Comments/

DIVISION AND/OR ARTICLE	or compliance will be determined during review	References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 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, not requested as part of this application
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no commercial or industrial uses are proposed.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. 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 not located within a flood hazard area.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-104:C.1. AREAS DESIGNATED ON THE GEOLOGIC HAZARD MAPS. Land use changes on lands that are designated on the Gunnison County Geologic Hazards Maps as avalanche areas, landslide areas, rockfall areas, alluvial fans, talus slopes, steep or potentially unstable slopes, Mancos shale, mudflow hazard areas, and faults.</p> <p>Staff response: According to County Mapping, the parcel is located entirely within “Potentially Unstable Slopes” geologic hazard area. A geotechnical report created by Darin R. Duran, P.E., titled “Geotechnical Study, 265 Saddle Ridge Road, Lot 15, Trappers Crossing at Wildcat, Gunnison County, Colorado,” dated June 24, 2024. In this report, it concluded that “The CMT geologist concluded that there is low risk of slope instability on this site.”</p> <p>The geotechnical report and plans were referred to Colorado Geologic Survey for review on July 3, 2024.</p>

		<p>In a letter from Amy Crandall, P.E. Engineering Geologist with CGS, titled “Trappers at Wildcat Subdivision, Lot 15, Minor Impact Project LUC-24-00010, Gunnison County, CO; CGS Unique No. GU-25-00001,” dated July 24, 2024, she provided the following recommendations:</p> <ol style="list-style-type: none"> 1. CGS recommends a building setback be established from the crest of the steep slope to the north in accordance with Section R403.1.7, Footings on or adjacent to slopes, as described in the 2021 International Residential Code (or Section 1808.7 of the 2021 International Building Code) currently adopted by Gunnison County (Building Code 14.10.020 Adoption). 2. If cuts in excess of 10 feet are planned to achieve proposed grades, CGS recommends the county require a slope stability analysis using site-specific strength values. 3. CGS recommends that all grading activities should be carefully observed to identify any unmapped shafts or other mining features. <p>See <i>CGS Comments</i> document for the full letter.</p> <p>Staff Response: The Applicant is required to determine the setbacks to the ridge according to the methods listed above. This is to ensure the locations of the main and secondary residences shown on the site plan will meet the appropriate setbacks and can be constructed accordingly. These setbacks are required prior to approval of this project. The Applicant is required to conduct a slope stability analysis for cuts or fills exceeding ten feet as described in the Geotechnical report and CGS letter, prior to any approval of the project to ensure the building site and driveway design meet the provisions of this Section for this site-specific development Land Use Change request.</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.</p> <p>SECTION 11-105:B. APPLICABILITY. The requirements of this Section shall apply to any development in areas designated as wildfire hazard areas on the Wildfire Hazard Maps, and in areas where the Colorado State Forest Service determines that there is the potential for a proposed development to be threatened by a wildfire hazard.</p> <p>Staff response: According to County Mapping, the parcel is located entirely within “Very High Wildfire Hazard” area. Applicant has submitted defensible space plans for both the SFR and the secondary residence. Final defensible space plans shall be required at the time of Building Permit.</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>Parcel is located within both Elk and Mule Deer migration corridors according to CPW’s Wildlife Species Map Application.</p> <p>No comments from CPW were received.</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no water bodies are located within the project area.

Yes No N/A

11-108: Standards for development on ridgelines

Applicable.

SECTION 11-108: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 one of the below conditions are met. Staff has pulled out the potential applicable standards and provided commentary below:

b. NO FEASIBLE ALTERNATIVE SITE EXISTS ON THE PARCEL. 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

Staff response: Applicant has provided a *Ridgeline Vantage Analysis*, which shows that the parcel is located along a ridgeline and constrained by steep slopes (greater than 30%) and within a very high wildfire hazard area. Per LUR Section 11-105: F.2 – *Prohibited Locations for Development*, locations that are on steep slopes and located within very high wildfire hazard areas are prohibited for development. *The Ridgeline Vantage Analysis* shows two potential locations for the main residence, and both are breaking the Ridgeline Vantage. Furthermore, Staff has reviewed the *Ridgeline Vantage Analysis* and believes that there is low likelihood of a feasible building location on the parcel to avoid breaking the Ridgeline Vantage. Planning Commission may wish to schedule a site visit to better understand the topography of the site and visual impacts.

c. FULL SCREENING EXISTS AND IS PROTECTED.

Staff response: On April 12, 2024, staff attempted to conduct a *Balloon Analysis* with the Applicant, where

		<p>the Applicant held balloons at the approximate location of the structures and staff drove around from different Ridgeline Vantage roads to see visibility impacts. See <i>Balloon Analysis Photos</i> for details. In this analysis, staff found it very difficult to locate the balloons due to the existing vegetation. The only location where they were visible was on the eastern end of the Town of Crested Butte along 8th street. From this location, the balloons were just visible to the naked eye, and were slightly breaking the Ridgeline Vantage. However, it should be noted that the Applicant did move closer to the edge of the ridge in order to move the balloons beyond trees that were obstructing their view. Additionally, the future main residence is to be constructed on fill and will be elevated a few feet higher than the balloon string. The area where the Applicant was standing is shown on the <i>Balloon Analysis</i>. With this analysis it is doubtful that full screening exists, however, it is difficult to tell based on this analysis. If this is this is the Section that Planning Commission finds for this project, a recorded covenant, easement or agreement that ensures replacement of similar screening vegetation, should it be destroyed, be required for this project.</p> <p>d. IF SIGNIFICANT SCREENING EXISTS AND IS PROTECTED, DECISION SHALL BE MADE BY THE BOCC.</p> <p>If the Planning Commission finds that the Project does meet the first three requirements of this section, but that any building on the ridgeline shall be significantly screened by existing (as opposed to new) natural vegetation on the applicant's property, of such volume, density and species of tree cover, after provision of defensible space for wildfire hazard, so that no part of the building that is partially visible shall be visibly obtrusive from any ridgeline vantage, at any time of the year, the Commission shall so note in a recommendation to the BOCC, and the BOCC shall be the decision-making body. If approved, the approval shall include:</p>
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		<ol style="list-style-type: none"> 1. RECORDED COVENANT, EASEMENT OR AGREEMENT. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and 2. MINIMAL VISUAL IMPACT. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and: <ol style="list-style-type: none"> a. IS NOT OBTRUSIVE OR VISIBLE FROM A MUNICIPAL RIDGELINE VANTAGE. Must comply with both of the following standards: <ol style="list-style-type: none"> 1. OBTRUSIVENESS. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and 2. MUNICIPAL RIDGELINE VANTAGE. The building will not be visible with the naked eye from a municipal ridgeline vantage; and b. MUST NOT BE VISIBLE FROM RIDGELINE VANTAGE OR VISIBILITY IS ONLY MOMENTARY. Must comply with and with one of the following standards: <ol style="list-style-type: none"> 1. DISTANCE FROM RIDGELINE VANTAGE(S). The building will not be visible with the naked eye from near or distant ridgeline vantages; or 2. NUMBER AND LENGTH OR DURATION OF RIDGELINE VANTAGES. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the
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		<p>building will be visible only momentarily to passersby.</p> <p>Staff response: Staff recommends in addition to a site visit to determine adequacy of existing vegetative screening, additional analysis be provided to understand if the proposed building site(s) are the only feasible development location on the parcel, including but not limited to:</p> <ol style="list-style-type: none"> A geological slope stability analysis as described in the CGS recommendations; and Update the site plan to ensure adequate setbacks from the top of slope as described in the CGS recommendations; and A slope analysis that describes slopes equal or greater than 30% within High Wildfire Areas, which are prohibited development areas pursuant to LUR Section 11-105: F.2 – <i>Prohibited Locations for Development</i>.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable. Application is not located near agricultural lands and is not anticipated to affect 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.
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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS. All applicants for Land Use Change Permits that have a component of driveways, roads and/or bridges shall comply with the requirements of the Gunnison County Standards and Specifications for Road and Bridge Construction, and this Section.</p>

		Staff response: Applicant has provided the Access Easement shown on the Amended Plat, which provides access to lot 15, crossing lots 10 and 11. Applicant will be applying for building permits for the SFR and secondary residence and shall obtain an Access Permit from Public Works to satisfy the standards of this Section. Additionally, because the project is located within the Town of Crested Butte's Three Mile Area, the Town has the opportunity to review the project to see if it comports with the Three Mile Plan.
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no trails are to be impacted by this project.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. SECTION 12-105:A. GENERAL STANDARD. All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development. In making its determination as to whether the proposed water supply will be adequate for the proposed use, the decision-making body shall consider the recommendations of the Colorado Division of Water Resources, the Gunnison County Environmental Health Official and other County staff, or consultants engaged by the County and the applicant. Staff response: Applicant has provided a copy of the <i>Well Permit</i> , which was permitted under permit number 327047 and had a permit extension granted on April 23, 2024. In condition number 4 of the permit, it states <i>"The use of groundwater from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns."</i>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p>SECTION 12-106: A. SANITARY SEWAGE DISPOSAL SYSTEM REQUIRED. No land use change shall be permitted unless a method of sewage disposal is available to that lot or development that complies with all applicable standards of this Resolution, the Gunnison County On-Site Wastewater Treatment System Regulations, and of the Colorado Department of Public Health and Environment.</p> <p>Staff response: Applicant has indicated that an OWTS is proposed for the SFR and secondary residence. Applicant shall comply with the standards of this Section at the time of building permit.</p>
<p>12-107: Fire protection</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT.</p> <p>Staff response: Applicant is required to obtain approval from the Crested Butte Fire Protection District in order to meet the standards of this Section.</p> <p>In an email from Ric Ems, Fire Marshal with CBFPD, dated May 15, 2024, he stated: “CBFPD did provide a plan review Letter# 2024-2-038 dated 1/17/2024. We have no other comments at this time.”</p>
<p>13-102: B.: Location within municipal three-mile plan area</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>SECTION 13-102:B DEVELOPMENT SHALL CONSIDER MUNICIPAL THREE MILE PLANS. When the proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable municipal Three-Mile Plan.</p> <p>Staff response: The project is located within the Town of Crested Butte’s Three Mile Plan Area.</p>

		<p>In a letter from Troy Russ, Community Development Director at the Town of Crested Butte, titled “RE: LUC-24-00011, Lot 15, Trappers at Wildcat Subdivision,” dated July 23, 2024 states that “...the proposed 1,713 sf secondary residence is in violation of the 1,500 sf maximum allowance set forth in Section 16 of the 1990 agreement between Trappers Crossing LTD and the Town of Crested Butte...” and that “Section 20 states, the solid fuel-burning device must comply with the most restrictive building regulation, which is the Town of Crested Butte.”</p> <p>Staff response: Staff forwarded the Applicant the letter from the Town, and pointed out the inconsistencies with the 1990 agreement. The Applicant provided clarification: the secondary residence is to be 1,377 sq. ft. of gross floor area with a 336 sq. ft deck. Furthermore, the solid fuel-burning device will be evaluated at the time of building permit and will be required to meet the standards of Section 13-107.</p>
<p>13-103: General Site Plan Standards And Lot Measurements</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>SECTION 13-103:H.1.b PITCHED ROOFS. All structures with pitched roofs shall not exceed 30 feet in height. The minimum roof pitch shall be as required by the applicable building code, adopted and amended by Gunnison County.</p> <p>Staff response: Application is located on a 35-acre parcel and has received HOA approval for the construction of the secondary residence. The proposed height of the secondary residence approximately 28’ to the ridge, which is well below the 30’ maximum of the average gable height.</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 checked="" type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>SECTION 13-104:A Unless otherwise exempted by this Resolution, the following shall apply, all land use changes and approved Building Permit site plans shall meet property line setback requirements</p>

		<p>indicated in Table 7: Setbacks from Property Lines and Road Rights-of-Way..</p> <p>Staff response: The <i>Site Plan</i> submitted shows the primary residence is at over 370' away from the nearest property boundary and the guest house is over 150' from the nearest property boundary. This exceeds the minimum of 25' from the front and 15' from the side and rear property lines.</p>
<p>13-105: Residential Building Sizes And Lot Coverages</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>SECTION 13-105:D. PARCELS EQUAL TO OR LARGER THAN 6,500 SQ. FT.</p> <p>Staff response: The SFR proposed (the future secondary residence) is 1,377 sq. ft. with a 336 sq. ft deck, and the main residence will be constructed later. The combination of both residences will be less than 45% of the maximum allowable coverage area. Additionally, if the total aggregate square footage is greater than 7,000 sq. ft., the project will be required to go through a Minor Impact at that time. The SFR and Guest House share water supply and OWTS.</p>
<p>13-107: Installation Of Solid-Fuel-Burning Devices</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>SECTION 13-107:C.1. SINGLE FAMILY RESIDENCES. Any single-family residence, manufactured or mobile home for which a Building, Manufactured Home or Mobile Home Permit is issued after the effective date of this Resolution shall be allowed to install one approved solid-fuel-burning device per single family residence.</p> <p>Staff response: Applicant proposes to install one wood burning stove, the Hearthstone Green Mountain 80, which is an EPA certified device. Because the project is located within the three-mile area of the Town of Crested Butte, only one solid-fuel burning device is permitted per residence and</p>

		must meet more restrictive the standards of the Town of Crested Butte's regulations.
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 per subsection B of 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.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. SECTION 13-110:C. BUILDING PERMIT SITE PLANS. The site plan for a Building Permit application shall indicate the number and location of parking loading spaces to be provided for the proposed structure (s). Location of the parking shall comply with Section 13-112: Snow Storage. As applicable, the number of spaces shall comply with requirements of the protective covenants for individual subdivisions, or shall otherwise meet the requirements of this Section, whichever number is larger. Staff response: Applicant shows two spaces on the site plan, which is the minimum amount required for the three bedroom secondary residence.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, project does not require buffering from adjacent land uses.
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. Staff response: Once driveway plans are finalized, applicant shall show adequate snow storage at the time of building permit. Staff has no concerns at this time due to the large size of the parcel.
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, no exterior lighting is proposed at this time; however, the project will be required to meet the standards of this Section prior to building permit issuance.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant will confirm ground disturbance prior to building permit and access permit issuance.

13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable, the applicant will confirm if the grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: <i>Reclamation and Noxious Weed Control</i> .
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, not required for the scope of this project
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.</p> <p>Section 13-119: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 (staff responses below):</p> <ol style="list-style-type: none"> 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. 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 will result in significant net adverse impact to adjoining land. <p>Staff response: Application is for residential development in a residential neighborhood. This Minor Impact review is in regards to Ridgeline Vantage standards, which staff recognizes as the only adverse impacts to adjoining land. If Planning Commission approves this project in regards to Ridgeline Vantage standards, staff has no concerns</p>

		about any additional net adverse impacts nor hazards or nuisances to adjoining properties.
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PROJECT ZONING SUMMARY

LEGAL DESCRIPTION: LOT 15, TRAPPER'S CROSSING AT WILDCAT SUBDIVISION
TOWN OF CRESTED BUTTE
COUNTY OF GUNNISON,
STATE OF COLORADO

CONSTRUCTION TYPE: V8 - WOOD FRAMED (NON-FIRE RATED)
W/ AUTOMATIC SPRINKLER SYSTEM

FRONT YARD SETBACK: 150' - 0"
SIDE YARD SETBACK: 150' - 0"
REAR YARD SETBACK: 150' - 0"

MAX BUILDING HEIGHT: 30' - 00"
THE MAXIMUM BUILDING HEIGHT OF ANY BUILDING SHALL BE 30 FEET. THE HEIGHT OF A BUILDING FOR THE PURPOSE OF THIS SECTION SHALL BE MEASURED AND DETERMINED IN THE MANNER PROVIDED BY THE UNIFORM BUILDING CODE. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 7)

BUILDING HEIGHT: 24' - 08"

HEIGHT (STORIES): 3

GROSS SITE AREA: 37.91 ACRES @ PROPERTY LINE

PROPOSED AREA OF DISTURBANCE: 47,412 SF

MINIMUM DENSITY: THE ALLOWABLE GROSS RESIDENTIAL FLOOR AREA SHALL BE NOT LESS THAN 1,500 SQUARE FEET FOR ANY FAMILY RESIDENCE, UNLESS OTHERWISE APPROVED BY THE BOARD OF DIRECTORS. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 5)

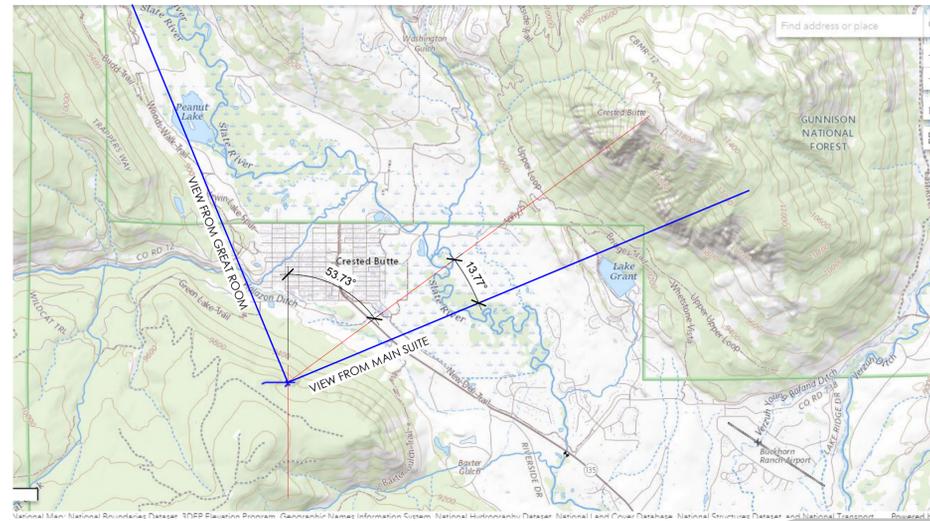
MAXIMUM DENSITY: THE MAXIMUM GROSS FLOOR AREA OF ALL BUILDINGS, DETERMINED IN THE MANNER PROVIDED BY THE UNIFORM BUILDING CODE CONSTRUCTED UPON ANY LOT SHALL NOT EXCEED 11,000 SQUARE FEET IN AGGREGATE. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 6)

LIGHTING (EXTERIOR): ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND DIRECTED IN A MANNER APPROVED BY THE BOARD. ALL EXTERIOR LIGHTING OR ILLUMINATION ON ANY LOT SHALL BE SO LOCATED, SHIELDED AND DESIGNED TO ARCHITECTURALLY INTEGRATE WITH THE BUILDINGS AND SURROUNDINGS AND TO HAVE MINIMUM VISUAL POLLUTION OR IMPACT ON ANOTHER LOT OR THE TOWN OF CRESTED BUTTE, COLORADO. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 11)

SNOW STORAGE: DESIGNATED SNOW STORAGE AREAS SHALL NOT BE LESS THAN SIX FEET WIDE AND, TO THE MAXIMUM EXTENT FEASIBLE, SHALL BE LOCATED ADJACENT TO THE AREA OF THE PROJECT SITE FROM WHICH SNOW IS TO BE REMOVED. THE STORAGE AREA SHALL NOT BE INCLUDED IN ANY PARKING AREA PURSUANT TO SECTION-110 (GUNNISON COUNTY, COLORADO LAND USE RESOLUTION SECTION 13-112.E.2)

WATER SPRINKLER SYSTEMS: ALL RESIDENTIAL BUILDING SITUATED UPON THE PROPERTY SHALL HAVE INSTALLED AND MAINTAINED WATER OR CHEMICAL SPRINKLER SYSTEMS OF A TYPE AND DESIGN, INCLUDING WATER CAPACITY AND WATER PRESSURE SUFFICIENT FOR FIRE PROTECTION OF THE BUILDING. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 14)

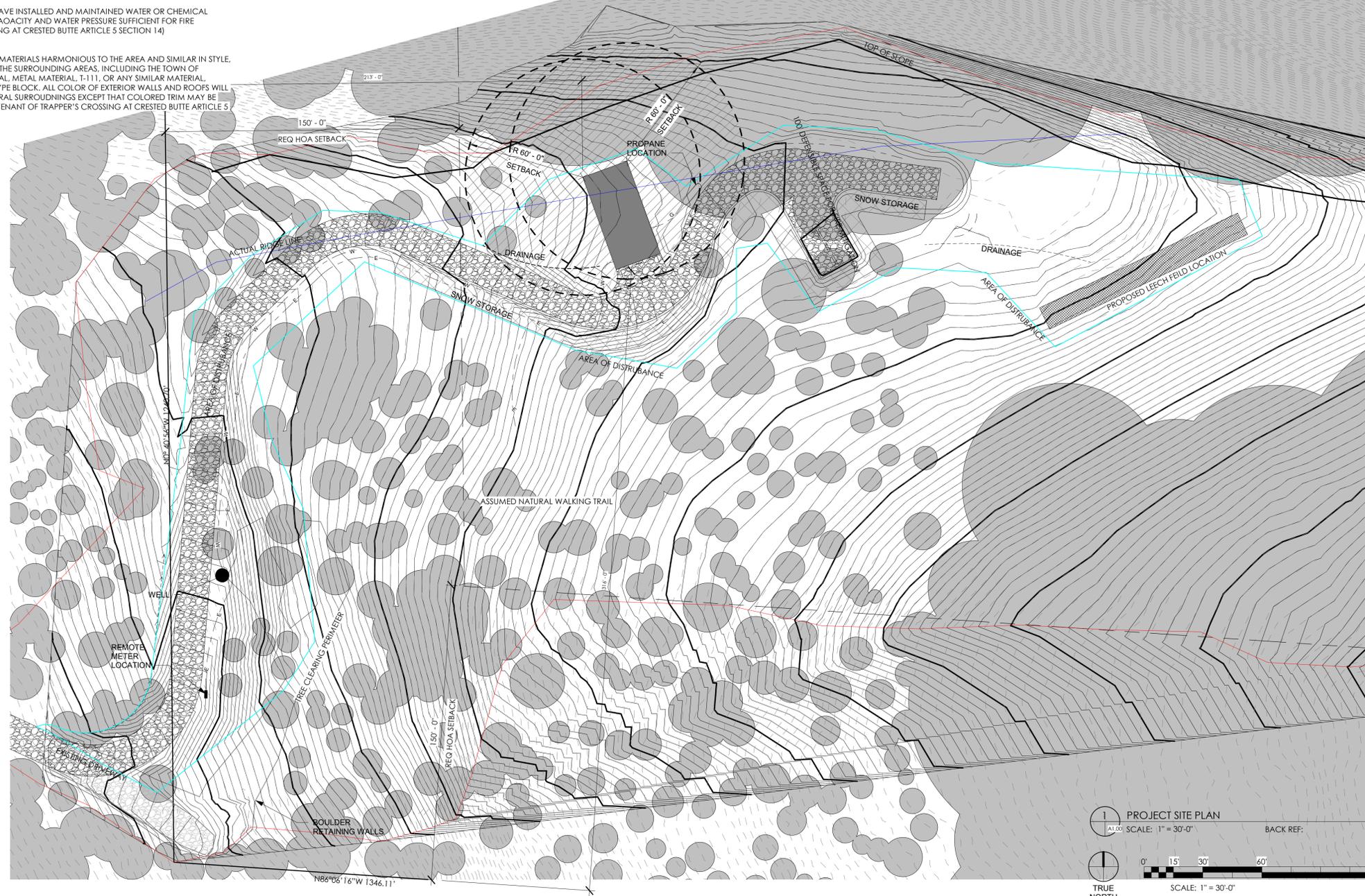
EXTERIOR MATERIAL REQUIREMENTS: ALL BUILDINGS SHALL BE BUILT IN A STYLE AND WITH COLORS AND MATERIALS HARMONIOUS TO THE AREA AND SIMILAR IN STYLE, COLOR, AND MATERIALS TO LIKE KIND BUILDINGS IN EXISTENCE IN THE SURROUNDING AREAS, INCLUDING THE TOWN OF CRESTED BUTTE. NO EXTERIOR WALLS SHALL CONSIST OF SHEET METAL, METAL MATERIAL, T-111, OR ANY SIMILAR MATERIAL, COMPOSITION SHINGLES OR UNPLASTERED CEMENT OR SIMILAR TYPE BLOCK. ALL COLOR OF EXTERIOR WALLS AND ROOFS WILL BE NATURAL OR EARTH TONES IN COLOR TO BLEND WITH THE NATURAL SURROUNDINGS EXCEPT THAT COLORED TRIM MAY BE ALLOWED UPON APPROVAL OF THE BOARDS OF DIRECTORS. (COVENANT OF TRAPPER'S CROSSING AT CRESTED BUTTE ARTICLE 5 SECTION 9)



SITE PLAN LEGEND:			
	NEW PROPOSED CONCRETE		EXISTING GRAVEL
	EXISTING TREES TO REMAIN		NEW PROPOSED GRAVEL
	EXISTING TREES TO BE REMOVED		NEW PROPOSED SOFTSCAPE
	NATURAL SOIL/DIRT TRAIL		SNOW STORAGE

2 VIEW ANGLE TO MT. CRESTED BUTTE
SCALE: N.T.S. BACK REF:

LOT 15
TRAPPERS CROSSING AT WILDCAT
37.91 ACRES±



1 PROJECT SITE PLAN
SCALE: 1" = 30'-0" BACK REF:
TRUE NORTH
SCALE: 1" = 30'-0"



315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

WITZ END
MATANYA & KELSEY HOROWITZ
265 SADDLE RIDGE ROAD,
Author
PROJECT #: 2206

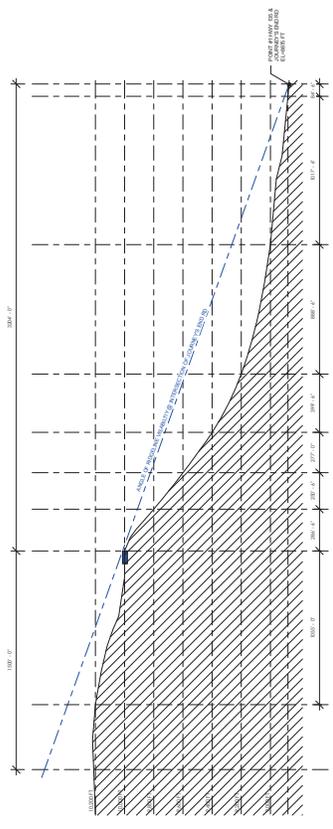
ISSUANCE :	DATE :
SCHEMATIC DESIGN	2022-0411
DESIGN DEV	2022-0914
ARC SUBMITTAL	2023-0221
PERMIT	2023-0222
REVISED SITE PLAN	2024-0618

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

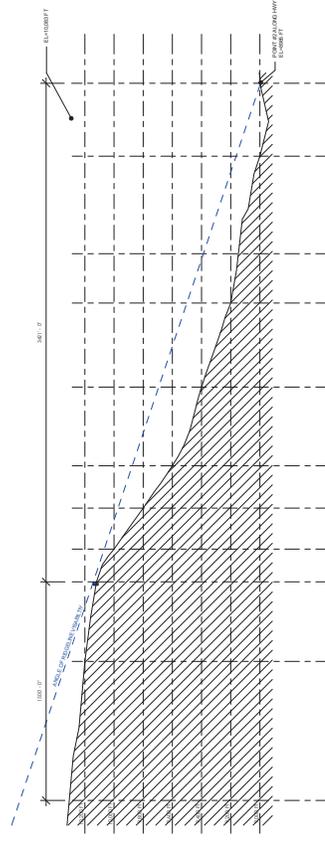
SHEET TITLE :
PROJECT SITE PLAN

SHEET NUMBER :
A1.00

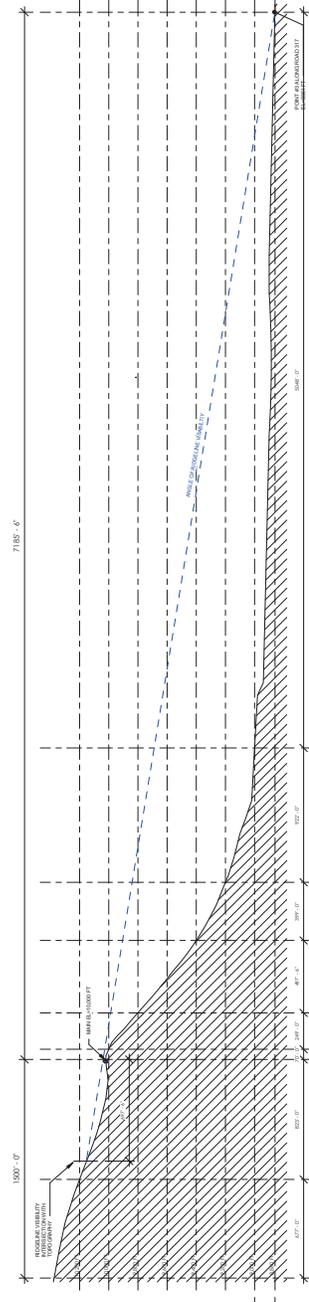
4/23/2025 1:39:47 PM
i:\Projects-new\2206 - Horowitz\MA_2206_Horowitz_A22-shed.rvt



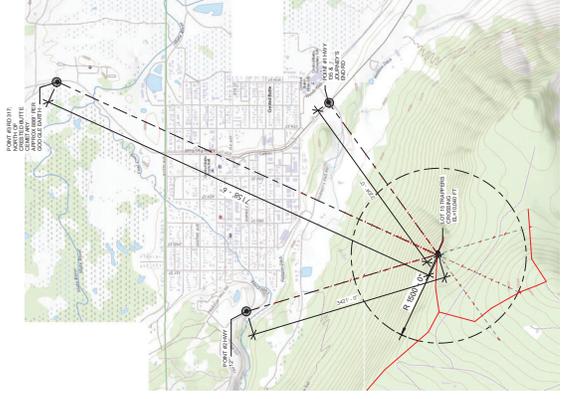
2 HWY 135 VANTAGE
 1/4" = 40' SCALE
 BACK REF.



1 HWY 17 VANTAGE
 1/4" = 40' SCALE
 BACK REF.



4 RD 317 VANTAGE
 1/4" = 40' SCALE
 BACK REF.



VISIBILITY MAP
 SCALE: 1/4" = 40'

DISCLAIMER:
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NOT FOR CONSTRUCTION



11251 SE 232ND AVE
 DANABURG, OR 97034

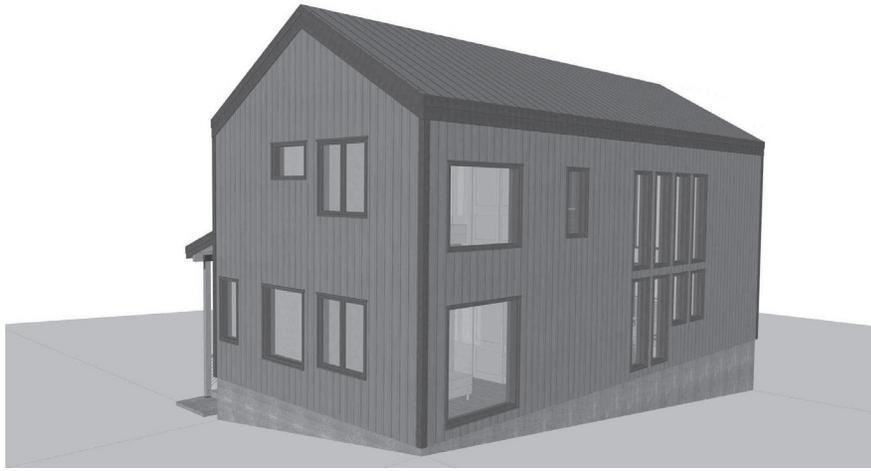
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① 3D EXTERIOR VIEW A



② 3D EXTERIOR VIEW B



③ 3D EXTERIOR VIEW C



④ 3D EXTERIOR VIEW D

Drawing Index

No.	Date	Description

OWNER INFORMATION

MATANYA HANDEL HOROWITZ
 269 SADDLE RIDGE RD.
 CRESTED BUTTE, CO 81224

HOROWITZ
 MANZANITA

269 SADDLE RIDGE RD.
 CRESTED BUTTE, CO 81224

3D VIEWS -
 EXTERIOR

A-002

DRAWN BY:
 JAH
 04/13/2024



Hillary I. Seminick AICP, *Planning Director*

(970) 641-7925

hseminick@gunnisoncounty.org

www.GunnisonCounty.org

To: Gunnison County Planning Commission

RE: LUC-24-00010| Ridgeline Vantage I Public Hearing| Horowitz

Memo Date: April 23, 2025

Public Hearing Date: May 1, 2025

1. Summary

The Applicants, Matanya and Kelsey Horowitz, represented by Jon Brown with David Gross General Contractor, have submitted building permit for a 1,377 sq. ft. Single Family Residence (SFR) at Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. under building permit no. BP-24-00193. The parcel is in a dense conifer forest with steep slopes to the north and east. This project is classified as a Minor Impact Project due to the proposed structures breaking the Ridgeline Vantage from points along Gothic Rd. and along the eastern edge of the Town of Crested Butte.

On [August 15, 2024](#), the project was discussed at a regular Planning Commission work session, and the following issues were discussed:

- Is there an alternate building location, and how would that be evaluated?
 - The Applicant noted that due to geotechnical hazards and steep slopes, the proposed building location was determined to be the most feasible.
- Did the Applicant consider reducing the height of the structure?
 - The Applicant responded that there would be additional excavation to lower the foundation, and the gable roof reduces the visual impacts of the second floor.
- The Commission requested clarification how any required screening comports with the International Wildland-Urban Interface Code.
 - Staff noted that defensible space requirements would prevail over screening; however, trees can still be permitted within the defensible space plan.
- All recommendations in the Colorado Geologic Survey in “Trappers at Wildcat Subdivision, Lot 15, Minor Impact Project LUC-24-00010, Gunnison County, CO; CGS Unique No. GU-25-00001,” July 24, 2024 were confirmed resolved and addressed by the applicant in a February 13, 2025 email from Amy Crandall, P.E., Engineering Geologist, CGS.

Staff has scheduled today’s work session because the project was brought before the Commission nearly seven months ago, and to introduce new Planning Commissioners to the project.

2. Compliance with Applicable Standards of the Land Use Resolution

The proposal has been reviewed for compliance with the applicable standards of the Land Use Resolution (LUR) in Exhibit A, *Staff Report*.

Section 11-108: Standards For Development on Ridgelines

Pursuant to Section 11-108:l – *Exceptions*, if Planning Commission finds by clear and convincing evidence that the building(s) meets or exceeds one of LUR standards 11-108:l.1.a-d.; the building(s) shall be permitted. LUR standard 11-108:l.1a does not apply because the project is not a Public Utility.

Applicant has provided a *Ridgeline Vantage Analysis*, which shows that the parcel is located along a ridgeline and constrained by steep slopes (greater than 30%) and within a very high wildfire hazard area. Per LUR Section 11-105: F.2 – *Prohibited Locations for Development*, locations that are on steep slopes and located within very high wildfire hazard areas are prohibited for development. Exhibit C. *Ridgeline Vantage Analysis* shows slope areas that are obviously too steep for development.

On April 12, 2024, staff conducted a *Balloon Analysis* with the Applicant, where the Applicant held balloons at the approximate location of the structures and staff drove around from different Ridgeline Vantage areas to see visibility impacts. See *Balloon Analysis Photos* for details. In this analysis, staff found it very difficult to locate the balloons due to the existing vegetation. The only location where they were visible was at the eastern end of the Town of Crested Butte along 8th street. From this location, the balloons were just visible to the naked eye and were slightly breaking the Ridgeline Vantage. However, it should be noted that the Applicant did move closer to the edge of the ridge in order to move the balloons beyond trees that were obstructing their view. Additionally, the future main residence is to be constructed on fill and will be elevated approximately five feet higher than the balloon string. The area where the Applicant was standing is shown on the *Balloon Analysis*.

3. Request of the Planning Commission

The Planning Commission shall determine if the proposal meets ONE of the following standards:

1. Section 11-108:l.1.b. *No Feasible Alternative Site Exists On The Parcel*
 - a. The Planning Commission may approve the application if they determine that there is no feasible alternative building site location that will make the structure less visible on the Ridgeline Vantage.

OR

2. Section 11-108:l.1.c. *Full Screening Exists And Is Protected.*
 - a. The Planning Commission may approve the application if they determine the building site location is fully screened by existing vegetation. This approval requires a protective covenant as a condition of approval.

OR

3. Section 11-108:l.1.d. *If Significant Screening Exists And Is Protected, Decision Shall Be Made By The BOCC*
 - a. The Planning Commission may recommend approval to the BOCC the application if they determine the proposed building site is significantly screened by existing vegetation. This recommendation requires a protective covenant as a condition of approval.

Staff has included a draft decision/recommendation document highlighting decision or recommendation language and the three findings options described above.

4. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00010 . Click on "Attachments".

- A. Draft Decision/Recommendation
- B. Staff Report
- C. Site Plan
- D. Ridgeline Vantage Analysis
- E. Architectural Renderings



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

Land Use Change Permit Application: 474 Rio Visa LLC Ridgeline Vantage
Application No: LUC-23-00009
Date application scheduled with Planning Commission: May 1, 2025
Prepared by: Sean Pope

Applicant Name:	474 Rio Vista LLC, represented by Kent Cowherd Architect
Property Owner Name:	Ron Weber
Project Description:	Ron Weber intends to construct a new single family residence on this vacant residential parcel (Lot 18, Trapper's Crossing at Wildcat) at the end of Saddle Ridge Road. The structure consists of a two story residence, a garage w/ storage loft, an open breezeway connecting the two spaces, and a grade level patio. Water for the residence & sprinkler system will be supplied by a shared offsite well and pumped to the property per an established agreement w/ 2 other properties in the subdivision. Wastewater will be treated on site by a 2184 sq. ft. soil treatment area. This project will also require improvement of the existing driveway to meet CBFPD standards. Since the entire buildable area of this parcel around the existing driveway is a dense mature forest, substantial tree work will be required to improve the driveway and construct the residence, garage, & septic system. Mr Weber also owns the neighboring parcel to the west (Lot 19), which does not have accessible water and is not part of the aforementioned water agreement. He has given himself permission to reduce the setback from this adjacent parcel so as to allow construction of the residence at the proposed location on Lot 18.
Property Location:	The property is located on Lot 18, TRAPPERS CROSSING AT WILDCAT, accessed by Saddle Ridge Rd., approximately 0.75 miles south (6.4 driving miles) of the Town of Crested Butte, west of Highway 135.
Surrounding Land Uses:	North – 35.1 Acres Agricultural, 70.03 Acres owned by the Town of Crested Butte East – 35+ acre parcels in the Whetstone Mountain Ranch subdivision West – 35+ acre lots within Trappers Crossing at Wildcat subdivision South – 35+ acre parcels within Hidden Mine Ranch subdivision
Agency and Department Review:	A copy of the application was sent to the following referral agencies by email on May 17, 2024: <ul style="list-style-type: none"> - Colorado Division of Water Resources - Town of Crested Butte - Gunnison Public Works Department - Gunnison Environmental Health Official

		<ul style="list-style-type: none"> - Colorado Division of Wildlife - Crested Butte Fire Protection District
Pre-Application Conference:		N/A
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-24-00010, 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:		Minor Impact Project, based upon classification found in <i>Section 6-102:H Development Requiring Detailed Ridgeline Vantage Visibility Analysis</i> .
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		<p>Demand for public services. The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p>Impacts on impact area and the environment. The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p>Impacts related to all existing and proposed development and proposed development in impact area. The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICABILITY OF LAND USE RESOLUTION STANDARDS:		
STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 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, not requested as part of this application
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no commercial or industrial uses are proposed.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. 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 not located within a 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>Applicable.</p> <p>Staff response: According to County Mapping, the parcel is located within “Unstable Slopes” geologic hazard area, and a tension crack visible on aerial maps on the parcel. Three Geotech reports have been conducted on the site.</p> <ul style="list-style-type: none"> • “Lot 18 Trappers Crossing at Wildcat Geotechnical Report, Project #MG-22-005,” Mountain Geotech, July 29, 2022. • “Weber Residence 997 Saddle Ridge Road (A.K.A Lot 18 Trappers Crossing at Wildcat) Gunnison County, Colorado,’ CTL Thompson, September 13, 2024. • “Weber Residence 997 Saddle Ridge Road (A.K.A Lot 18 Trappers Crossing at Wildcat) Gunnison County, Colorado Project No. GS06865.000-120-L2,’ CTL Thompson, February 27, 2025.

		<p>The Colorado Geological Survey provided three response letters in their evaluation of the project:</p> <ul style="list-style-type: none">• June 7, 2023: “474 Rio Vista LLC Ridgeline Review Crossing at Wildcat Gunnison County, CO; CGS Unique No. GU-23-0004”• October 3, 2024: “Weber Residence, Lot 18 Trappers Crossing at Wildcat Gunnison County, CO; CGS Unique No. GU-23-0004”• April 16, 2025: “Weber Residence, Lot 18 Trappers Crossing at Wildcat Gunnison County, CO; CGS Unique No. GU-23-0004” <p>In a letter from Colorado Geologic Survey, titled “Weber Residence, Lot 18 Trappers Crossing at Wildcat Gunnison County, CO; CGS Unique No. GU-23-0004,” dated April 16, 2025, CGS provided the following comments:</p> <p><i>“The updated site plan now shows site improvements at least 40 feet from the tension scar/landscape scarp feature and approximately 159 feet from the edge of the mesa to the east and 75 feet from the edge of the mesa to the south. We also observed that the existing driveway, where it encroaches on the 40-foot setback from the tension crack, will be abandoned, and the snow storage area has been moved to the west side of the northwest portion of the site (west of the proposed driveway)”.</i></p> <p>And ultimately noted that “The updated site plan has addressed the setback in accordance with the IRC”.</p> <p>CGS provided the following recommendations as conditions of approval, which can be confirmed during building permit review:</p> <p><i>“The comments below (provided in our June 7, 2023 letter) should be addressed and adhered to during design and construction.</i></p>
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		<ol style="list-style-type: none">1. <i>Mountain Geotech provided actions for mitigating local slope instability that should be strictly adhered to during and following construction, including:</i><ul style="list-style-type: none">• <i>Vegetation on or near the steep slopes should be left in place.</i>• <i>No construction activity should take place on the steep slopes.</i>• <i>Site drainage should be directed to the west or northwest, not towards the steep slopes to the east and/or south.</i>• <i>The STA for the OWTS should be designed so that effluent will not be directed towards the steep slopes.</i> 2. <i>Mountain Geotech notes on page 14, "...the silty clay to clayey silt layers found in TP#1 and TP#2 have high swell potential and also potential for consolidation under loading," and on page 17, "Any silty clay or clayey silt layers of soil MUST be removed from below foundation components." CTL did not mention expansive or collapsible soils in their report or address Mountain Geotech's recommendations. CGS recommends that CTL address Mountain Geotech's recommendations for foundation subgrade requirements due to the potential shallow slope movement and swell/consolidation in the overburden soils.</i> 3. <i>Review of available mine maps shows the Crested Butte Mine located about 700 feet below the existing ground surface. The project team, owner, and future owner should be made aware that there is a potential risk of sinkholes and other subsidence-related features within the building site. CGS recommends that all grading activities be carefully observed to identify any unmapped shafts or other mining features. If these</i>
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		<p><i>features are observed, a subsidence investigation and mitigation measures would be required”.</i></p> <p>See Referral Letter: CGS Comment document for the full letter.</p>
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-105:B. APPLICABILITY. The requirements of this Section shall apply to any development in areas designated as wildfire hazard areas on the Wildfire Hazard Maps, and in areas where the Colorado State Forest Service determines that there is the potential for a proposed development to be threatened by a wildfire hazard.</p> <p>Staff response: According to County Mapping, the parcel is located entirely within “Very High Wildfire Hazard” area. Compliance with this section will be determined at building permit review.</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>Parcel is located within both Elk and Mule Deer migration corridors according to CPW’s Wildlife Species Map Application. No comments from CPW were received.</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no water bodies are located within the project area.</p>

Yes No N/A

11-108: Standards for development on ridgelines

Applicable.

The building site is approximately 1400 vertical feet above Highway 135, meeting the definition of Ridgeline Vantage.

The Applicant provided the “*Ridgeline Vantage Analysis*,” which provides a graphic analysis of the site relative to the Ridgeline Vantage viewpoints along Co-135. Additionally, the Applicant provided the following narrative response:

“The tip of Gibson Ridge, where this property is located, is a highly visible terrain feature from the entire north end of the valley. We believe that the current building site to the south of the driveway provides the best possible screening from the highway 135 corridor and the towns of Crested Butte and Mt Crested Butte. Due to the topography of the property, any alternate building location on this parcel would be highly visible from the highway and the towns of Crested Butte and Mt Crested Butte.”

After more analysis of the highway 135 sightlines, we have adjusted the plans to better screen the entire structure from the Highway 135 corridor. The treeline to the south & southeast of the structure has been extended to meet the 127° sightline and completely screen the building from the Highway 135 corridor. This entire building site is an existing mature forest with many large trees. We intend to preserve some thinned trees within Fire Mitigation Zone 2, as well as all of the existing trees outside of zone 2 between the building site and highway 135. A diagram of this screening profile has been added to Site Plan 2 (sheet #4). A larger satellite image has been added to the ridgeline visibility map and a sheet of photos taken from highway 135 have been added to better describe these sightline conditions.”

Additionally, the applicant states on the application submitted “...Mr. Weber also owns the neighboring

		<p><i>parcel to the west (Lot 19), which does not have accessible water and is not part of the aforementioned water agreement. He has given himself permission to reduce the setback from this adjacent parcel so as to allow construction of the residence at the proposed location on Lot 18.”</i></p> <p>SECTION 11-108: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 one of the below conditions are met. Staff has pulled out the potential applicable standards and provided commentary below:</p> <p>b. NO FEASIBLE ALTERNATIVE SITE EXISTS ON THE PARCEL. 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>Applicant has provided a potential alternate building site as shown on sheet “Site Plan 2” within the Ridgeline Vantage Analysis and reasons why the alternate building site is less feasible than the proposed site. See the sheet titles “Alternate Building Site” within the Ridgeline Vantage Analysis for details. Additionally, the applicant has provided a narrative as to why the proposed building site is preferable when compared to the alternate building location. See this narrative from an email from Alex Mattes-Ritz on May 1, 2023:</p> <p><i>“Proposed Location: This site, to the south of the existing driveway, is located on the property as far as possible from the edge of the mesa to the north, using the natural topography to screen the structures from the Town of CB, Town of Mt CB, and numerous ridgeline vantage roads in the north end of the valley. This site also maximizes the amount of vegetative screening between the</i></p>
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		<p><i>building and the vantages to the north, with hundreds of feet of mature established evergreen forest remaining between the building site and the edge of mesa. This proposed building location is also far enough west such that a large space exists between the structures and the edge of the mesa to the northeast, east, and southeast, along the direct lines to all the various ridgeline vantages north of Highway 135 Mile Marker 20. This space between the building and the edge of the mesa is occupied by large numbers of trees of varying types and crown heights, providing dense screening.</i></p> <p><i>Alternate Location: At the alternate site, to the north of the driveway, the building would sit closer to the edge of the mesa to the north along the direct sightlines to the Town of Crested Butte. The available screening vegetation that would remain between the building and the edge of the mesa to the north is less dense and has several openings along the edge of the mesa. The alternate building site is also sloped to the north, so a large opening in the trees in this area would be visible from numerous ridgeline vantages at the north end of the valley, from Brush Creek Road to Peanut Lake Road.”</i></p> <p>c. FULL SCREENING EXISTS AND IS PROTECTED.</p> <p>Staff response: The Applicant asserts that there is significant existing screening on site and that the building will be completely screened from the highway 135 corridor. If this is this is the Section that Planning Commission finds for this project, a recorded covenant, easement or agreement that ensures replacement of similar screening vegetation, should it be destroyed, be required for this project.</p>
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		<p>d. IF SIGNIFICANT SCREENING EXISTS AND IS PROTECTED, DECISION SHALL BE MADE BY THE BOCC.</p> <p>If the Planning Commission finds that the Project does meet the first three requirements of this section, but that any building on the ridgeline shall be significantly screened by existing (as opposed to new) natural vegetation on the applicant's property, of such volume, density and species of tree cover, after provision of defensible space for wildfire hazard, so that no part of the building that is partially visible shall be visibly obtrusive from any ridgeline vantage, at any time of the year, the Commission shall so note in a recommendation to the BOCC, and the BOCC shall be the decision-making body. If approved, the approval shall include:</p> <ol style="list-style-type: none">1. RECORDED COVENANT, EASEMENT OR AGREEMENT. A recorded mechanism (e.g. protective covenant, conservation easement, bonding agreement) acceptable to the County must be provided to ensure, in perpetuity, the existence and replacement of the natural vegetation on the applicant's property used for screening; and2. MINIMAL VISUAL IMPACT. When significant screening exists and is protected, the building on the ridgeline shall have minimal visual impact and:<ol style="list-style-type: none">a. IS NOT OBTRUSIVE OR VISIBLE FROM A MUNICIPAL RIDGELINE VANTAGE. Must comply with both of the following standards:<ol style="list-style-type: none">1. OBTRUSIVENESS. The building will blend in with its surroundings and will not stand out in the context of its surroundings nor draw attention to itself; and2. MUNICIPAL RIDGELINE VANTAGE. The building will not be visible with the naked eye from a municipal ridgeline vantage; and
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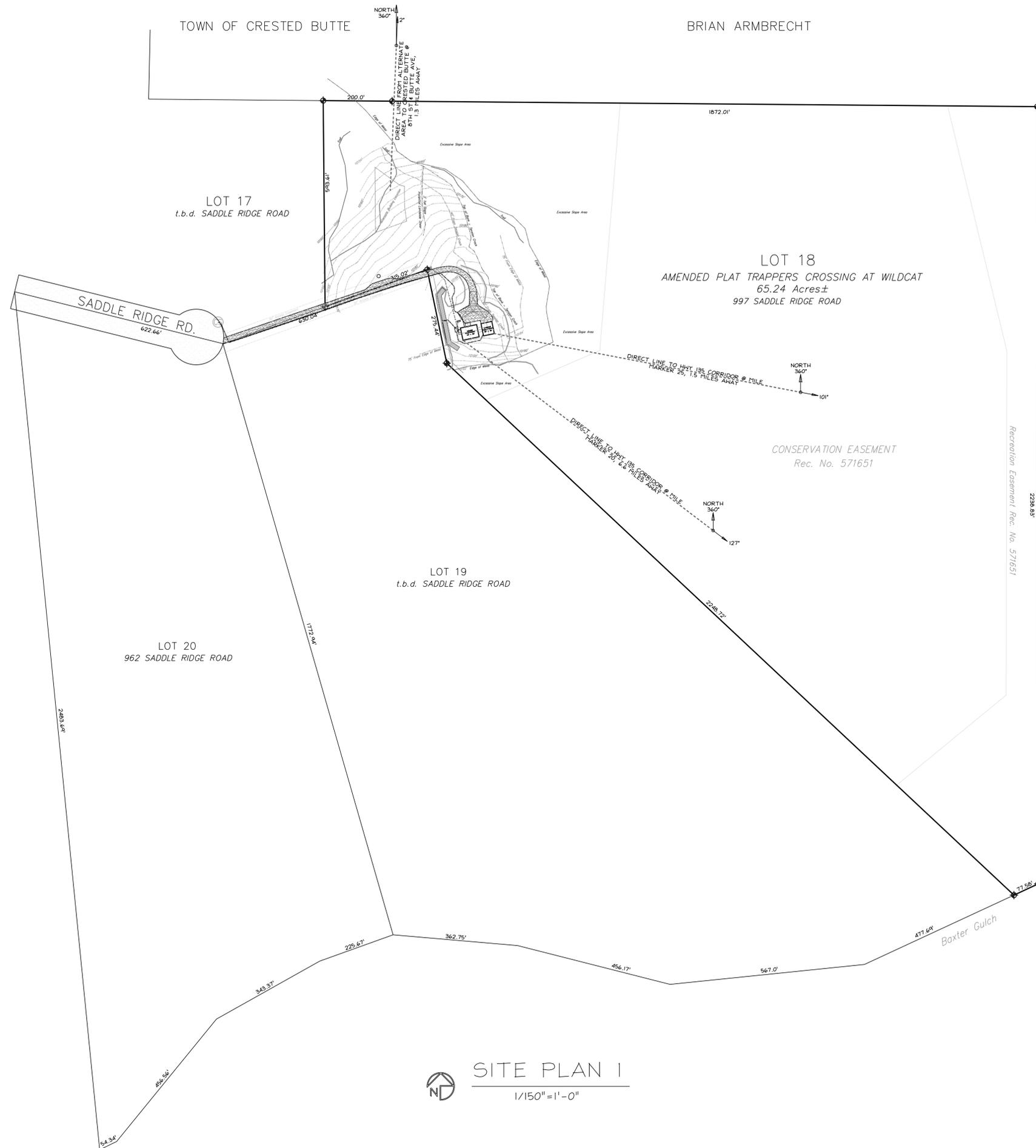
		<p>b. MUST NOT BE VISIBLE FROM RIDGELINE VANTAGE OR VISIBILITY IS ONLY MOMENTARY. Must comply with and with one of the following standards:</p> <ol style="list-style-type: none"> 1. DISTANCE FROM RIDGELINE VANTAGE(S). The building will not be visible with the naked eye from near or distant ridgeline vantages; or 2. NUMBER AND LENGTH OR DURATION OF RIDGELINE VANTAGES. The number and length or duration of public road ridgeline vantages from which the building will be visible are so small that the building will be visible only momentarily to passersby. <p>Staff response: The Applicant asserts that there is significant existing screening on site and that the building will be completely screened from the highway 135 corridor.</p>
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable. Application is not located near agricultural lands and is not anticipated to affect 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 in an inholding.
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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS. All applicants for Land Use Change Permits that have a component of driveways, roads and/or bridges shall comply with the requirements of the Gunnison County Standards and Specifications for Road and Bridge Construction, and this Section.</p> <p>Staff response: Public Works reviewed the revised driveway plans on April 1, 2025 and stated the design</p>

		meets Public Works standards, and any deviation from the plan would result in emergency services turnaround not meeting required dimensions.
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, while Baxter Gulch Trail crosses the property, there are no impacts anticipated to the trail or its users.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-105:A. GENERAL STANDARD. All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development. In making its determination as to whether the proposed water supply will be adequate for the proposed use, the decision-making body shall consider the recommendations of the Colorado Division of Water Resources, the Gunnison County Environmental Health Official and other County staff, or consultants engaged by the County and the applicant.</p> <p>Staff response: The proposed residence will be served by a communal well. See the attached "Water Easement", "Well Permit," and "Bill of Sale" documents for details.</p>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-106: A. SANITARY SEWAGE DISPOSAL SYSTEM REQUIRED. No land use change shall be permitted unless a method of sewage disposal is available to that lot or development that complies with all applicable standards of this Resolution, the Gunnison County On-Site Wastewater Treatment System Regulations, and of the Colorado Department of Public Health and Environment.</p> <p>Staff response: Applicant has indicated that an OWTS is proposed for the SFR. Applicant shall</p>

		comply with the standards of this Section at the time of building permit.
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. 12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT. Staff response: The Crested Butte Fire Protection District approved the project in Letter # 2025-2-23 on March 26, 2025.
13-102: B.: Location within municipal three-mile plan area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. SECTION 13-102:B DEVELOPMENT SHALL CONSIDER MUNICIPAL THREE MILE PLANS. When the proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable municipal Three-Mile Plan. Staff response: The project is located within three miles of the Town of Crested Butte. The application was referred to the Town May 17, 2023. The Town did not comment on the application.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. SECTION 13-103:H.1.b PITCHED ROOFS. All structures with pitched roofs shall not exceed 30 feet in height. The minimum roof pitch shall be as required by the applicable building code, adopted and amended by Gunnison County. Staff response: the height of the top of the gable is 29', below the maximum allowed height.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable. SECTION 13-104:A Unless otherwise exempted by this Resolution, the following shall apply, all land use changes and approved Building Permit site plans shall meet property line setback requirements indicated in Table 7: Setbacks from Property Lines and Road Rights-of-Way.

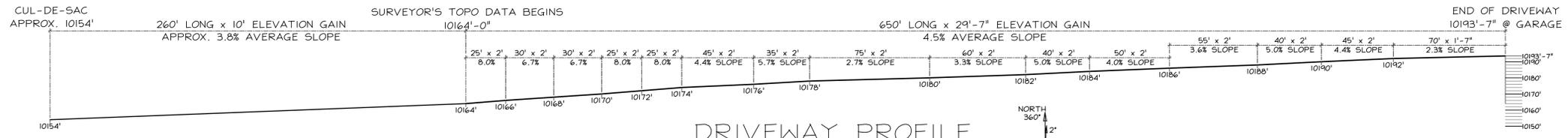
		Staff response: The structure is setback 59' from the front lot line, which exceeds the 25' standard. The structure is 79' and beyond from any side or rear lot lines, which well exceeds the 15' minimum.
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. The Applicant has not submitted architectural plans at this time. The site plan shows a 48'*36'/1728 sq. ft. footprint for the proposed residential structure. At 2 stories, the structure is estimated to be 3,456 sq. ft. The garage has a 32'*36'/1,152 sq. ft. footprint, at two stories, the structure is estimated to be 2,304 sq. ft. Neither structure exceeds the single structure maximum floor area of 5,000 sq. ft. The aggregate floor area of the two structures is estimated to be 5,760 sq. ft., below the maximum aggregate floor area of 7,000 sq. ft.
13-107: Installation Of Solid-Fuel-Burning Devices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, compliance with this standard shall be confirmed at building permit review.
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 per subsection B of 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.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. The architectural plans have not been submitted and with this section shall be confirmed at building permit review.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, project does not require buffering from adjacent land uses.
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. Staff response: Once driveway plans are finalized, applicant shall show adequate snow storage at the time of building permit. Staff has no concerns at this time due to the large size of the parcel.
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, no exterior lighting is proposed at this time; however, the project will be required to meet

		the standards of this Section prior to building permit issuance.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable, the applicant will confirm ground disturbance prior to building permit and access permit issuance.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable, the applicant will confirm if the grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: <i>Reclamation and Noxious Weed Control</i> .
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, not required for the scope of this project
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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not Applicable, no change in use is proposed.

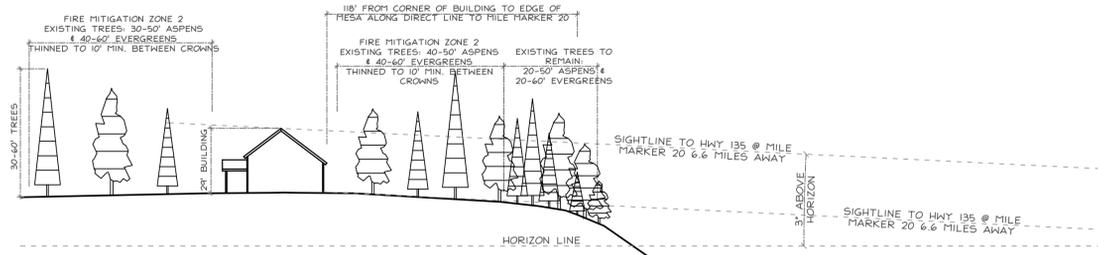



SITE PLAN 1
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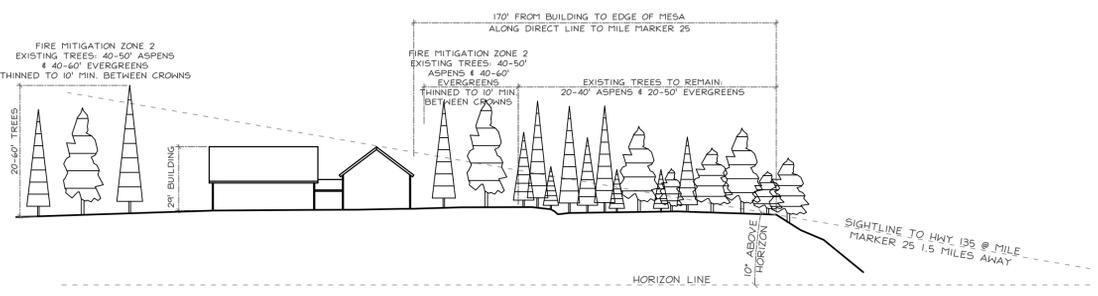
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EST. 1982	 Kent Cowherd Architect P.O. Box 1982 Phone (970)349-1017 Fax (970)349-6369 Crested Butte, CO 81224 kcowherd@frontier.net		
WEBER RESIDENCE LOT 18, TRAPPER'S CROSSING, WILDCAT 997 SADDLE RIDGE ROAD GUNNISON COUNTY, COLORADO 81224		DRAWING NAME: SITE PLAN 1	
DRAWN BY:		AMR	
CHK. BY:		DKC	
FILE NAME: Heber.dwg			
JOB NO.			
SCALE: 1/150" = 1'-0"			
DATE: 2/13/25			
SHEET: 1 OF 15			



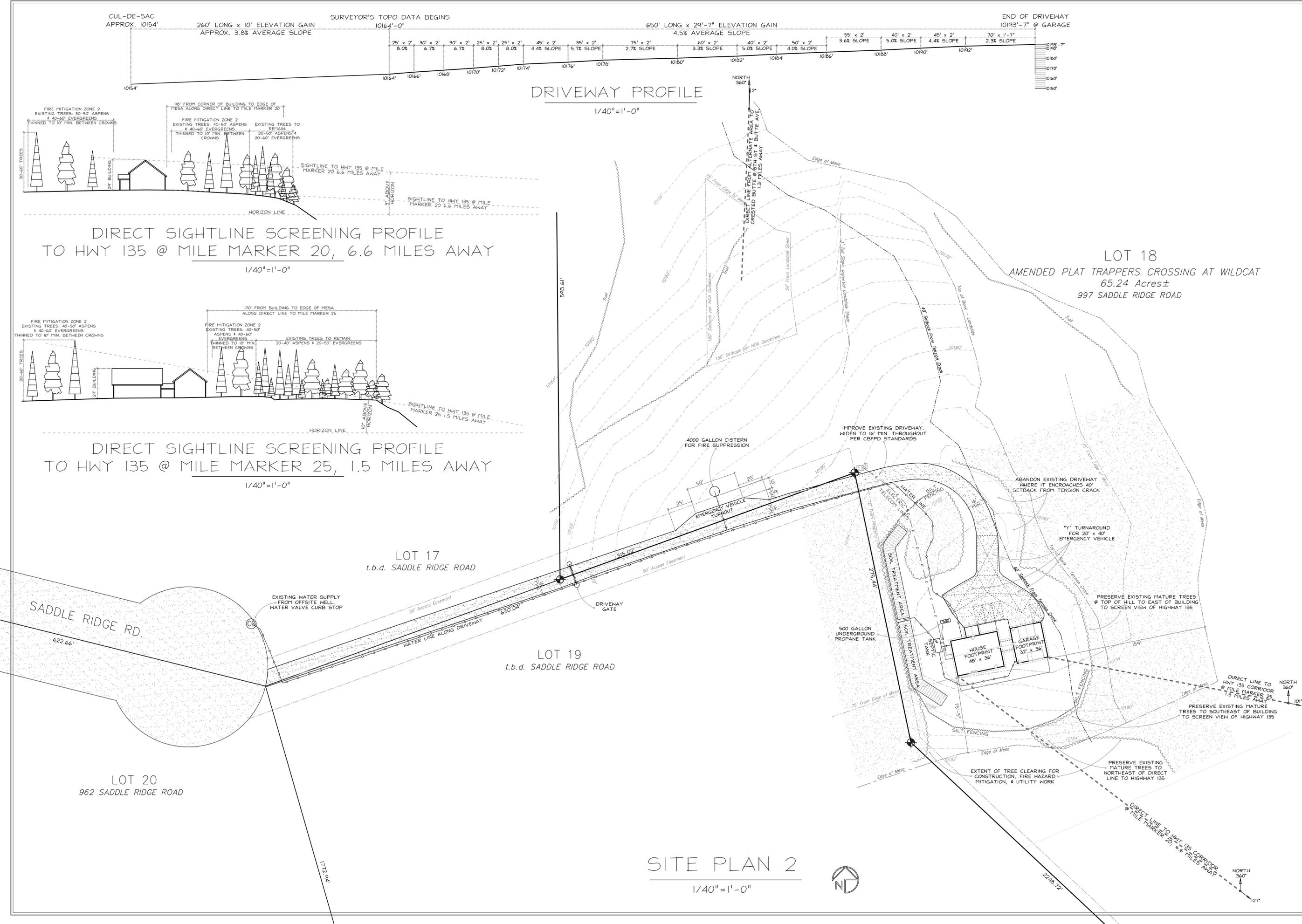
DRIVEWAY PROFILE
1/40" = 1'-0"



DIRECT SIGHTLINE SCREENING PROFILE
TO HWY 135 @ MILE MARKER 20, 6.6 MILES AWAY
1/40" = 1'-0"



DIRECT SIGHTLINE SCREENING PROFILE
TO HWY 135 @ MILE MARKER 25, 1.5 MILES AWAY
1/40" = 1'-0"



SITE PLAN 2
1/40" = 1'-0"

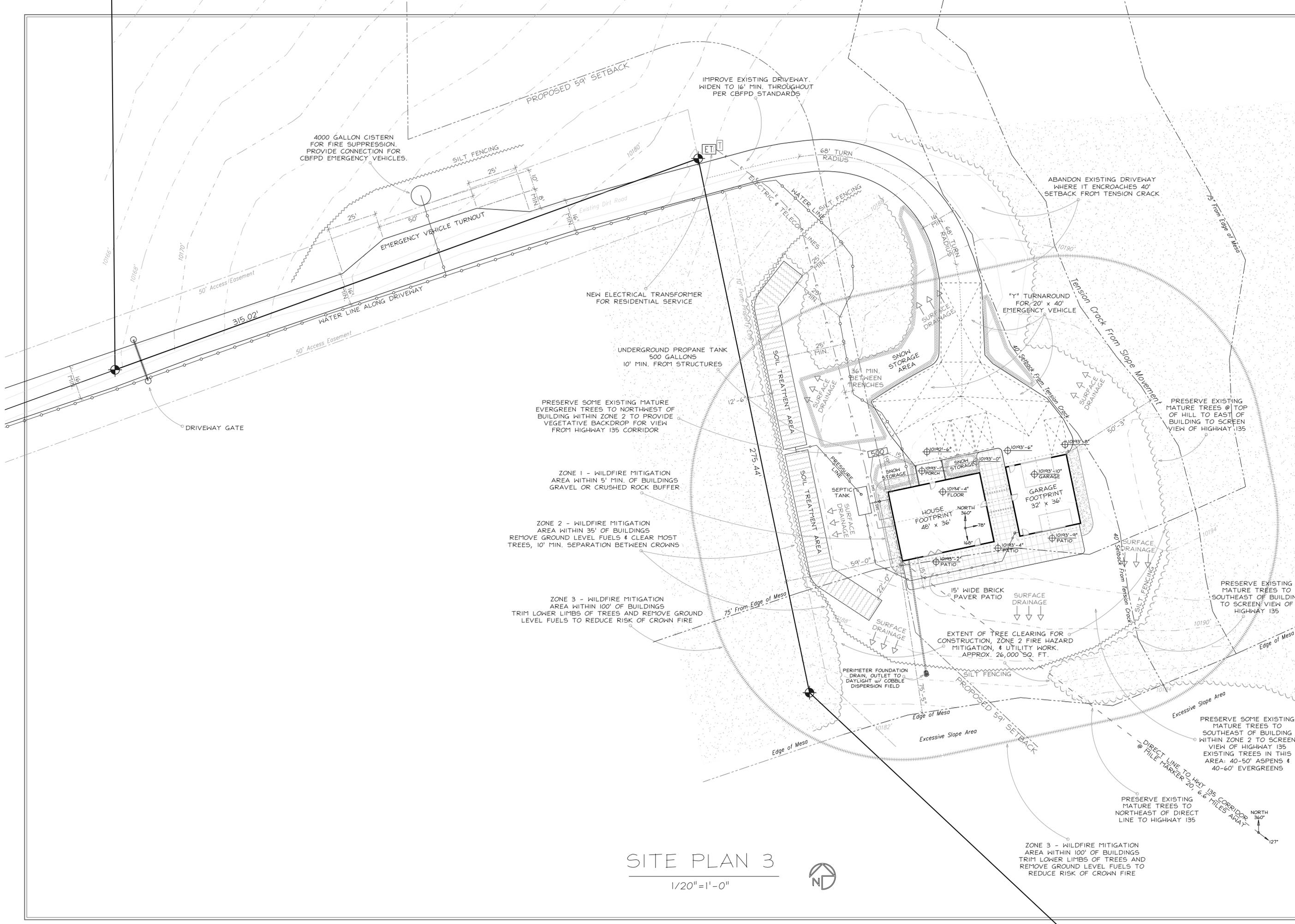
DATE:	8/12/21
PRELIMINARY PLANS	APR
REVISIONS	APR

LOT 18
AMENDED PLAT TRAPPERS CROSSING AT WILDCAT
65.24 Acres±
997 SADDLE RIDGE ROAD

Est. 1992
Kent Cowherd
Architect
P.O. Box 1982
Phone (970)349-1017
Fax (970)349-6369
Crested Butte, CO 81224
kcowherd@frontier.net

WEBER RESIDENCE
LOT 18, TRAPPER'S CROSSING, WILDCAT
997 SADDLE RIDGE ROAD
GUNNISON COUNTY, COLORADO 81224
DRAWING NAME:
SITE PLAN 2

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CHK. BY:	DKC
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DATE:	2/13/25
SHEET:	2 of 15



SITE PLAN 3
1/20" = 1'-0"



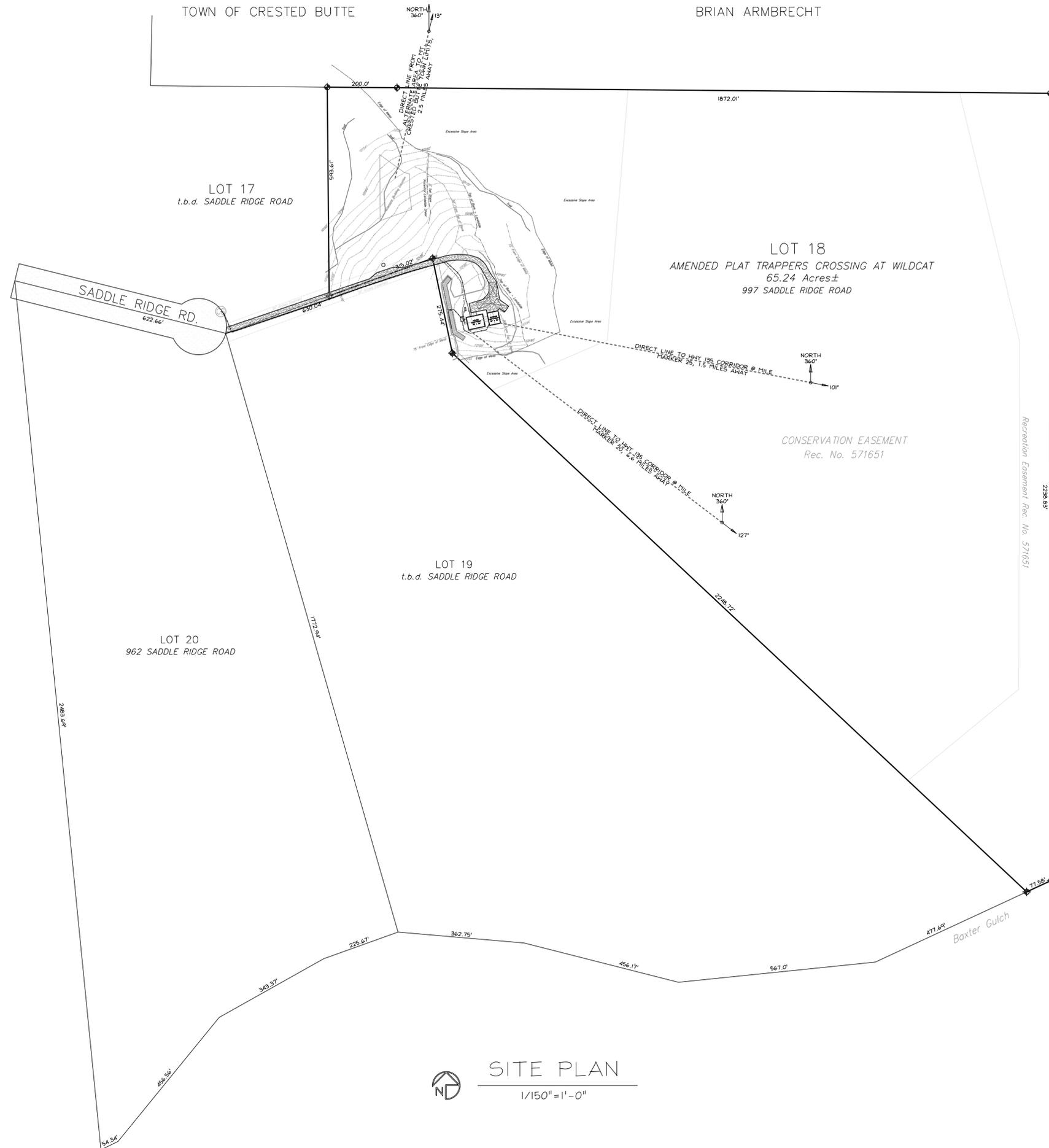
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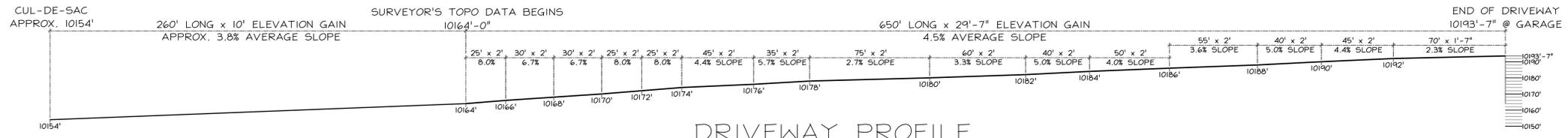
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LOT 18, TRAPPER'S CROSSING, WILDCAT
997 SADDLE RIDGE ROAD
GUNNISON COUNTY, COLORADO 81224
DRAWING NAME:
SITE PLAN 3

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SHEET:	3 of 15



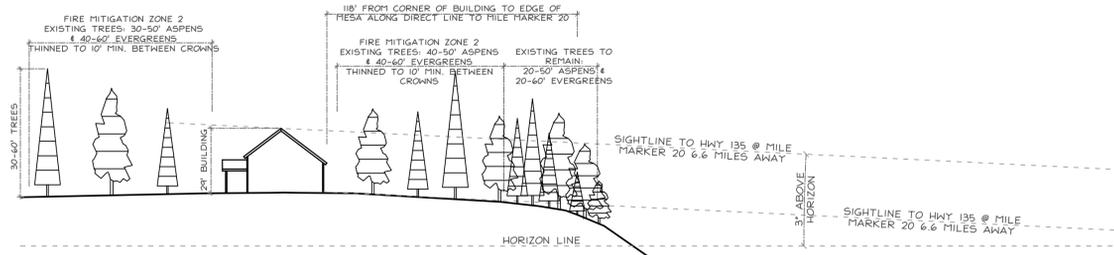
SITE PLAN
1/150" = 1'-0"

DATE:	8/12/21 8/13/21	PRELIMINARY PLANS REVISIONS	ATR ATR
EST. 1982	Kent Cowherd Architect P.O. Box 1982 Phone (970)349-1017 Fax (970)349-6369 Crested Butte, CO 81224 kcowherd@frontier.net		
WEBER RESIDENCE LOT 18, TRAPPER'S CROSSING, WILDCAT 997 SADDLE RIDGE ROAD GUNNISON COUNTY, COLORADO 81224 DRAWING NAME: SITE PLAN 1			
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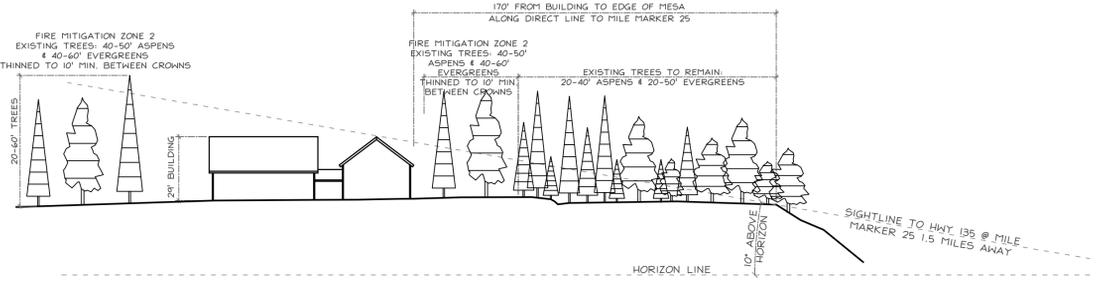
DRIVEWAY PROFILE

1/40" = 1'-0"



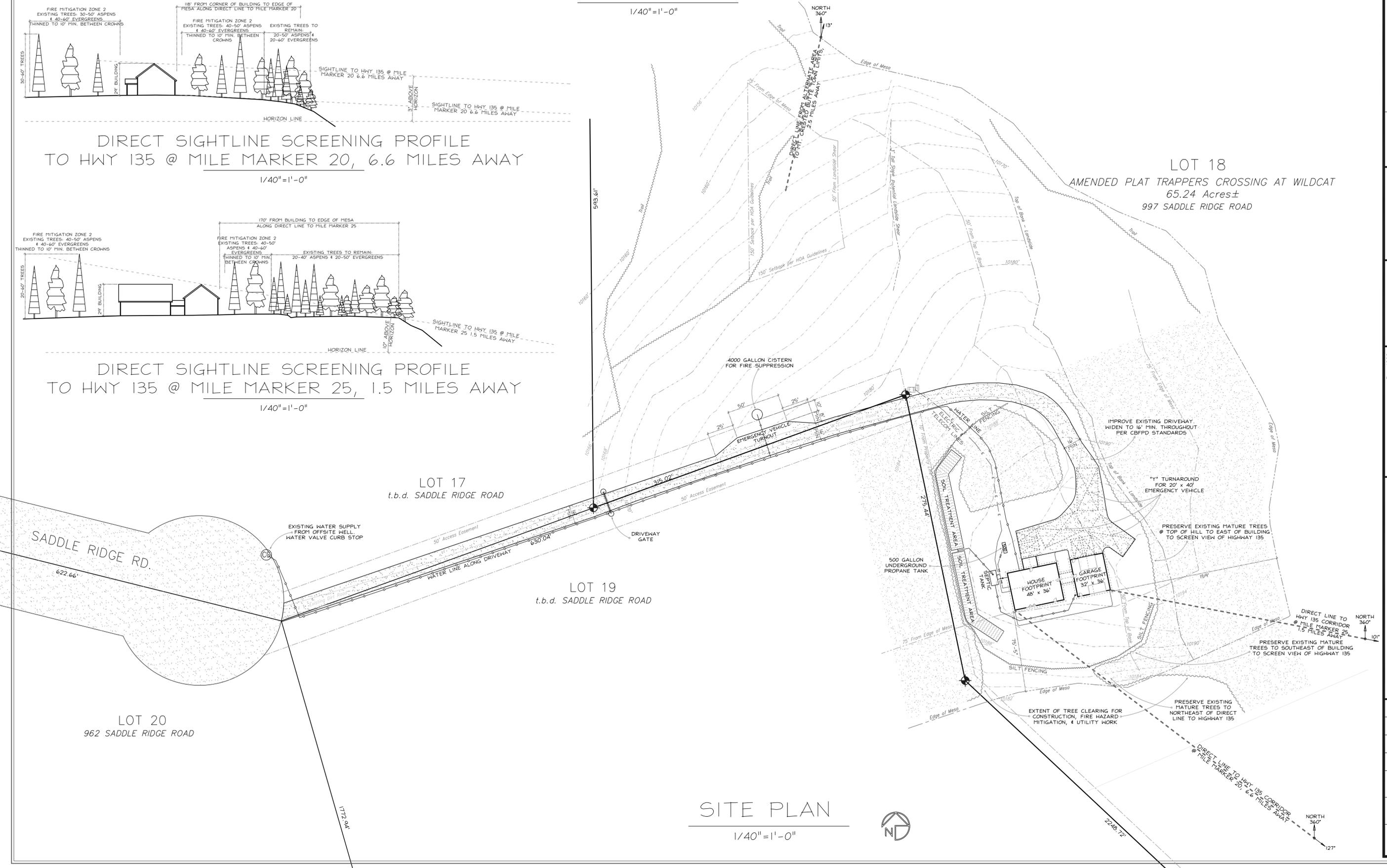
DIRECT SIGHTLINE SCREENING PROFILE TO HWY 135 @ MILE MARKER 20, 6.6 MILES AWAY

1/40" = 1'-0"



DIRECT SIGHTLINE SCREENING PROFILE TO HWY 135 @ MILE MARKER 25, 1.5 MILES AWAY

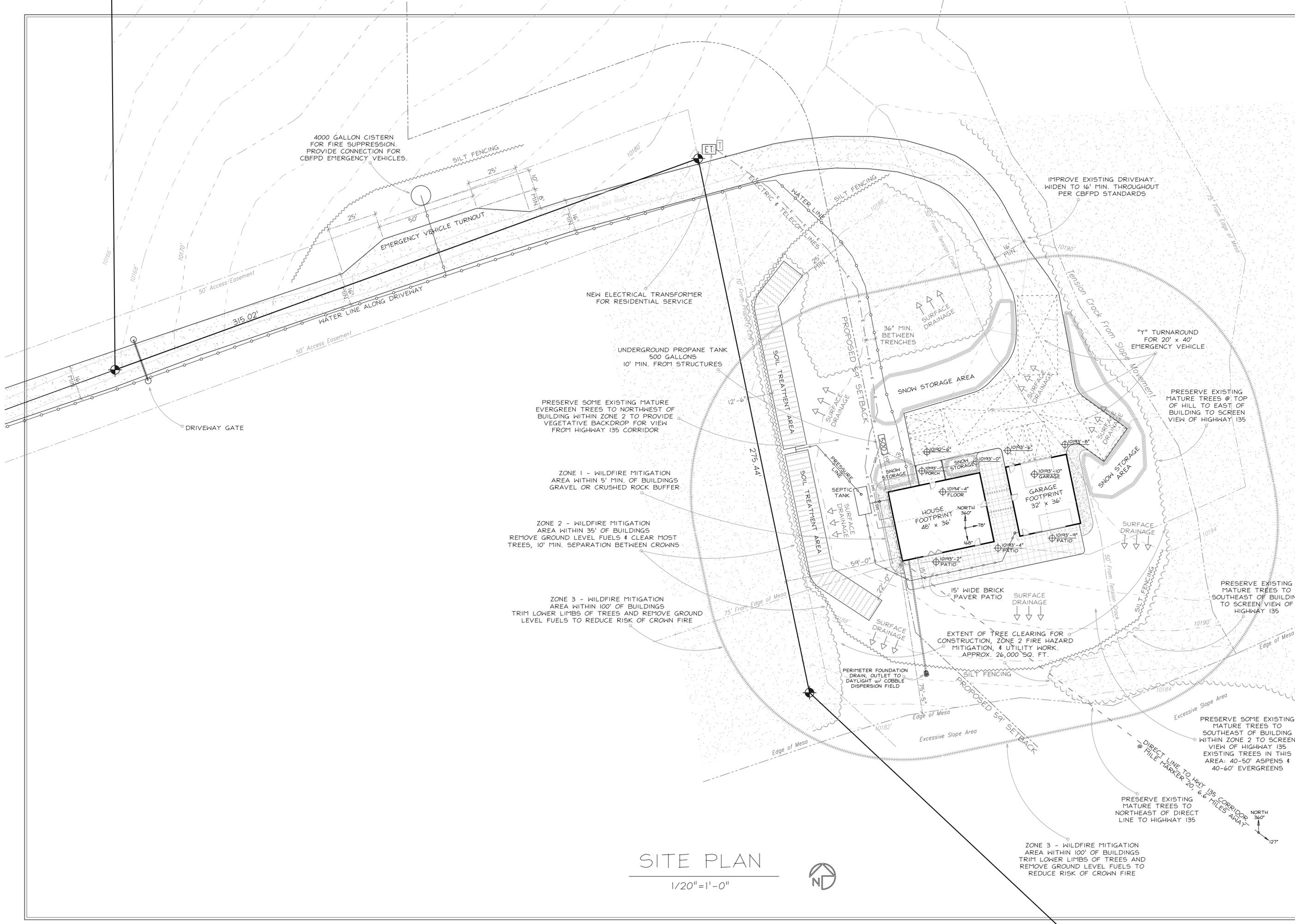
1/40" = 1'-0"



SITE PLAN

1/40" = 1'-0"

DATE:	8/12/21 8/13/21
PRELIMINARY PLANS	APR
REVISIONS	APR
<p>Est. 1992</p> <p>Kent Cowherd Architect</p> <p>P.O. Box 1982 Phone (970)349-1017 Fax (970)349-6369 Crested Butte, CO 81224 kcowherd@frontier.net</p>	
<p>WEBER RESIDENCE LOT 18, TRAPPER'S CROSSING, WILDCAT 997 SADDLE RIDGE ROAD GUNNISON COUNTY, COLORADO 81224</p>	
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CHK. BY:	DKC
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SHEET:	2 of 15



SITE PLAN
1/20" = 1'-0"



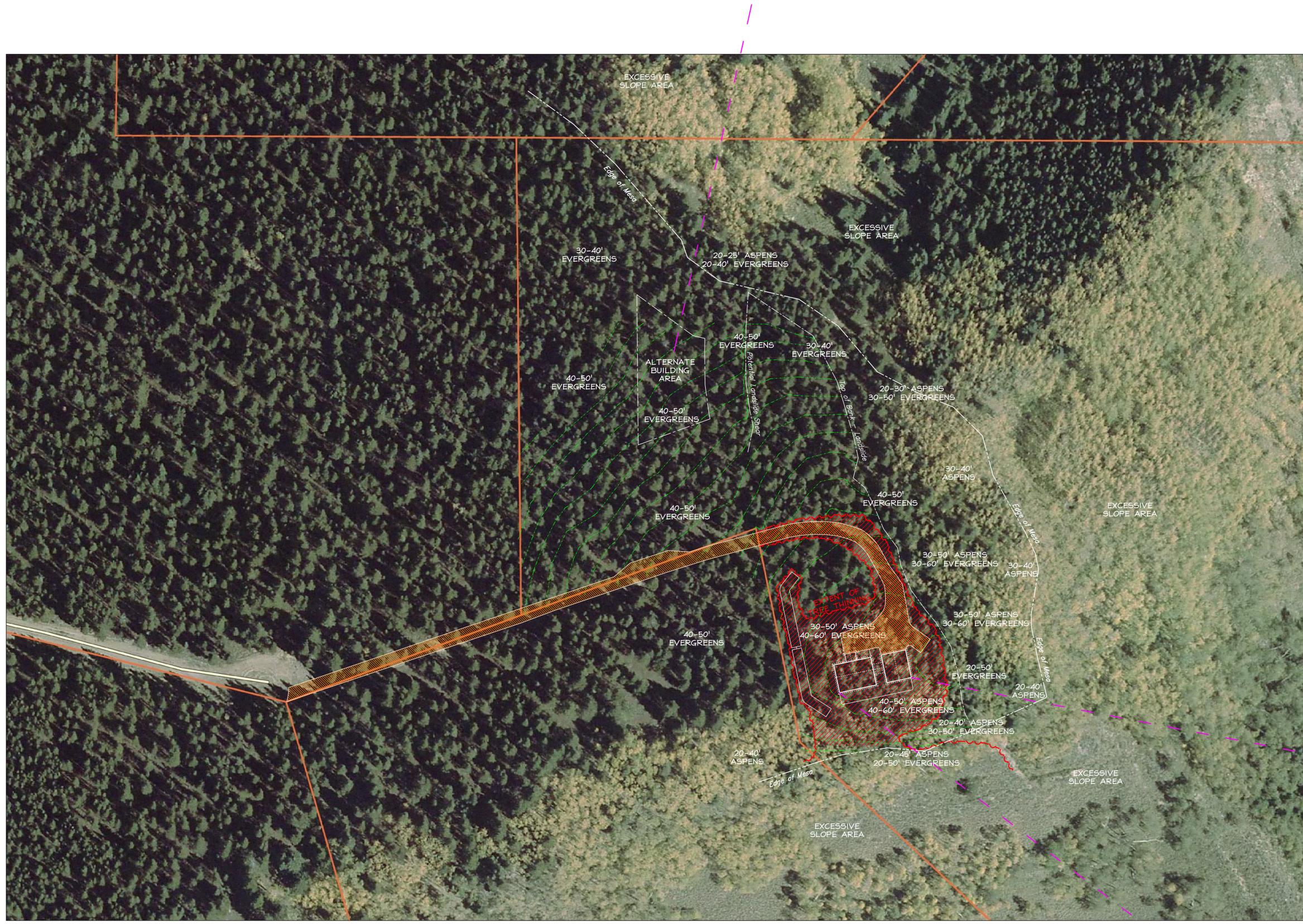
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WEBER RESIDENCE
LOT 18, TRAPPER'S CROSSING, WILDCAT
997 SADDLE RIDGE ROAD
GUNNISON COUNTY, COLORADO 81224
DRAWING NAME:
SITE PLAN 3

DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
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DATE:	4/20/23
SHEET:	3 of 15



EXISTING VEGETATION MAP
 1/60" = 1'-0"

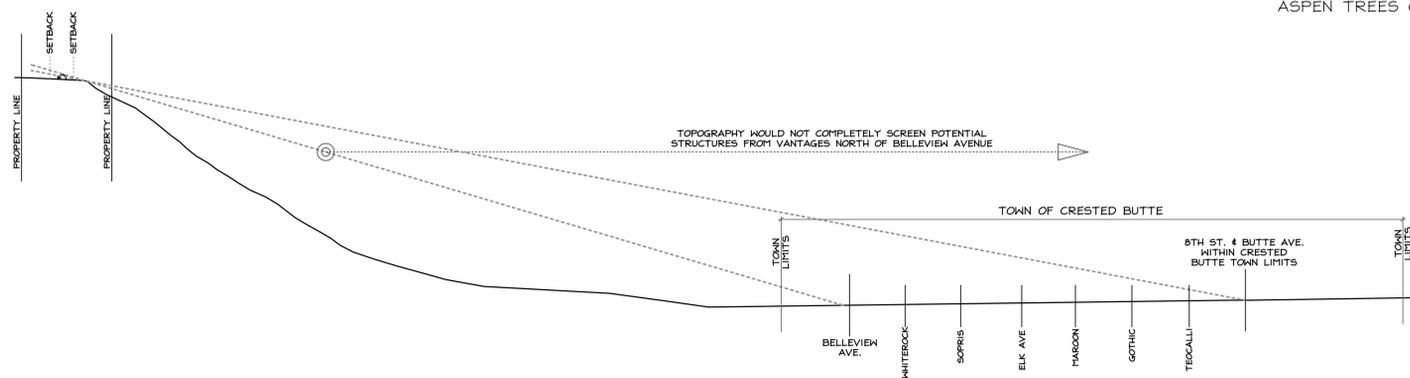


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SHEET:	4 of 15		



ALTERNATE BUILDING SITE VISIBILITY MAP

1/1500" = 1'



CRESTED BUTTE VANTAGE PROFILE

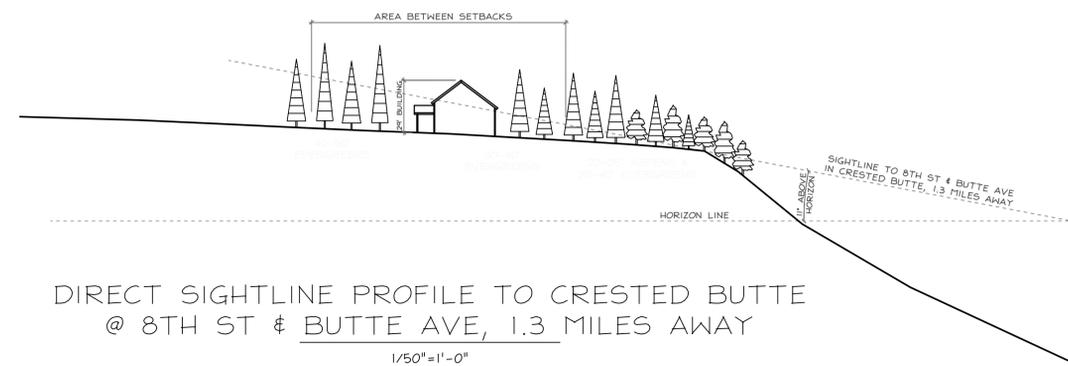
1/500" = 1'



VIEW OF ALTERNATE BUILDING SITE FROM CRESTED BUTTE @ 8TH STREET & BUTTE AVENUE

DISQUALIFYING FEATURES OF ALTERNATE BUILDING SITE:

- * ALTERNATE BUILDING SITE @ 10168' ELEVATION, EDGE OF MESA @ 10156' ELEVATION, THEREFORE BUILDING SITE SLOPED NORTH TOWARDS MT. CB
- * TOPOGRAPHY WOULD NOT SCREEN POTENTIAL STRUCTURES AT THIS LOCATION FROM VANTAGES NORTH OF BELLEVUE AVENUE IN TOWN OF CB
- * EXISTING VEGETATION AT ALTERNATE BUILDING SITE CONSISTS EXCLUSIVELY OF TALL EVERGREEN TREES. 30,000 SQ. FT. OF TREE REMOVAL & THINNING AT ALTERNATE LOCATION FOR BUILDING, OWTS, DRIVEWAY, & WILDFIRE MITIGATION WOULD BE HIGHLY VISIBLE FROM VANTAGES IN TOWN OF CRESTED BUTTE & MT. CRESTED BUTTE
- * SINCE ALTERNATE SITE IS ON NORTH FACING SLOPE, EXISTING SCREENING VEGETATION AT EDGE OF MESA TO NORTH IS RELATIVELY THIN, THEREFORE TREE THINNING FOR WILDFIRE MITIGATION AT THIS LOCATION WOULD LEAVE MINIMAL VEGETATIVE SCREENING BETWEEN BUILDING & EDGE OF MESA ALONG THIS SIGHTLINE, POTENTIALLY EXPOSING STRUCTURES
- * EXISTING VEGETATION ALONG EDGE OF MESA IS MOST DENSE AT EAST & SOUTHEAST NOSE OF GIBSON RIDGE, CONSISTING OF A MIX OF EVERGREEN & ASPEN TREES OF VARYING AGE CLASSES & HEIGHTS, PROVIDING DENSE SCREENING TO NORTHEAST, EAST, & SOUTHEAST OF PROPOSED BUILDING SITE.



DIRECT SIGHTLINE PROFILE TO CRESTED BUTTE @ 8TH ST & BUTTE AVE, 1.3 MILES AWAY

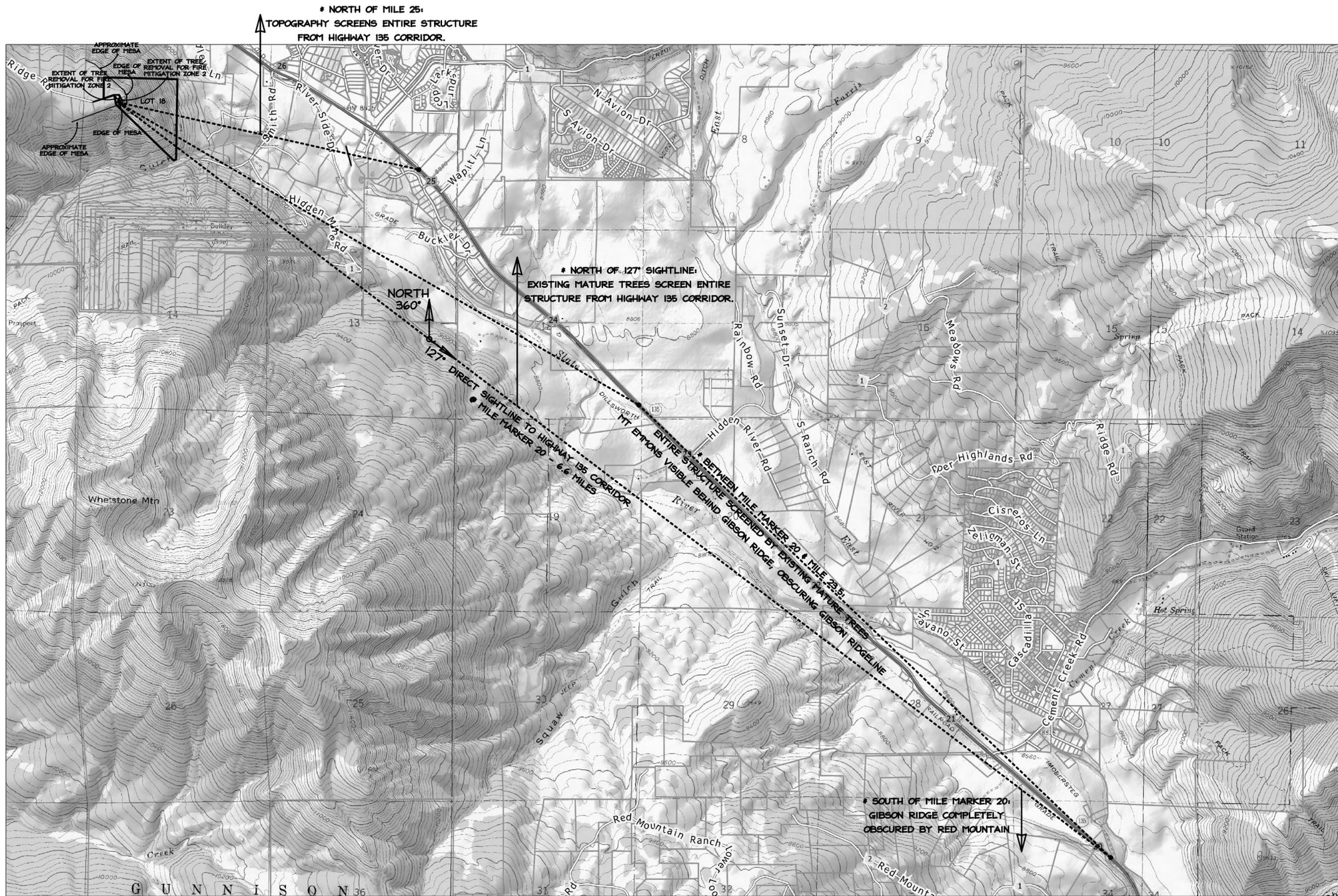
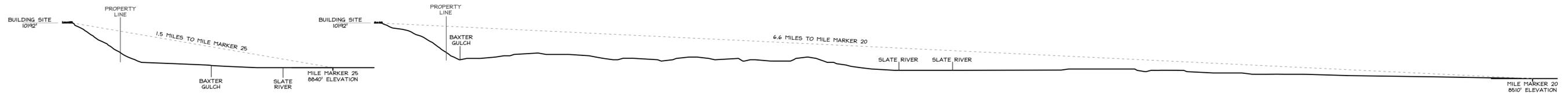
1/500" = 1'-0"

DATE:	8/12/21	PRELIMINARY PLANS	AMR
	8/13/21	REVISIONS	AMR

Est. 1992
Kent Cowherd
 Architect
 P.O. Box 1982
 Phone (970)349-1017
 Fax (970)349-6369
 Crested Butte, CO 81224
 kcowherd@frontier.net

WEBER RESIDENCE
 LOT 18, TRAPPER'S CROSSING, WILDCAT
 997 SADDLE RIDGE ROAD
 GUNNISON COUNTY, COLORADO 81224
 DRAWING NAME:
 ALTERNATE BUILDING SITE

DRAWN BY: AMR
 CHK. BY: DKC
 FILE NAME: Weber.dwg
 JOB NO.
 SCALE: 1/1500" = 1'-0"
 DATE: 4/26/23
 SHEET: 7 of 15



BUILDING SITE INFO:

- * BUILDING SITE @ 10192' ELEVATION
- * EDGE OF MESA @ 10186' ELEVATION
- * BUILDINGS SET BACK FROM EDGE OF MESA 75' MIN.

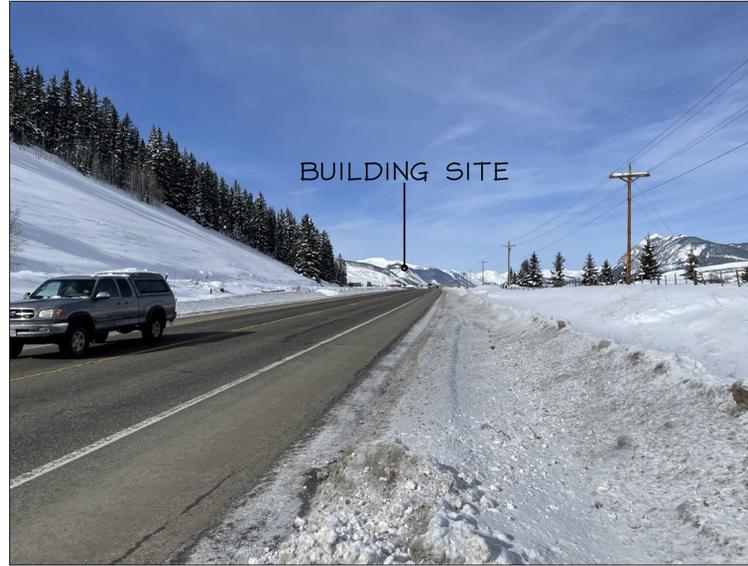
SCREENING FROM HIGHWAY 135 CORRIDOR:

- * STRUCTURE COMPLETELY SCREENED FROM HIGHWAY 135 CORRIDOR TO NORTH, NORTHEAST, EAST, & SOUTHEAST BY EXISTING DENSE VEGETATION CONSISTING OF 20-60' EVERGREEN AND 20-50' ASPEN TREES
- * EXISTING MATURE TREES PRESERVED WITHIN FIRE MITIGATION ZONE 2 PROVIDE ADDITIONAL SCREENING IN FRONT OF AND BEHIND STRUCTURE
- * MT EMMONS PROVIDES BACKDROP OF BUILDING SITE ON GIBSON RIDGE FROM MILE MARKER 20 TO MILE 23.5
- * TOPOGRAPHY SCREENS ENTIRE STRUCTURE FROM HIGHWAY 135 CORRIDOR NORTH OF MILE MARKER 25

RIDGELINE VANTAGE MAP
1/1500" = 1'

DATE:	8/12/21	PRELIMINARY PLANS	AMR
	8/13/21	REVISIONS	DKC
EST. 1982		Kent Cowherd Architect	
		P.O. Box 1982 Phone (970)349-1017 Fax (970)349-6369 Crested Butte, CO 81224 kcowherd@frontier.net	
WEBER RESIDENCE			
LOT 18, TRAPPER'S CROSSING, WILDCAT			
997 SADDLE RIDGE ROAD			
GUNNISON COUNTY, COLORADO 81224			
DRAWING NAME: RIDGELINE VANTAGE MAP			
DRAWN BY:		AMR	
CHK. BY:		DKC	
FILE NAME: Weber.dwg			
JOB NO.			
SCALE: 1/1500" = 1'-0"			
DATE: 4/20/23			
SHEET: 5 of 15			

* SOUTH OF MILE MARKER 20:
GIBSON RIDGE BUILDING SITE COMPLETELY
OBSCURED BY RED MOUNTAIN



VIEW FROM HWY 135
@ MILE MARKER 20

* NORTH OF MILE MARKER 20:
NORTH OF 127° SIGHTLINE FROM BUILDING SITE
ENTIRE STRUCTURE SCREENED BY EXISTING MATURE TREES



VIEW FROM HWY 135
@ CEMENT CREEK ROAD

* BETWEEN MILE MARKER 20 & MILE 23.5:
ENTIRE STRUCTURE SCREENED BY EXISTING MATURE TREES
MT EMMONS PROVIDES BACKDROP BEHIND BUILDING SITE
GIBSON RIDGELINE SUBORDINATE TO MT. EMMONS



VIEW FROM HWY 135
@ MILE MARKER 23

* NORTH OF MILE MARKER 23.5:
ENTIRE STRUCTURE SCREENED BY EXISTING MATURE TREES



VIEW FROM HWY 135
@ MILE MARKER 24

* NORTH OF RIVERLAND NORTH ENTRANCE:
TOPOGRAPHY SCREENS ENTIRE STRUCTURE FROM HIGHWAY 135 CORRIDOR



VIEW FROM HWY 135
@ RIVERLAND SOUTH ENTRANCE

DATE:	8/12/21	PRELIMINARY PLANS	APR
	8/13/21	REVISIONS	APR

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WEBER RESIDENCE
LOT 18, TRAPPER'S CROSSING, WILDCAT
997 SADDLE RIDGE ROAD
GUNNISON COUNTY, COLORADO 81224
DRAWING NAME:
HIGHWAY 135 VANTAGE PHOTOS

DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
SCALE:	1/4" = 1'-0"
DATE:	4/20/23
SHEET:	6 of 15



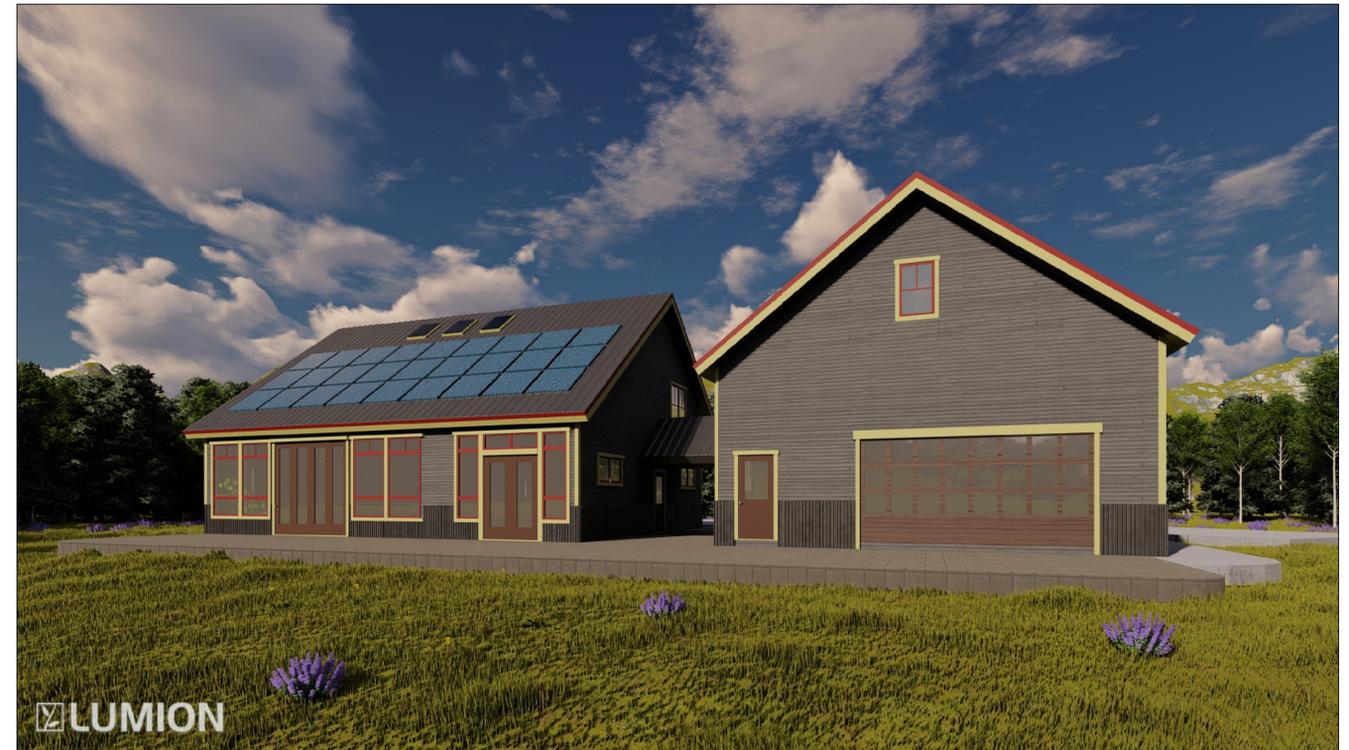
VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

9/15/22

WEBER RESIDENCE
 997 SADDLE RIDGE ROAD
 LOT 18, TRAPPER'S CROSSING
 CRESTED BUTTE, COLORADO 81224

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To: Gunnison County Planning Commission

RE: LUC-23-00009 | Ridgeline Vantage I Work Session | Weber

Memo Date: April 23, 2025

Work Session Date: May 1, 2025

1. Summary

Applicant Ron Weber proposes construction of a two-story single-family residence with an attached garage (including a storage loft), connected by an open breezeway, and a grade-level patio. The project site is a vacant, forested parcel at the end of Saddle Ridge Road.

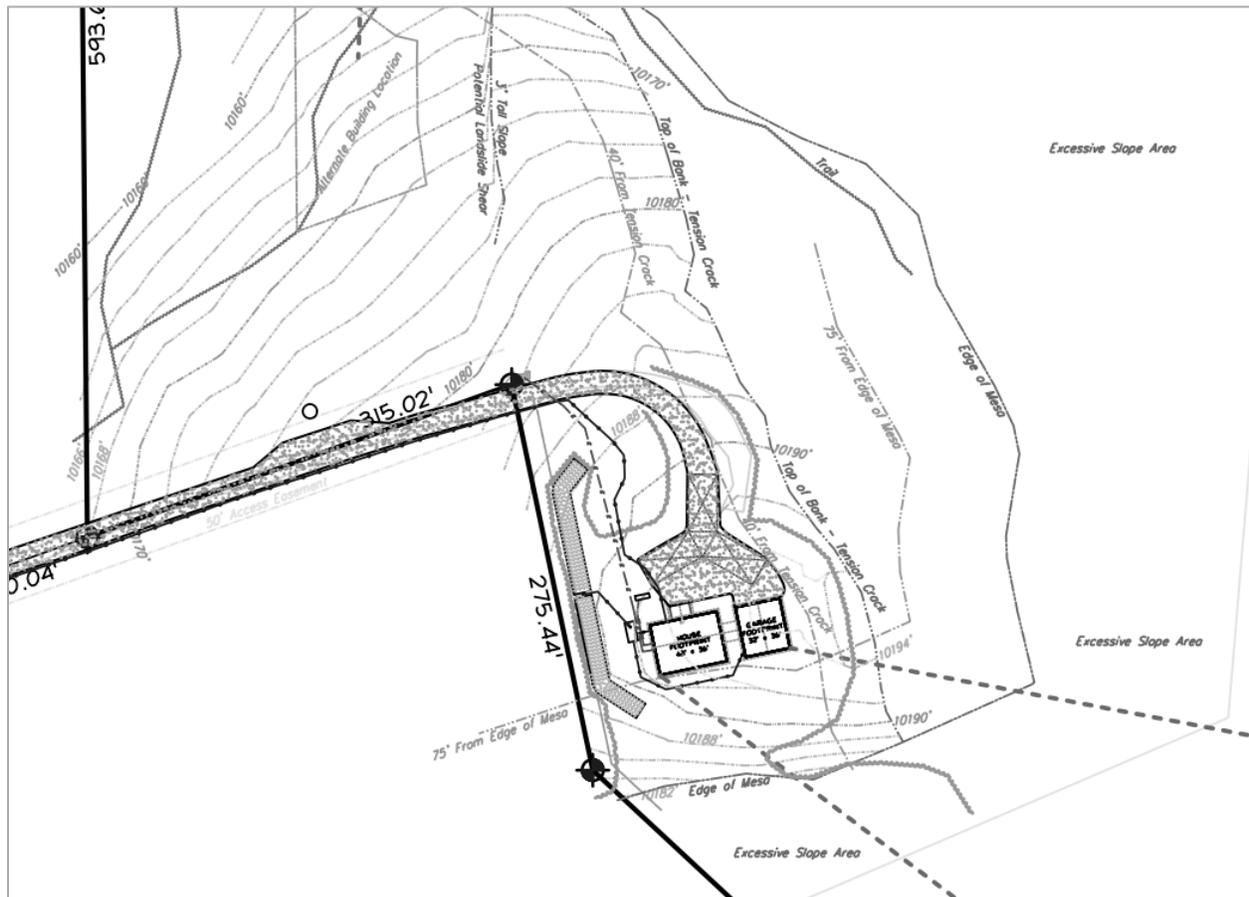


Figure 1. Site Plan

Water service will be provided by a shared offsite well under an existing agreement with two other subdivision lots. On-site wastewater treatment will be managed through a 2,184 sq. ft. soil treatment

area. The existing driveway will be upgraded to meet Crested Butte Fire Protection District standards, requiring significant tree removal due to dense vegetation.

Weber also owns adjacent Lot 19, which is not part of the water agreement and has no independent water access. He has granted a reduced setback from this lot to accommodate the proposed building location on Lot 18.

The project is classified as a Minor Impact due to potential ridgeline visibility from CO-135.

2. Compliance with Applicable Standards of the Land Use Resolution

The proposal has been reviewed for compliance with the applicable standards of the Land Use Resolution (LUR) in Exhibit A, *Staff Report*. Issues germane to the Planning Commission's review are outlined below.

Section 11-104: Development In Geologic Hazard Areas

The 35-acre parcel is located within mapped unstable slopes and has significant constraints with steep slopes and a tension crack on the only relatively flat building site area on the parcel. Due to these hazards, three Geotechnical analysis have been conducted on the site in response to County and Colorado Geologic Survey (CGS) requirements. Ultimately, the geologic hazard issues on the site were satisfactorily addressed through establishing an adequate setback from the tension crack with the following conditions:

"The comments below (provided in our June 7, 2023 letter) should be addressed and adhered to during design and construction.

1. *Mountain Geotech provided actions for mitigating local slope instability that should be strictly adhered to during and following construction, including:*
 - *Vegetation on or near the steep slopes should be left in place.*
 - *No construction activity should take place on the steep slopes.*
 - *Site drainage should be directed to the west or northwest, not towards the steep slopes to the east and/or south.*
 - *The STA for the OWTS should be designed so that effluent will not be directed towards the steep slopes.*
2. *Mountain Geotech notes on page 14, "...the silty clay to clayey silt layers found in TP#1 and TP#2 have high swell potential and also potential for consolidation under loading," and on page 17, "Any silty clay or clayey silt layers of soil MUST be removed from below foundation components." CTL did not mention expansive or collapsible soils in their report or address Mountain Geotech's recommendations. **CGS recommends that CTL address Mountain Geotech's recommendations for foundation subgrade requirements due to the potential shallow slope movement and swell/consolidation in the overburden soils.***
3. *Review of available mine maps shows the Crested Butte Mine located about 700 feet below the existing ground surface. The project team, owner, and future owner should be made aware that there is a potential risk of sinkholes and other subsidence-related features within the building site. CGS recommends that all grading activities be carefully observed to identify any unmapped shafts or other mining features. If these features are observed, a subsidence investigation and mitigation measures would be required".*

Section 11-108: Standards For Development on Ridgelines

The Applicant provided the “*Ridgeline Vantage Analysis*,” which provides a graphic analysis of the site relative to the Ridgeline Vantage viewpoints along Co-135. Additionally, the Applicant provided the following narrative response:

“The tip of Gibson Ridge, where this property is located, is a highly visible terrain feature from the entire north end of the valley. We believe that the current building site to the south of the driveway provides the best possible screening from the highway 135 corridor and the towns of Crested Butte and Mt Crested Butte. Due to the topography of the property, any alternate building location on this parcel would be highly visible from the highway and the towns of Crested Butte and Mt Crested Butte.

After more analysis of the highway 135 sightlines, we have adjusted the plans to better screen the entire structure from the Highway 135 corridor. The treeline to the south & southeast of the structure has been extended to meet the 127° sightline and completely screen the building from the Highway 135 corridor. This entire building site is an existing mature forest with many large trees. We intend to preserve some thinned trees within Fire Mitigation Zone 2, as well as all of the existing trees outside of zone 2 between the building site and highway 135. A diagram of this screening profile has been added to Site Plan 2 (sheet #4). A larger satellite image has been added to the ridgeline visibility map and a sheet of photos taken from highway 135 have been added to better describe these sightline conditions.”

Additionally, the applicant states on the application submitted “...Mr. Weber also owns the neighboring parcel to the west (Lot 19), which does not have accessible water and is not part of the aforementioned water agreement. He has given himself permission to reduce the setback from this adjacent parcel so as to allow construction of the residence at the proposed location on Lot 18.”

The standards for approval are if the proposal meets ONE of the following standards:

1. Section 11-108:1.1.b. *No Feasible Alternative Site Exists On The Parcel*
 - a. The Planning Commission may approve the application if they determine that there is no feasible alternative building site location that will make the structure less visible on the Ridgeline Vantage.

OR

2. Section 11-108:1.1.c. *Full Screening Exists And Is Protected.*
 - a. The Planning Commission may approve the application if they determine the building site location is fully screened by existing vegetation. This approval requires a protective covenant as a condition of approval.

OR

3. Section 11-108:1.1.d. *If Significant Screening Exists And Is Protected, Decision Shall Be Made By The BOCC*
 - a. The Planning Commission may recommend approval to the BOCC the application if they determine the proposed building site is significantly screened by existing vegetation. This recommendation requires a protective covenant as a condition of approval.

3. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-23-00009. Click on "Attachments".

- A. Staff Report
- B. Site Plan
- C. Ridgeline Vantage Analysis
- D. Architectural Renderings