

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: June 5, 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 the May 15, 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

9: 00 a.m.

Public Hearing: 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.

9:30 a.m.

Public Hearing: LUC-24-00062 | GCEA Solar Array Minor Impact

GCEA requests to contract with PowerField Energy, a solar development firm to install a 4-acre solar array for use as a community solar garden.

10:00 a.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, May 15, 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:**

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

Recused: Bill Barvitski- LUC-23-00032 only

Zoom: Eric Phillips

With a quorum present, Chairperson Mason opened the May 15, 2025 regular meeting of the Planning Commission at 8:46 am. Mason noted that Barvitski would be recusing himself from LUC-23-00032.

Moved by Niederer, seconded by Phillips, to approve Planning Commission meeting minutes, dated May 1, 2025. The motion passed unanimously in support.

Staff announcements:

Seminick inquired about the Commission’s availability to reschedule the June 19th Planning Commission Meeting to June 12th. She also inquired about rescheduling the July 3rd Planning Commission Meeting to July 10th. Barvitski confirmed availability on June 12th. The remaining members confirmed availability for both dates.

Work Session: LUC-24-00062 | GCEA Solar Array Minor Impact

GCEA requested to contract with PowerField Energy, a solar development firm to install a 4-acre solar array for use as a community solar garden.

Applicant Presentation

Applicant, Feier, provided a summary of the proposed solar array. He noted that the panels would be ground-mounted, fixed-tilt. The proposed location would be adjacent to the existing substation.

Staff Comments

Seminick confirmed location of proposed site.

Planning Commission Questions

Planning Commission discussed the location of the proposed array and the mount type. Barvitski inquired about reflectivity of the array. Bond noted that solar panels are designed to absorb the sun, not reflect. Phillips inquired about the open space on the site plan. Feier noted the space is reserved for a potential future use, though specifics are currently unknown. Phillips inquired about fencing. Feier noted that fencing requirements are typically determined by the insurance provider and suggested 7-foot CPW wildlife-exclusionary fencing. Staff recommended that if Commission directed staff to schedule a public hearing, they should direct staff to work with the insurance agent and applicant to create fence conditions. Mason inquired about the construction timeline and the lifespan of solar array. Feier noted construction is estimated to be ~3 months and that the array should be commercially viable for 30 years. Group discussed buffering requirements, noting that vegetation may not be the most appropriate given water usage.

Next Steps

Planning Commission directed staff to schedule a public hearing with a draft decision document.

Work Session: LUC-23-00032 | Discount Storage Major Impact- Preliminary Plan

The property owner and applicant, Centennial Storage Partners, LLC, requested an expansion of commercial use to allow for approximately 115 outdoor vehicular storage spaces adjacent to the existing Discount Storage at 1825 State Highway 135, Gunnison, CO. The request would increase outdoor vehicle storage units from 134 to 249 spaces.

Mason noted that Barvitski had recused himself from this agenda item, and that a quorum still exists.

Applicant Presentation

The applicant stated that nothing had changed since the last meeting and mentioned that a variance request had been submitted.

Staff Comments

Staff clarified that only the Board of Adjustment (BOA) can make decisions on variance requests. Baca clarified action items for this meeting. San Filippo-Rosser clarified that the Planning Commission would not be deciding on the variance request, that the preliminary plan is in front of the Commission.

Planning Commission Questions

Mason noted that what they have before them is adequate to move forward, expressing that the maintenance easement addressed concerns. Noted that there is no issue with fencing. Group expressed comfort with combining the preliminary and final plan.

Next Steps

Planning Commission directed staff to schedule a joint BOA/BOCC/PC public hearing with a draft decision document.

Work Session: Gunnison Area Plan

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

Pagano provided updates on the Gunnison Area Plan, stating that the May 6th open house did not raise significant public concerns.

Applicant Presentation

Garrow provided a summary of the Gunnison Area Plan (GAP), noting project goals, Special Area Regulations, and the areas identified within the GAP. She provided updates to the plan, including the introduction of required deed restricted housing in the Urban Transition Area.

Pagano noted that there are no agreements to put in a water line at this time. Group discussed pre-annexation exemption for a development of four or fewer lots in the North Urban Transition Area, Garrow clarified that there are currently no minimum lot size requirements. Niederer asked about minimum square footage requirements, Garrow explained that the planning profession is moving away from minimum square footages. Group discussed connection to utilities, transparency requirements, snow shed, egress, downspouts, parking requirements and parks.

Next Steps

Planning Commission requested another work session.

Meeting adjourned at 11:55 a.m.



**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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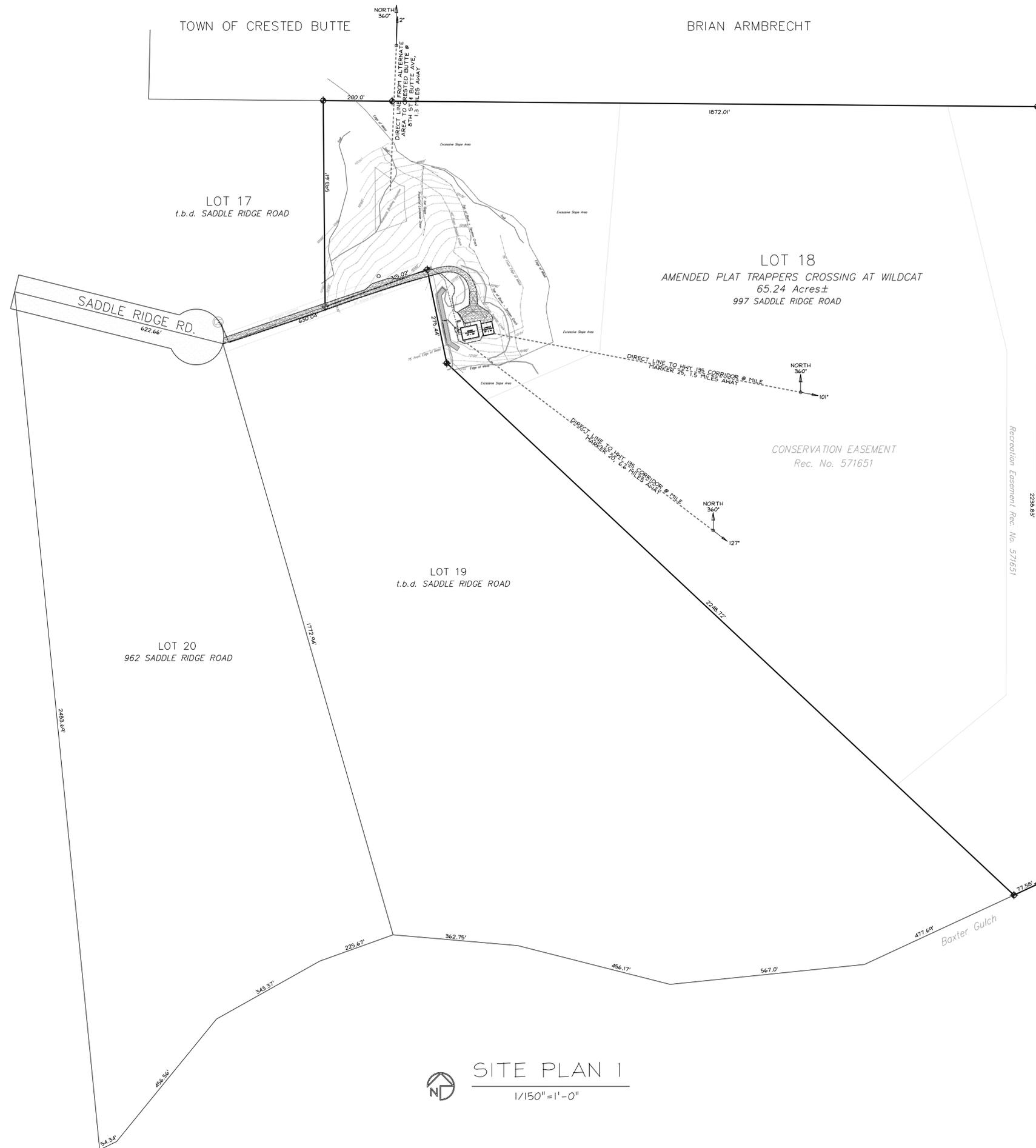
		<p>b. MUST NOT BE VISIBLE FROM RIDGELINE VANTAGE OR VISIBILITY IS ONLY MOMENTARY. Must comply with and with one of the following standards:</p> <ol style="list-style-type: none"> 1. DISTANCE FROM RIDGELINE VANTAGE(S). The building will not be visible with the naked eye from near or distant ridgeline 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.

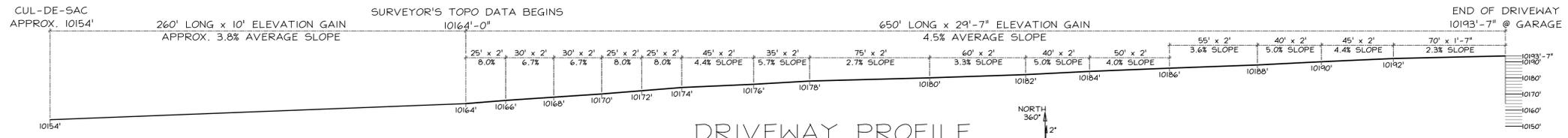
		Staff response: The structure is setback 59' from the front lot line, which exceeds the 25' standard. The structure is 79' and beyond from any side or rear lot lines, which well exceeds the 15' minimum.
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input 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
 1/150" = 1'-0"

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

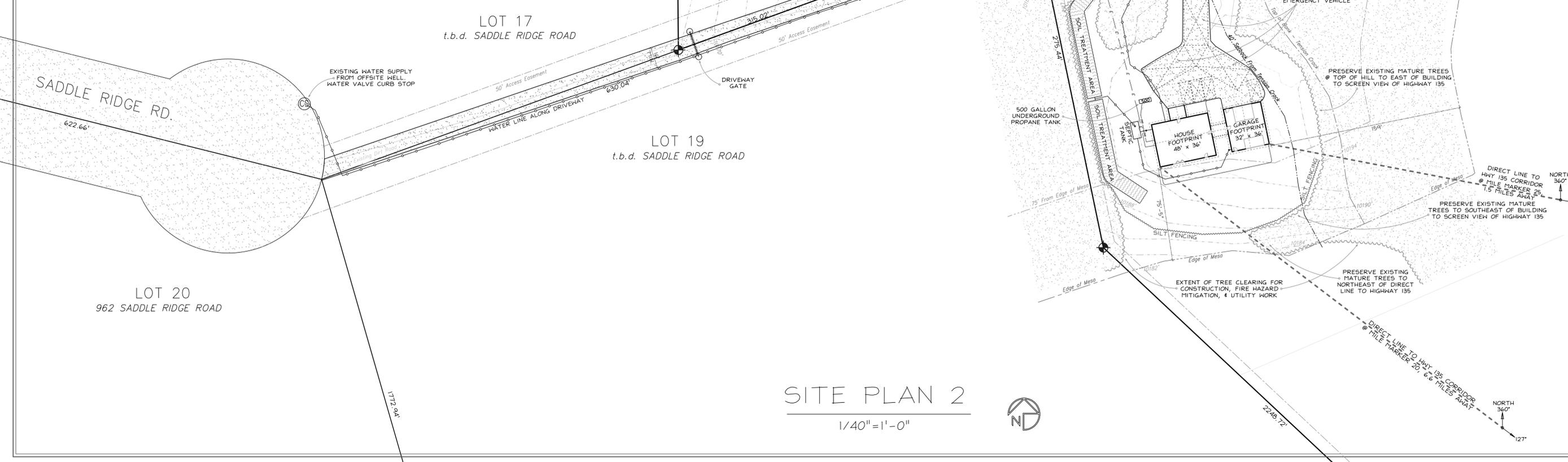
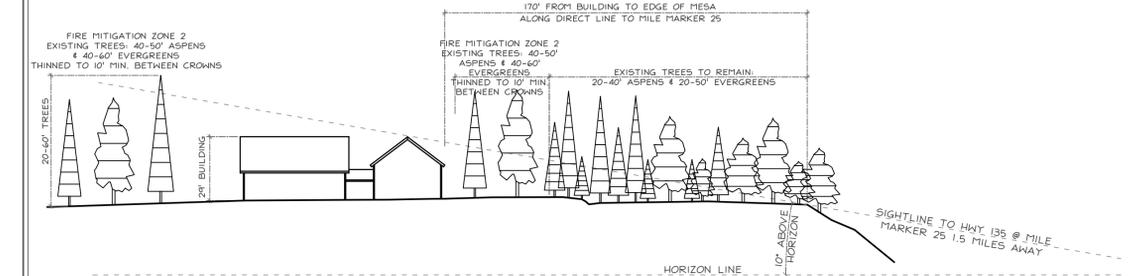
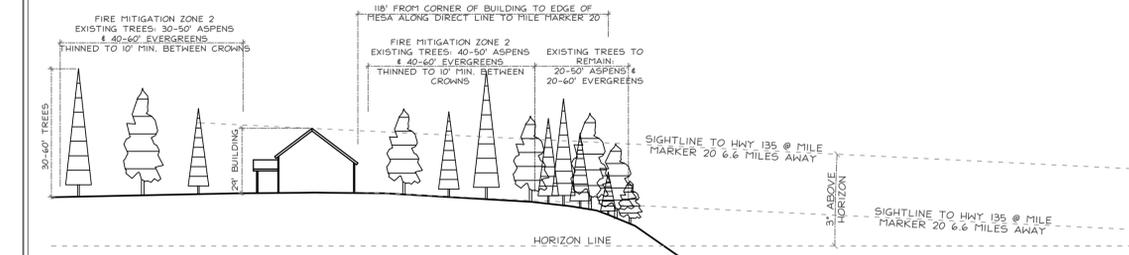
1/40" = 1' - 0"

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"

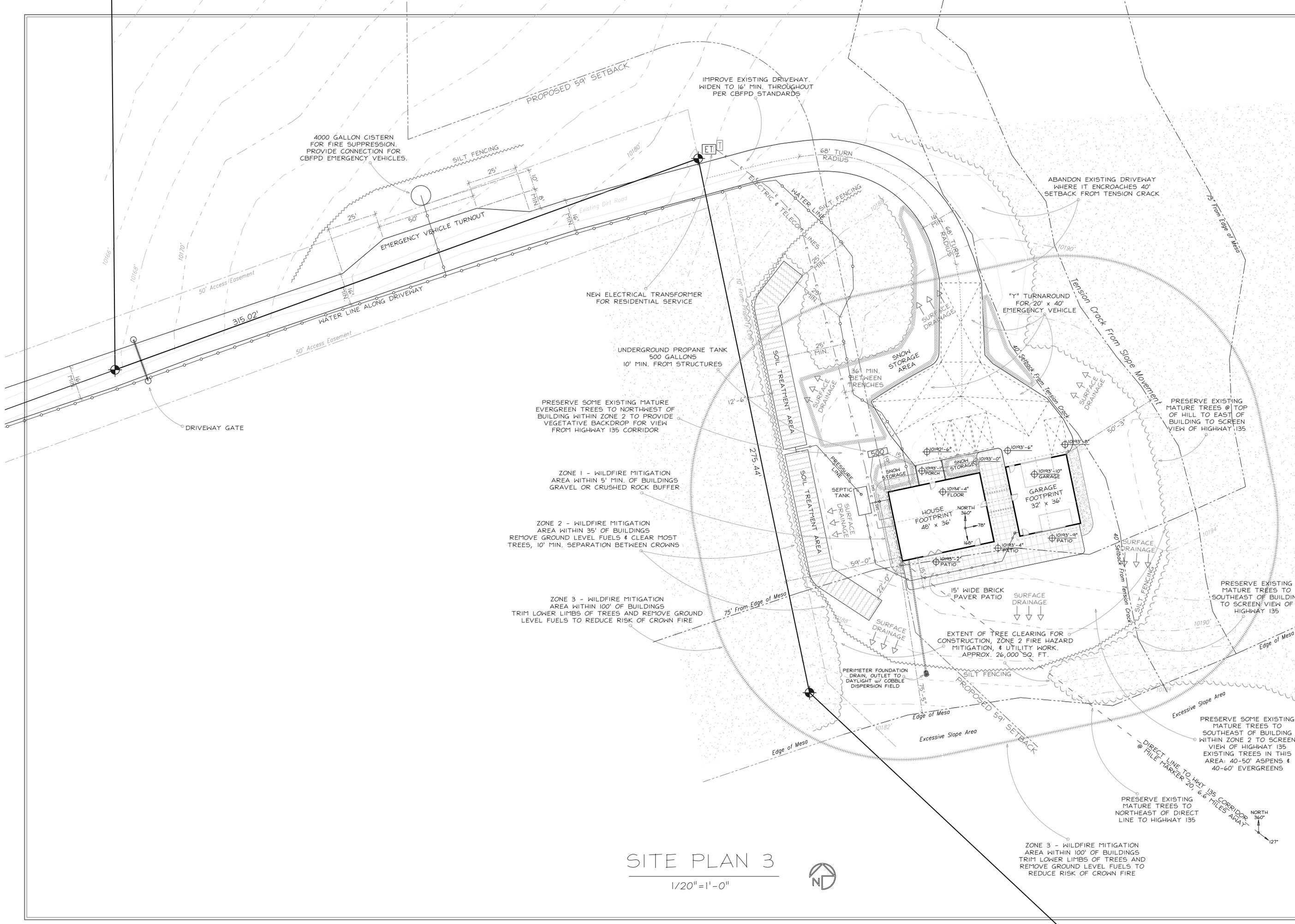
DATE:	8/12/21
PRELIMINARY PLANS	8/13/21
REVISIONS	

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

DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
SCALE:	1/40" = 1' - 0"
DATE:	2/13/25
SHEET:	2 of 15



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



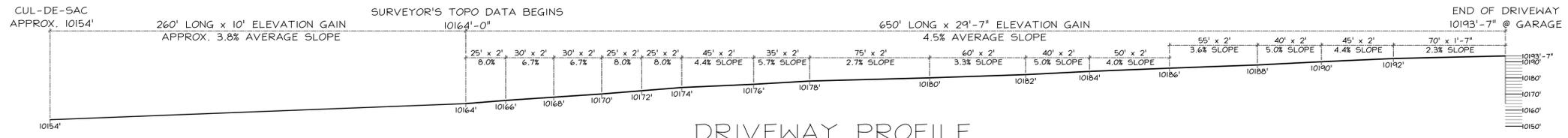
DATE:	8/12/21
PRELIMINARY PLANS	8/13/21
REVISIONS	
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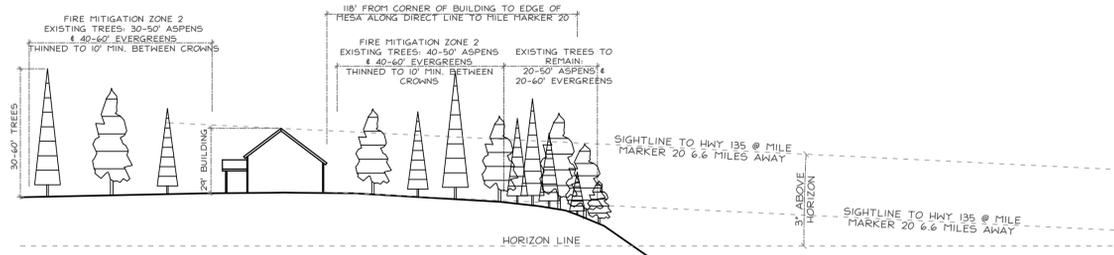
WEBER RESIDENCE
 LOT 18, TRAPPER'S CROSSING, WILDCAT
 997 SADDLE RIDGE ROAD
 GUNNISON COUNTY, COLORADO 81224
 DRAWING NAME:
SITE PLAN 3

DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
SCALE:	1/20" = 1'-0"
DATE:	2/13/25
SHEET:	3 of 15



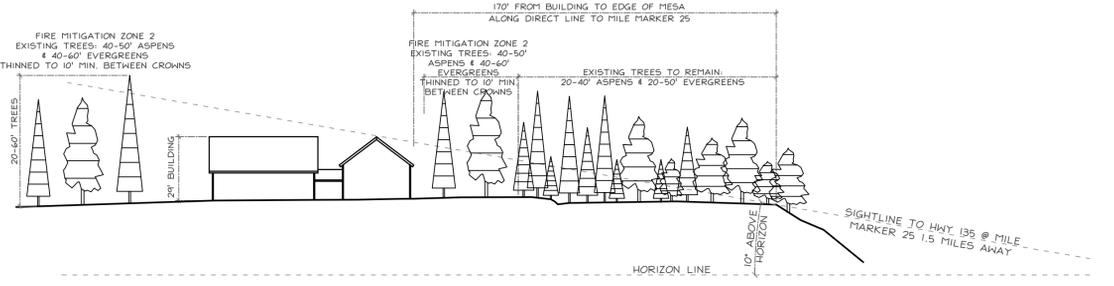
DRIVEWAY PROFILE

1/40" = 1'-0"



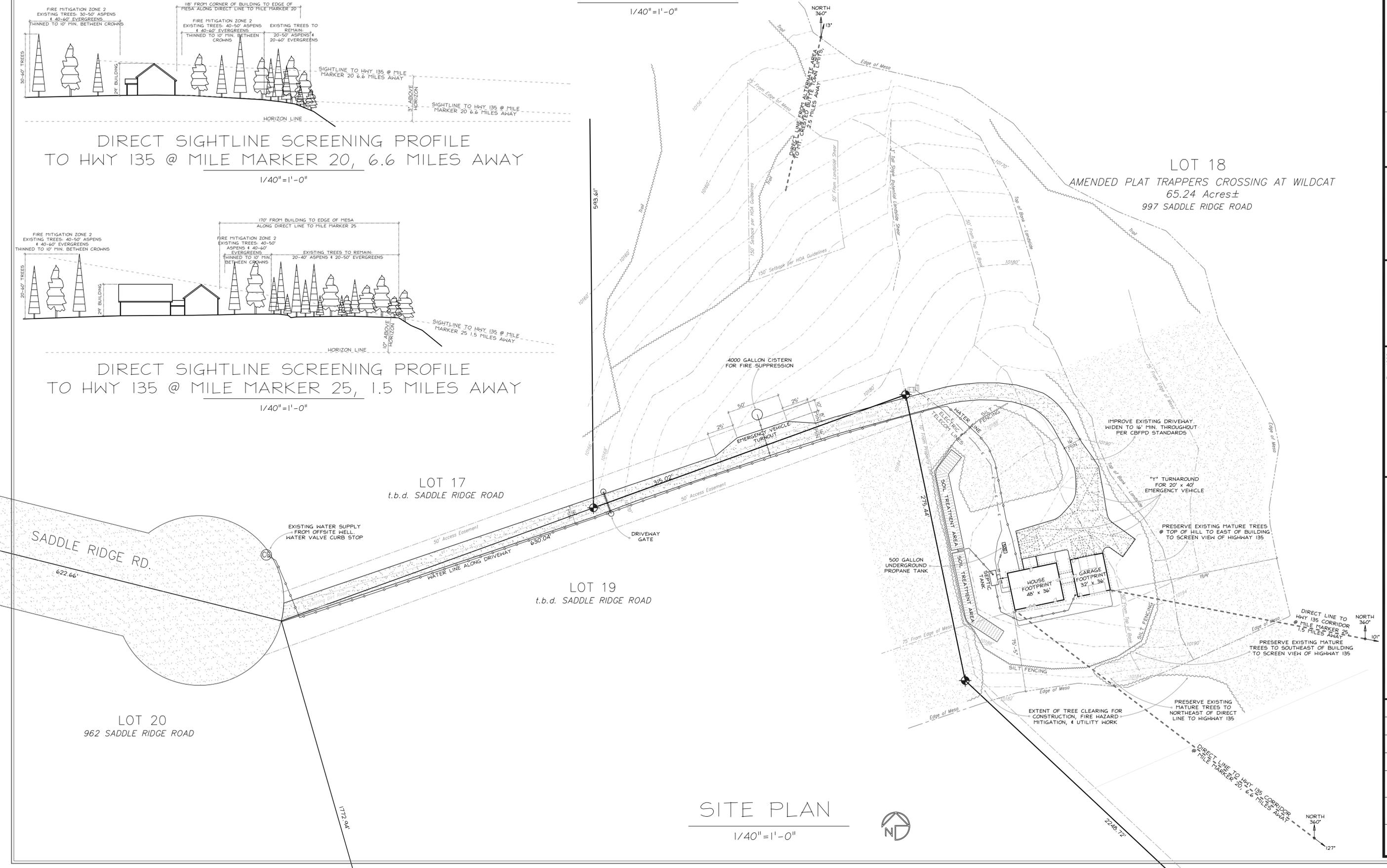
DIRECT SIGHTLINE SCREENING PROFILE TO HWY 135 @ MILE MARKER 20, 6.6 MILES AWAY

1/40" = 1'-0"



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

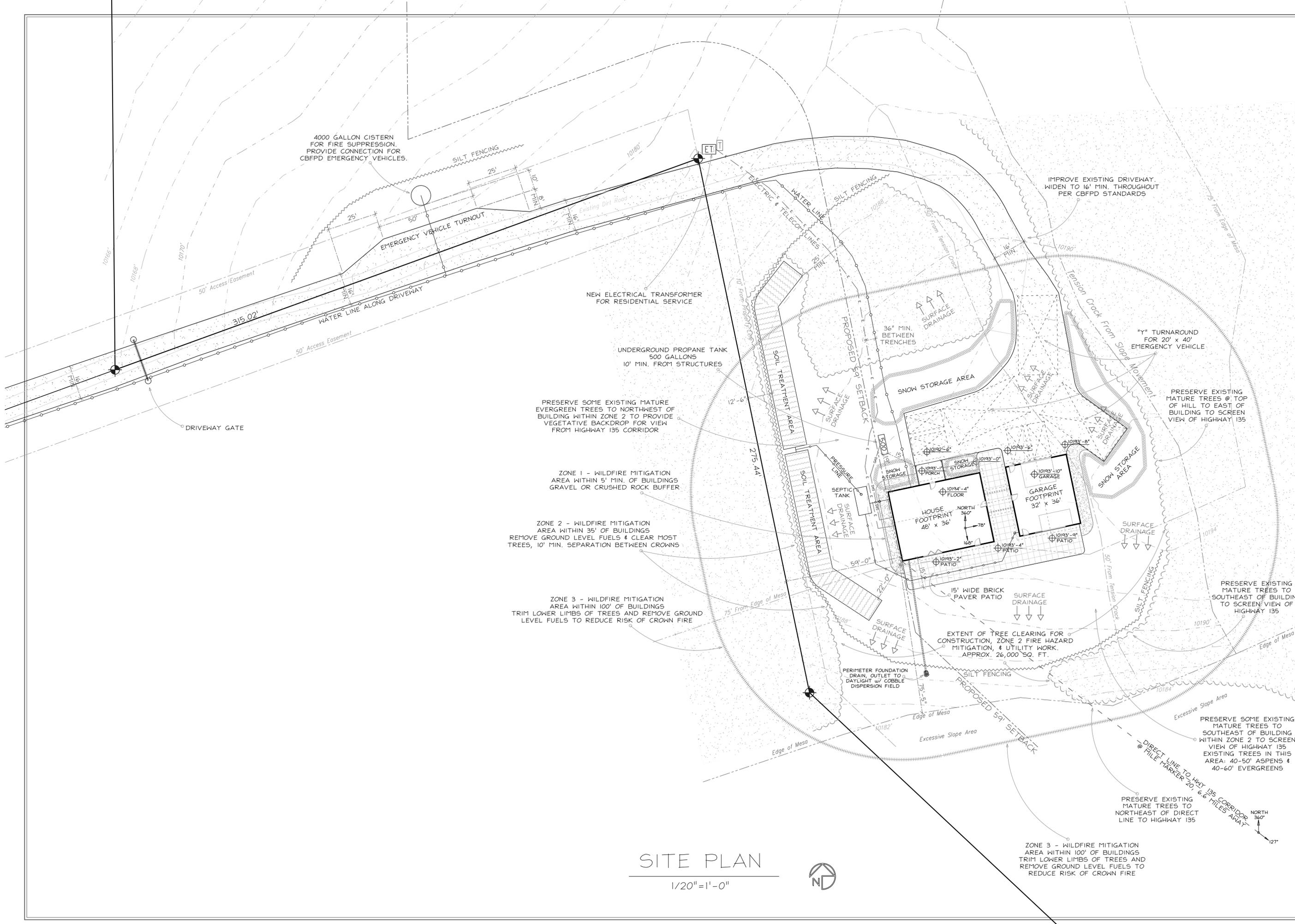
1/40" = 1'-0"



SITE PLAN

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>	
<p>DRAWING NAME: SITE PLAN 2</p>	
DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
SCALE:	1/40" = 1'-0"
DATE:	4/20/23
SHEET:	2 of 15



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



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

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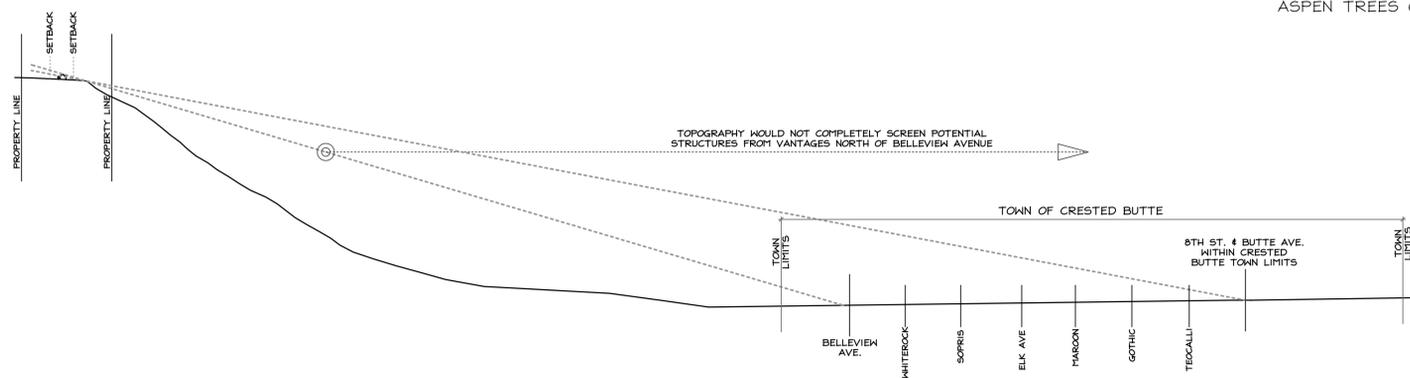
WEBER RESIDENCE
LOT 18, TRAPPER'S CROSSING, WILDCAT
997 SADDLE RIDGE ROAD
GUNNISON COUNTY, COLORADO 81224
DRAWING NAME:
SITE PLAN 3

DRAWN BY:	AMR
CHK. BY:	DKC
FILE NAME:	Weber.dwg
JOB NO.	
SCALE:	1/20" = 1'-0"
DATE:	4/20/23
SHEET:	3 of 15



ALTERNATE BUILDING SITE VISIBILITY MAP

1/1500" = 1'



CRESTED BUTTE VANTAGE PROFILE

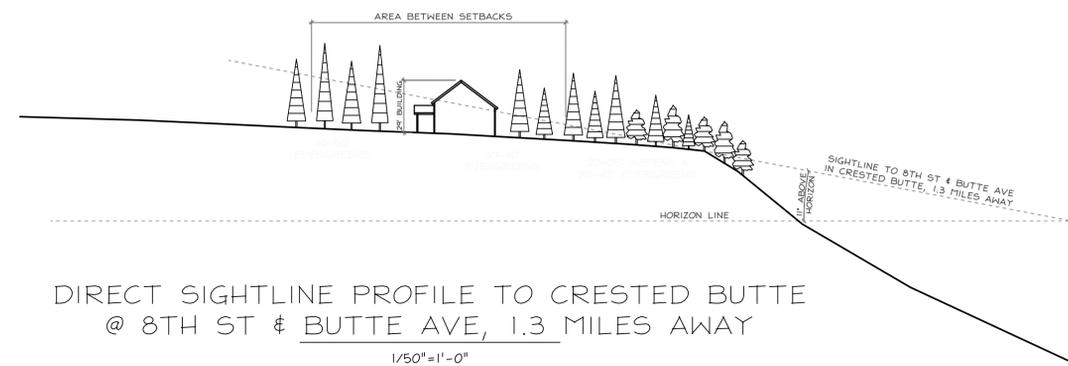
1/500" = 1'



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

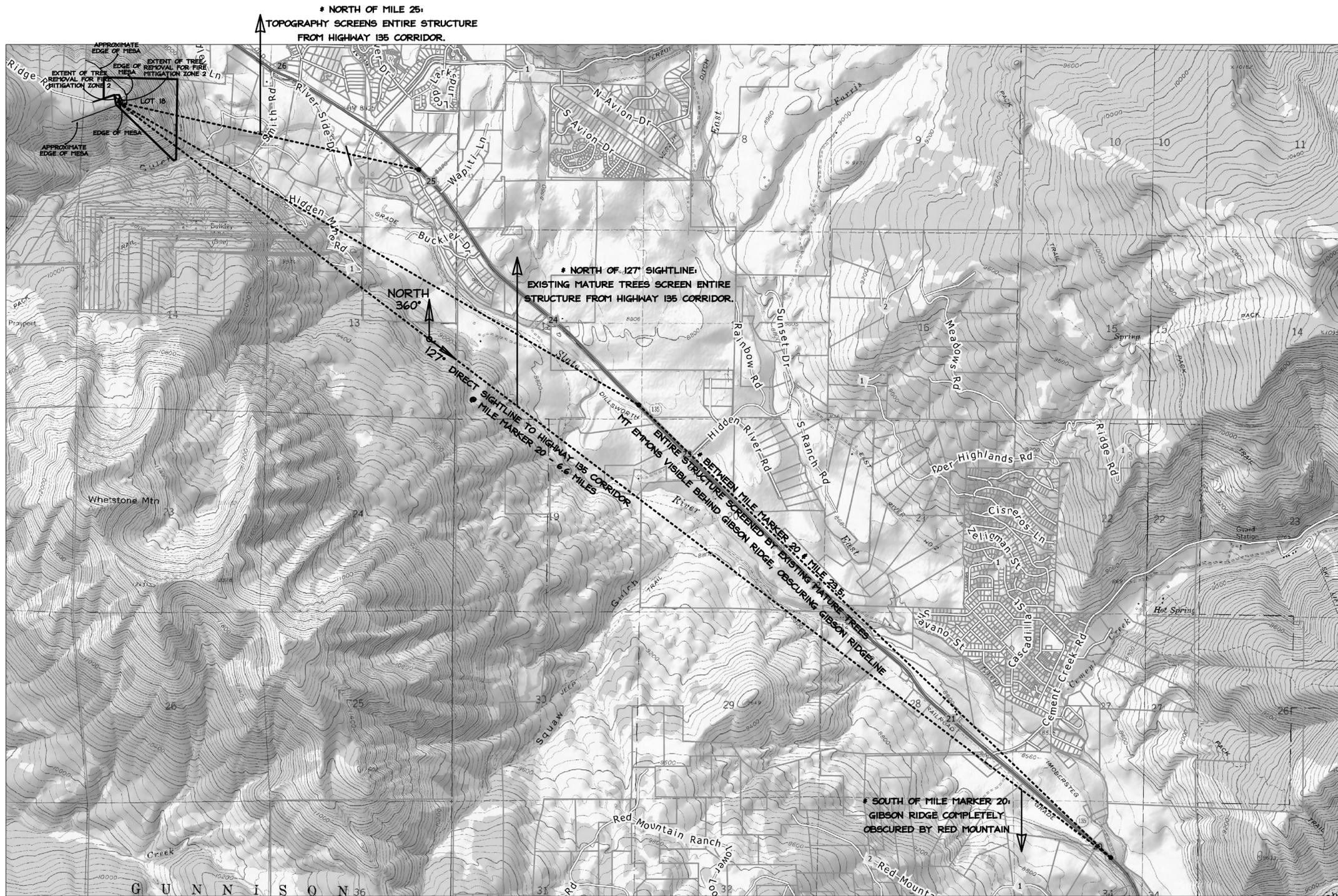
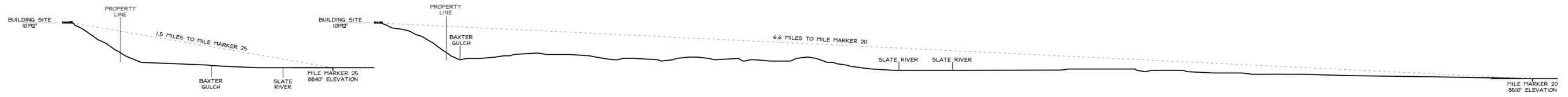
1/500" = 1'-0"

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

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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.

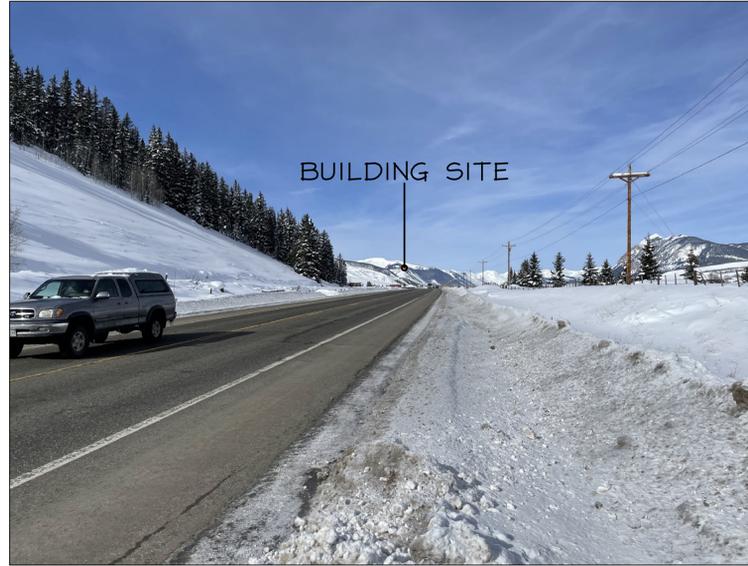
SCREENING FROM HIGHWAY 135 CORRIDOR:

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

* 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



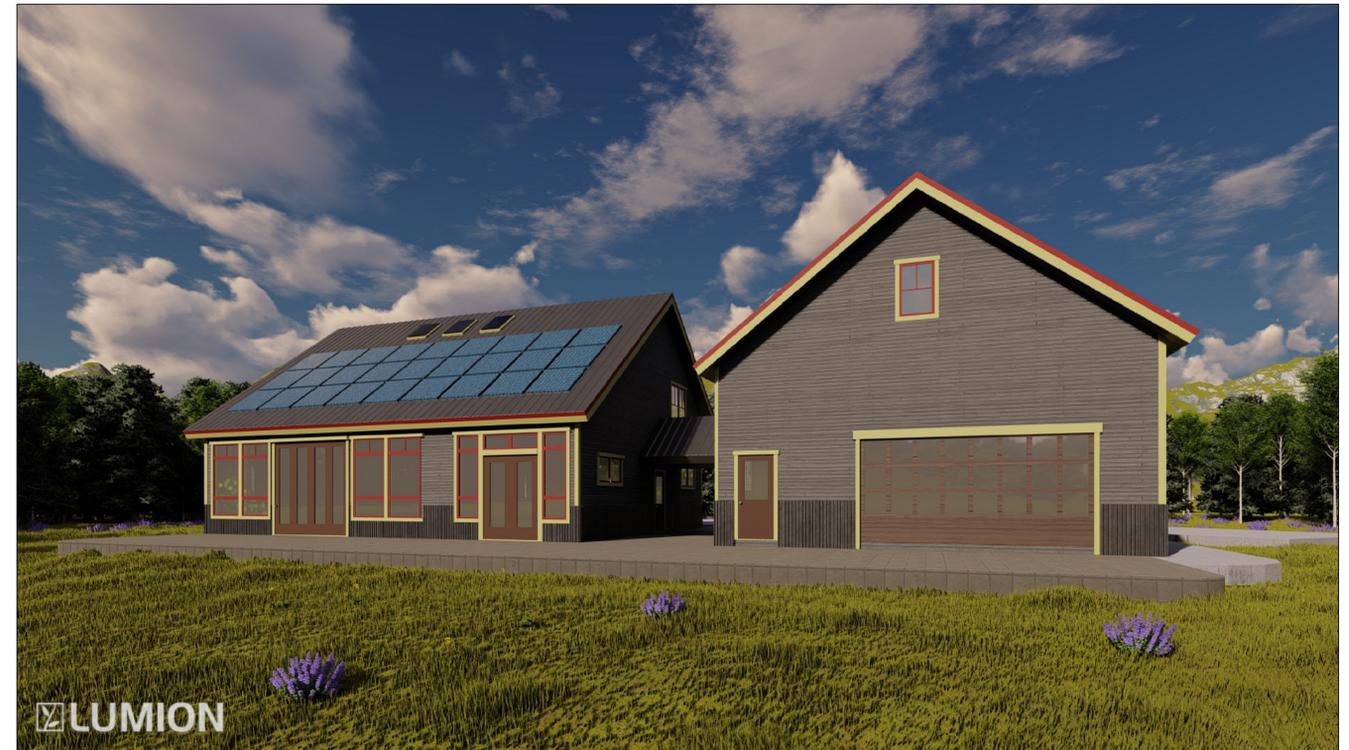
VIEW FROM NORTHEAST



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

Est. 1992
 Kent Cowherd
 Architect
 P.O. Box 1982
 Phone (970)349-1017
 Fax (970)349-6309
 Crested Butte, CO 81224
 kccowherd@frontier.net



RESTRICTIVE COVENANT

For good and valuable consideration, Ron Weber ("Grantor") voluntarily agrees, for himself, his beneficiaries, representatives, successors and assigns, with the Board of County Commissioners of Gunnison County, Colorado ("BOCC"), and with Trappers Crossing At Crested Butte Association, Inc., a Colorado nonprofit corporation ("Association") that their Lot 18, Trappers Crossing At Wildcat, according to the plat thereof recorded on October 30, 1992 at Reception No. 438114 and as modified by the boundary line adjustment recorded November 11, 1996 in book 773 at page 699, County of Gunnison, State of Colorado ("Property"), shall be forever burdened by and subject to the following restrictions in accordance with Gunnison County's Land Use Resolution Section 11-108: Standards for Development on Ridgelines:

1. No trees or other natural vegetation shall be removed from the Property except:
 - A. To clear the site for the construction of a single-family residence and other improvements as approved by Gunnison County, pursuant to Land Use Change No. LUC-23-00009;
 - B. To preserve and/or improve the health of the forest on the Property, including removal of dead or diseased trees, except that no trees or other natural vegetation shall be removed or substantially altered which wholly or partially shield the improvements on the Property from a ridgeline vantage, as that term is defined by the Gunnison County Land Use Resolution, or which are seen behind improvements when viewed from a ridgeline vantage; and
 - C. To create defensible space to protect the improvements from wildfires, including to comply with the Wildfire Urban Interface ("WUI") Code, adopted by Gunnison County.
2. In the event any other trees or natural vegetation that screen Grantor's buildings from a ridgeline vantage are substantially damaged or destroyed, Grantor shall replace such trees or other natural vegetation during the next subsequent planting season with trees or other natural vegetation of like kind and size, and shall take precautionary measures to ensure their survival.
3. All buildings shall have earthtone and unobtrusive exterior colors and materials that blend with the surrounding natural terrain and environment. No bright colors or materials are permitted. The roof material shall be non-reflective metal.
4. In addition to the requirements of the Gunnison County Land Use Resolution, all outside lighting shall be directed downward. No unsheathed outside lighting is permitted. No mercury vapor or similar lighting is allowed.
5. Grantor agrees that all exterior finishes shall be as presented on the materials list dated _____, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Grantor shall not alter the exterior of any building on the Property without the prior written consent of Gunnison County.
6. Grantor further agrees to construct the improvements as approved by the Association pursuant to the final plans drawn by Kent Cowherd Architect and dated _____.

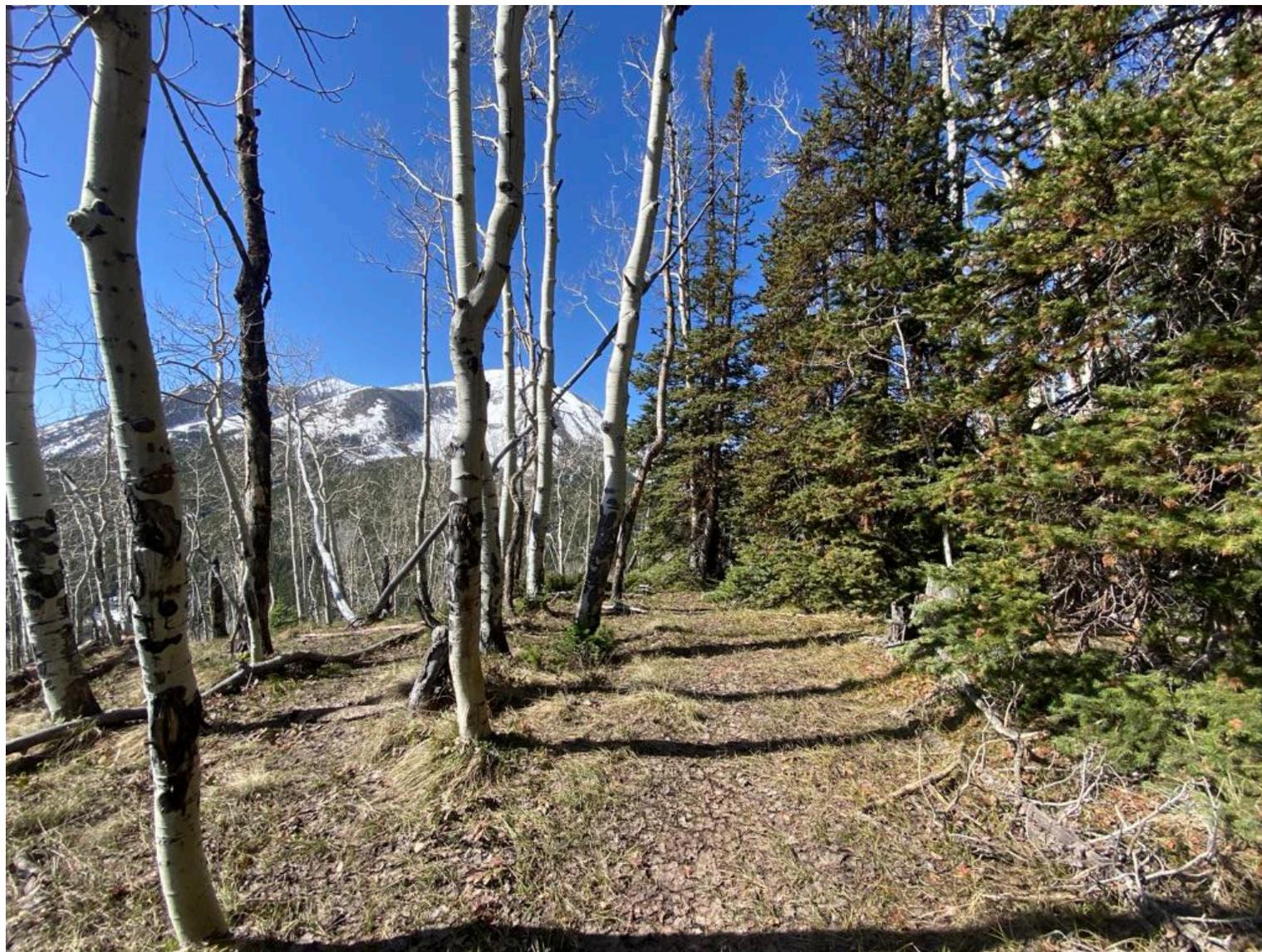
7. The restrictions herein are all subject to the WUI Code adopted by Gunnison County.
8. All contracts and agreements to sell or lease the Property shall contain a provision incorporating therein the terms and conditions of this Restrictive Covenant, even though recorded, and requiring the purchaser or lessee of the Property to strictly observe and comply with the provisions hereof.
9. The failure to enforce or obtain compliance as to any violation of this Restrictive Covenant shall not act as a waiver of the right to do so for any subsequent violation or the right to enforce any part of this Restrictive Covenant.
10. The terms and conditions of this Restrictive Covenant shall run with the land and inure to the benefit of, and be binding upon the owners of the Property, and their heirs, personal representatives, successors and assignees. Upon execution, this Restrictive Covenant shall be recorded in the real property records for Gunnison County, Colorado.
11. This Restrictive Covenant is executed in Gunnison County, Colorado, and shall be interpreted, construed and governed exclusively by the laws of the State of Colorado.
12. Jurisdiction and venue of any action as to this Restrictive Covenant shall lie exclusively in the District Court of Gunnison County, Colorado.
13. If any term or provision of this Restrictive Covenant shall be determined to be invalid or unenforceable, the remainder hereof and the terms or provisions it contains shall not be affected and all other terms and provisions shall be valid and enforceable to the full extent permitted by law.
14. This Restrictive Covenant contains the entire and only agreement between the parties hereto and no oral statements or representations not contained herein shall be of any force or effect between the parties.
15. Any amendments hereto shall be executed in writing by the parties hereto and recorded in the real property records of Gunnison County, Colorado.



1. Looking south from the eastern edge of top of slope



2. Looking west towards building site from the eastern edge of top of slope



3. Looking south from the approach to the southern edge of top of slope



4. Looking north from southern edge of clearing towards the proposed building site



5. Looking west from the southern edge of top of slope



6. Looking southeast towards CO-135 from the southeastern edge of top of slope



7. Looking towards the Town of Crested Butte from the proposed building location



8. Looking south from the eastern edge of top of slope



9. Looking southeast towards CO-135 from the eastern edge of top of slope

TO: Planning Commission

SUBJECT: Planning Commission Decision
Weber Ridgeline Vantage
LUC-23-00009

DATE: May 27, 2025

PREPARED BY: Hillary I Seminick, ACIP, Planning Director

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.

The subject parcel is legally described as LOT 18, TRAPPERS CROSSING AT WILDCAT, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED OCTOBER 30, 1992 UNDER RECEPTION NO 438114 AND AS MODIFIED BY THE BOUNDARY LINE ADJUSTMENT RECORDED NOVEMBER 11, 1996 IN BOOK 773 AT PAGE 699, 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:

- May 1, 2025 Work session
- June 5, 2025 Public Hearing

SITE VISIT:

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

Commissioner Patrick and Planning Director Seminick visited the subject property the morning of May 13, 2025. The weather was approximately 45 degrees Fahrenheit, and the skies were sunny to partly cloudy. Prominent geographic features, including Whetstone Mountain, Mt. Crested Butte, Point Lookout, and the valley floor were clearly visible. The following was noted:

- a. The site is more screened from the Ridgeline Vantage than expected.
- b. CO-135 is not visible from the proposed building site; however, it is visible from the edge of the steep slope to the southeast of the building site. The proposed building site is not visible from the top of slope.
- c. The tension crack is much more impressive in person.

PUBLIC HEARING:

The Planning Commission conducted a public hearing on June 5, 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 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.

- “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.

The Colorado Geological Survey provided three response letters in their evaluation of the project:

- 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”

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:

“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)”.

And ultimately noted that **“The updated site plan has addressed the setback in accordance with the IRC”**.

CGS provided the following recommendations as conditions of approval, which can be confirmed during building permit review:

“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”.*

See *Referral Letter: CGS Comment* document for the full letter.

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. 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. 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 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."

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

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:

“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 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.

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.”

c. FULL SCREENING EXISTS AND IS PROTECTED.

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.

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: The Applicant asserts that there is significant existing screening on site and that the building will be completely screened from the highway 135 corridor.

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: Public Works reviewed the revised driveway plans on April 1, 2025 and stated the design meets Public Works standards, and any deviation from the plan would result in emergency services turnaround not meeting required dimensions. The Applicant 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: The proposed residence will be served by a communal well. See the attached "Water Easement", "Well Permit," and "Bill of Sale" documents for details.

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: An OTWS is proposed. The Applicant shall comply with the standards of this Section at the time of building permit.

Section 12-107: Fire Protection.

Applicable. The Crested Butte Fire Protection District approved the project in Letter # 2025-2-23 on March 26, 2025.

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.

the height of the top of the gable is 29', below the maximum allowed height.

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..

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.

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

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

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.

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: The project is located within the three-mile area of the Town of Crested Butte and 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. Compliance shall be determined at building permit review.

Section 13-111: *Landscaping and Buffering.*

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

Section 13-112: *Snow storage.*

Applicable. Compliance shall be determined at building permit review.

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.

Not applicable.

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. The building site location is fully screened by existing vegetation pursuant to Section 11-108:1.1.c. *Full Screening Exists And Is Protected.*
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-23-00009 be classified as a Minor Impact, and approve 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 "Weber Residence, Lot 18 Trappers Crossing at Wildcat Gunnison County, CO; CGS Unique No. GU-23-0004" dated April 16, 2025.
"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:*
 - a. *Vegetation on or near the steep slopes should be left in place.*
 - b. *No construction activity should take place on the steep slopes.*
 - c. *Site drainage should be directed to the west or northwest, not towards the steep slopes to the east and/or south.*
 - d. *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”.*
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.
4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. 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.
6. 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.
7. 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.

To: Gunnison County Planning Commission

RE: LUC-23-00009 | Ridgeline Vantage I Public Hearing | Weber

Memo Date: May 27, 2025

Public Hearing Date: June 5, 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.

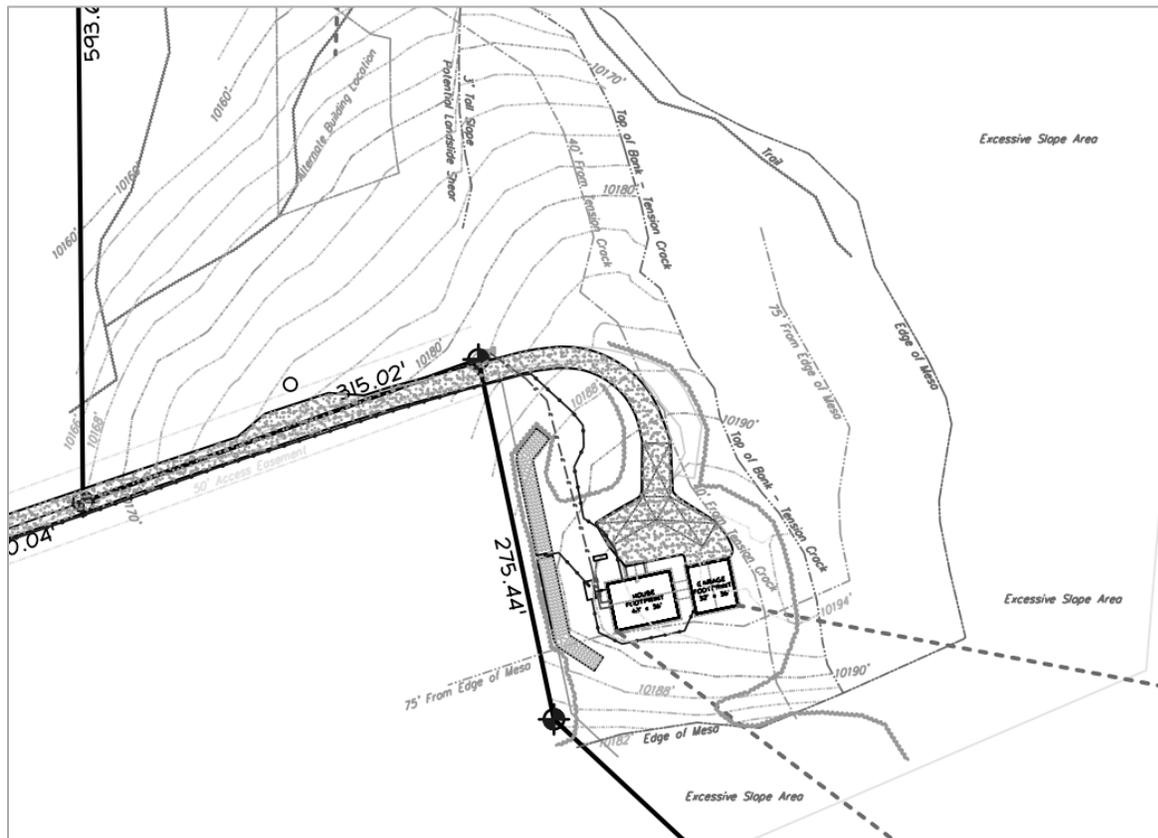


Figure 1. Site Plan

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. Updates Since the May 1, 2025 Planning Commission Work Session

The public notice was published in the Gunnison County Times on May 15, 2025. The Applicant posted the notice at the property on May 14, 2025 and notified neighbors within 500' of the project by certified mail, postmarked May 13, 2025.

The following issues were discussed at the work session:

- a. Potential visual impacts from roof reflectivity, solar panels, and night lighting.
- b. Commissioners requested roof color samples and use of the least reflective solar panels.
- c. The applicant agreed to protective covenants to maintain the existing vegetation screening. The draft covenant is included as Exhibit E, *Draft Covenant*.
- d. Commissioner Patrick requested a site visit.
- e. The Commission directed staff to schedule a public hearing and draft decision document.

Commissioner Patrick and Planning Director Seminick visited the subject property the morning of May 13, 2025. The weather was approximately 45 degrees Fahrenheit, and the skies were sunny to partly cloudy. Prominent geographic features, including Whetstone Mountain, Mt. Crested Butte, Point Lookout, and the valley floor were clearly visible. The following was noted:

- a. The site is more screened from the Ridgeline Vantage than expected.
- b. CO-135 is not visible from the proposed building site; however, it is visible from the edge of the steep slope to the southeast of the building site. The proposed building site is not visible from the top of slope.
- c. The tension crack is much more impressive in person.

Staff compiled site photos in Exhibit F, *Site Visit Photos*.

3. 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.”

4. Request of the Planning Commission

The Planning Commission shall determine if the proposal meets ONE of the following standards. Staff has prepared a draft decision document (Exhibit G) that reflects the application meets standard #2 below. The draft decision document does not bind the Planning Commission to make a decision today, and the draft decision may be amended as determined by the Planning Commission.

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.

5. 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
- E. Draft Covenant
- F. Site Visit Photos
- G. Draft Decision Document



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

Land Use Change Permit Application: GCEA Solar Farm
 Application No: LUC-24-00062
 Date application scheduled with Planning Commission: May 15, 2025
 Prepared by: Rachael Blondy

Applicant Name:	Gunnison County Electric Association (GCEA)
Property Owner Name:	GCEA
Project Description:	<p>GCEA wishes to contract with PowerField Energy, a solar development firm, to remove native ground cover (namely sagebrush) from approximately 4 acres of the identified property, to grade the cleared area, then to install a 1.2MW (DC) fixed tilt, surface mounted, solar array for use as a community solar garden. This proposed new solar array will consist of 3,042, 395 watt solar panels, mounted on ballasted non-ground penetrating racking. This proposed new use will encompass approximately 4 acres of the 6.4 acre parcel and will not encroach on any mandated setbacks. The proposed new array will be fenced with a 6 foot chain link fence, topped with three strands of barbed wire, unless directed otherwise.</p> <p>All construction materials and equipment and working parking will be onsite. At maximum, 20 construction workers may be onsite, many days may involve 3-5 construction workers. Primary construction will take approximately 3 months to complete. After construction, light duty vehicle traffic will be limited to twelve trips per year, on average.</p>
Property Location:	1347 COUNTY ROAD 17 , ANTELOPE CREEK AREA Parcel # 3701-340-00-027
Surrounding Land Uses:	Parcel # 3701-340-00-020 – residential Parcel # 3701-340-00-025 – residential Parcel # 3701-340-00-031 – residential Parcel # 3701-340-00-002 – residential Parcel # 3701-340-00-007 – residential Parcel # 3701-340-00-022 – Blue Mesa Baptist Church Parcel # 3701-340-00-011 – residential
Agency and Department Review:	<p>A copy of the application was sent to the following referral agencies by email on February 25, 2025:</p> <p>All comments can be found below in appropriate sections.</p>
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-24-00062 , 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 Section 6-102: Projects Classified as Minor Impact Projects
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	Staff Comments/ References to specific documentation

	determined during review	
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-300: Commercial and Industrial Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<ol style="list-style-type: none"> 1. NON-RESIDENTIAL ACCESSORY USES. Uses that shall be considered accessory to a non-residential use include an office to run the business, a cafeteria, and similar support areas. 3. ELECTRICAL DISTURBANCES. No use or activity shall be permitted which creates electrical disturbances (electromagnetic radiation) that have a detrimental effect, including radio and television interference, on the operation of any equipment beyond the boundaries of the site. Electrical disturbances affecting operation of equipment beyond the boundaries of a site will require investigation and satisfactory resolution of the disturbance. 6. EXTERIOR LIGHTING. Whenever exterior lighting is installed in a commercial or industrial development, it shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare, and shall comply with the applicable standards of Section 13-114: Exterior Lighting. 10. NOISE. Every use to which this Section applies shall be conducted so that any noise produced is not objectionable because of intermittence, beat frequency, or shrillness regardless of db(A) measurement. Sound levels of noise radiating 25 or more feet beyond the subject property boundary in excess of the db(A) established for the following time periods and uses may be considered a public nuisance as listed in Table 2: Maximum Permissible Noise Levels for Commercial and Industrial Uses.

TABLE 2: MAXIMUM PERMISSIBLE NOISE LEVELS FOR COMMERCIAL AND INDUSTRIAL USES

IMPACTED PROPERTY	6 A.M. TO 7 P.M.	7 P.M. TO 6 A.M.
NATIONAL PARKS OR RECREATION AREAS, PUBLIC PARKS, CAMPGROUNDS ON FEDERAL LANDS, AND FEDERALLY, STATE OR <u>LOCALLY-DEDICATED</u> OPEN SPACE OR CONSERVATION AREAS	50 db(A)*	45 db(A)*
RESIDENTIAL	50 db(A)*	40 db(A)*
COMMERCIAL	60 db(A)*	55 db(A)*
INDUSTRIAL	80 db(A)*	75 db(A)*
WILDERNESS AREAS	40 db(A)*	40 db(A)*

*db (A): Decibels measured on the "A" scale of a standard sound level meter having characteristics defined by the American National Standards Institute

Food service requirements, fire and explosive hazards, glare and heat, odors, radioactivity and vibration are not a part of this application's proposed use.

Staff Response: The Applicant explicitly responded to the above standards, including that there will be no electrical disturbances from the proposed array, there will not be any exterior lighting and the inverted fan noise will be significantly below the required 40 db (A) threshold.

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

Yes No N/A

- A. APPLICABILITY. This Section shall apply to all proposed commercial, industrial and other non-residential land use changes.
- C. ALTERNATIVE LOCATIONAL STANDARDS.
 - 1. LOCATIONAL CONSIDERATIONS.
 - a. NECESSARY LOCATION. The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or
 - b. NO SITE IS REASONABLY ATTAINABLE IN OR ADJACENT TO THE NEAREST MUNICIPALITY OR EXISTING PERMITTED BUSINESS OR INDUSTRIAL PARK. There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or
 - c. LOCATION WELL-SUITED TO SPECIFIC USE. The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or
 - d. NEED OR USE IS WELL-SUITED IN A PARTICULAR AREA. There is a documented need for the specific use in the proposed location; or
 - e. USE IS DESIGNED TO SERVE A SPECIFIC RESIDENTIAL AREA. The development will be

		<p>located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers.</p> <p>2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA. The proposed use is compatible with uses established in the impact area.</p> <p>3. NO SIGNIFICANT NET ADVERSE EFFECT. There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</p> <p><i>Staff Response: GCEA's proposed solar array is along the existing transmission lines that follow County Road 17. Additionally, there is an existing substation adjacent to the parcel. The use is not necessarily compatible with the existing residential uses in the area, however no significant net adverse effect is expected from the solar garden. Once constructed, no noises or lights are expected from this use. The location is well suited for the use as it is in close proximity to the existing transfer station and is a flat parcel. Planning Commission should discuss compatibility of the solar array.</i></p>
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: All standards listed in Section 11-102 are voluntary.</i></p>
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not located within 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><i>Staff Response: The parcel is located in a mapped potentially unstable slope area, however Colorado Geological Survey does not have concerns with solar facilities</i></p> <p>Application was sent for referral to Colorado Geological Survey on February 25, 2025. Comments:</p> <p>“The Colorado Geological Survey has no objection to approval of LUC-24-00062. We typically don't have any geological or geotechnical concerns with solar facilities. The 1347 CR17 site</p>

		is in the toe area of a large mapped "potentially unstable slope" (PUS) area but the site itself does not contain steep slopes, and the planned solar use would not be considered (by CGS) incompatible with a PUS condition.”
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: The parcel is mapped as high wildfire hazard area. Compliance with this section will be determined at building permit review</i>
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. SECTION 11-106:B APPLICABILITY. All applications for Land Use Change Permits, including Building Permits, On-Site Wastewater Treatment System Permits, Gunnison County Access Permits, Gunnison County Reclamation Permits, and Land Use Change Permits shall be processed subject to the individual requirements of this Section, and assessed to determine if the location of the proposed activity is within the sensitive wildlife habitat areas designated on the maps referenced in Section 11-106: C.: Maps Used to Identify Sensitive Wildlife Habitats. SECTION 11-106:E.4. REFERRAL TO GUNNISON COUNTY WILDLIFE CONSERVATION COORDINATOR AND ON-SITE CONSULTATION. The Community Development Department and the Public Works Department shall forward a copy of the application(s) to the Gunnison County Wildlife Conservation Coordinator. <i>Staff Response: The parcel falls within Tier 2 Gunnison sage grouse habitat due to its proximity to sage grouse leks. A site visit and review of the parcel was completed on April 9, 2025.</i> Staff joined Gunnison Conservation District for the site visit to assess Sage Grouse habitat. Comments: <i>“No GUSG sign was observed on the parcel during this site visit. The sagebrush habitat on this parcel is in a degraded state. The sagebrush on the parcel is old with little new growth. Grasses and forbs were sparse throughout the parcel. The parcel is also surrounded by powerlines and a power substation is directly south of the parcel. The powerline and substation provide ample perching opportunities for falcons and ravens. Based on</i>

		<p><i>the observed sagebrush habitat quality and surrounding development, this parcel is not good GUSG habitat.</i></p> <p><i>Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred.”</i></p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not within 125' of a water body or mudflow area.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not on a ridgeline.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not adjacent to agricultural land.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not beyond snowplow 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, not on an inholding in national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not above timberline.
12-103: Road system	<input checked="" 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>SECTION 12-103:B.COMPLIANCE WITH MUNICIPAL STANDARDS. 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. The County shall consider how the proposed development has addressed those objectives and policies, and any further intergovernmental agreement between the County and the municipal government regarding the Three-Mile Plan area. Where there is a conflict between the objectives or policies of a Three-Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>SECTION 12-103:G.3.C ACCESS ONTO A PUBLIC ROAD. ACCESS ONTO A PUBLIC ROAD. Any Land Use Change utilizing a public road for access shall acknowledge in writing that access is onto a public road.</p> <p><i>Staff Response: GCEA worked with Public Works in order to reduce access off County Road 17, and instead will be using the existing road to</i></p>

		<p>access the parcel from the North. All roads will abide by Road and Bridge Standards.</p> <p>Application was sent for referral to Public Works on February 25, 2025. Comments:</p> <p><i>“Public Works is in favor of the access configuration shown on “Updated Site Plan-new access” because this will move the permanent access point for the facility off of County Road 17, which is a heavily trafficked road. The applicant also proposes installing a temporary access along County Road 17 for access during construction with the intention of removing it upon the completion of construction.”</i></p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no trails proposed as part of this application.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no water use proposed as part of this application.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no wastewater use proposed as part of this application.
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no fire protection required as part of this application.
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not located within the City of Gunnison three-mile plan area.
13-103: General Site Plan Standards And Lot Measurement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no buildings proposed as part of this application.</p> <p>Site plan identifies and locates roads, driveways, lot lines, building sites and utility corridors as required.</p>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Commercial uses adjoining residential parcels require a 50-foot setback. The solar panels are setback 50-feet on all sides.</i></p>
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no buildings proposed as part of this application.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no solid fuel burning devices proposed as part of this application.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no open space proposed as part of this application.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: An unlit “GCEA- Skito Community Solar Garden” sign may be installed. The sign will be permitted separately through the County’s sign permit process.</i></p>
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p><i>Staff Response: Site plan meets parking requirements for during and post construction.</i></p>
<p>13-111: Landscaping And Buffering</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>APPLICABILITY. This Section shall apply to all Land Use Change Permits except for mining operations.</p> <p>13-111:D NON-RESIDENTIAL LAND USE CHANGES. To the maximum extent feasible, areas of the site that are not occupied by buildings and required improvements shall be landscaped by retaining, maintaining, or planting native grasses, ground cover, shrubs, and trees.</p> <p><i>Staff Response: The Planning Commission may determine if there is additional landscaping and buffering required, beyond the proposed fencing, based on the following standards:</i></p> <p><i>Section 13-111:M.3.a. Buffering, Different Abutting Uses requires a 50' (landscaped) "buffer strip" between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.</i></p> <p><i>Section 3-111:M.1. Buffering, Applicability requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:</i></p> <p style="padding-left: 40px;"><i>a. NEIGHBORING PROPERTIES</i> <i>There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or</i></p> <p style="padding-left: 40px;"><i>b. ADVERSE IMPACTS</i> <i>There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.</i></p> <p><i>A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.</i></p> <p><i>In this application, no landscaping or buffering has been proposed either between the adjacent parcels or within the parcel itself where residential and commercial uses abut. Staff defers to the Planning Commission to determine whether buffering is necessary for the proposed use and, if so,</i></p>

		<p>to identify the appropriate type and extent based on the site conditions and surrounding land uses.</p> <p>The Applicant proposed that the existing sagebrush vegetation, in combination with the separation distance between residential structures and the proposed commercial use, provides sufficient natural buffering. Therefore, they request that no additional landscape buffer is required.</p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Staff Response: Snow storage will meet the requirements set in 13-112, including the standard Right of Way width and designated snow storage areas shall not be less than six feet wide and shall be located adjacent to the area of the project site from which snow is to be removed. Snow storage areas shall be free of fences, landscaping or other obstructions. Formal approval by Public Works will be required.</p>
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Staff Response: Entire parcel will be fenced in. The design, materials, and height of fences in wildlife habitat areas shall be subject to the requirements of Section 11-106: Protection of Wildlife Habitat Areas.</p> <p>The following condition will be added as a condition of approval:</p> <p>“Gunnison County Electric Association shall construct a six (6) foot tall, wildlife-friendly and large mammal exclusionary perimeter fence that includes three (3) strands of barbed wire affixed atop the fence structure. Periodic flagging shall be installed along the fence line to enhance visibility for sage-grouse and other bird species. This fencing alternative is approved in lieu of chain link due to its more aesthetically compatible appearance with the surrounding area and its improved accommodation for local wildlife, in consideration of the array's ground mounted solar equipment. Final fence design shall be reviewed and approved by Community Development staff prior to installation.”</p>
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no exterior lighting is proposed.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

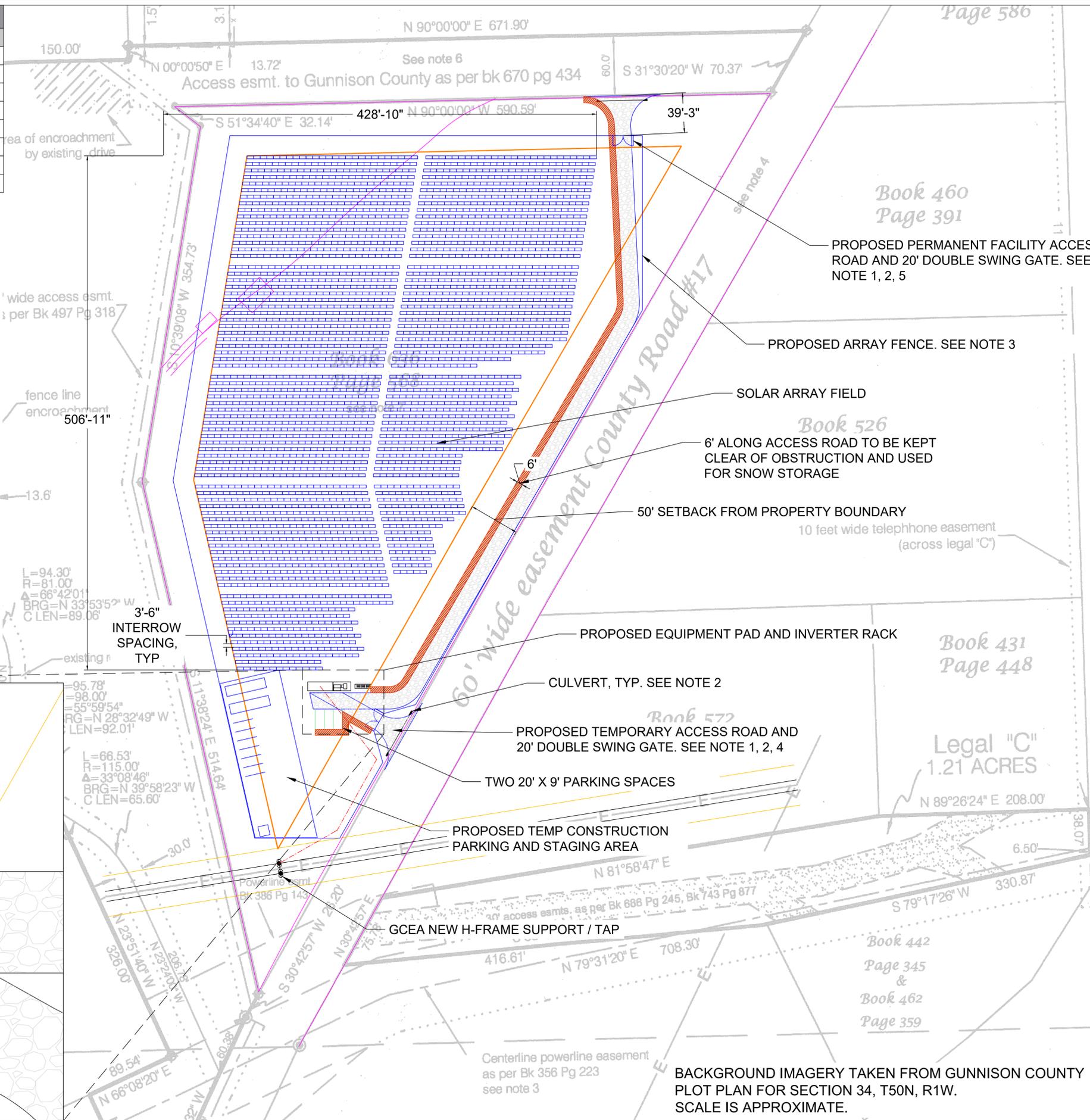
		<p><i>Staff Response: The disturbed area will be greater than 10,000 square feet. As this site is in Gunnison Sage Grouse Tier II Habitat, coordination with the Gunnison Conservation District will be required.</i></p> <p><i>Applicant Response: Before construction, sagebrush debris will be removed from the construction area and will be properly disposed off-site. After construction, disturbed areas will be reseeded with certified native grass seed as necessary. Onsite noxious and invasive weeds will be treated with an approved herbicide yearly. Native and non-native grasses and shrubs that may impact regular solar production may also be removed on an as needed basis. More than 10,000 square feet of native landscape will be disturbed during the construction process.</i></p>
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Silt fencing will be installed prior to any construction on site. There will be minimal grading of the slope to install the solar array. All grading will be to flatten an already low sloped property.</i></p>
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>The purpose of this Section is to minimize the potential adverse impacts to water quality and on- and offsite drainage, construction and post-construction storm water runoff.</p> <p>Section 13-117:E AGREEMENT TO MAINTAIN. Any applicable application for a Land Use Change Permit shall include a description of the method(s) by which the proposed detention and retention facilities shall be regularly inspected and maintained. Assurance of regular inspections and maintenance of those facilities shall be addressed in the Development Improvement Agreement for the land use change.</p> <p><i>Staff Response: Applicant has provided a drainage plan, including silt fencing that will be installed in the direction of surface drainage. Silt fencing will be installed prior to any construction on site.</i></p>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no water impoundments proposed as part of this application.</p>
13-119: Standards To Ensure Compatible Uses	<input 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 each section):</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. |
|--|--|--|

Staff Response: The proposed solar array meets the general standards outlined in Section 13-119:A. Hazards and nuisances such as noise, dust, fumes, or odors are not expected as part of this application, consistent with the standards for commercial uses described in Section 9-300. The project is not anticipated to adversely affect the character or tranquility of the surrounding area. The County expects GCEA to minimize any adverse impacts to neighboring residences, and the application includes measures to avoid or mitigate conflicts with adjoining land uses to the maximum extent feasible.

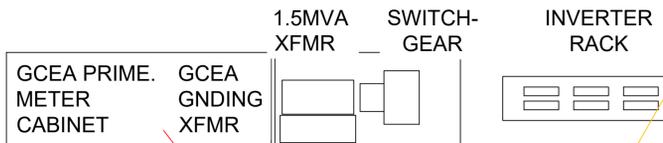
SYSTEM SUMMARY

ITEM	DETAIL	
DC SYSTEM SIZE:	KW DC AT STC	1201.20
AC SYSTEM SIZE:	KW AC	1000.00
MODULE:	TALESUN-HIPRO_TP672M2M, 385W	3120
	STRINGS OF 26	120
INVERTER:	CPS 125KTL-DO/US-600	8
RACKING:	POWERFIELD POWERRACK PV	-
FENCED AREA:	ACRES	4.61

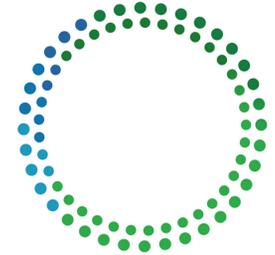


- NOTES:**
- ACCESS ROADS BOTH PERMANENT AND TEMPORARY SHALL BE 16' MIN WIDTH AND CONSTRUCTED OF 6" MIN COMPACTED ROAD BASE
 - CULVERTS HAVING A MIN DIAMETER OF 12" SHALL BE INSTALLED AS NEEDED UNDER ACCESS ROADS
 - FENCE SHALL BE 8' GALVANIZED STEEL GAME FENCE OR EQUIVALENT PER NEC 110 PART III.
 - TEMPORARY ACCESS ROAD SHALL NOT EXCEED 4% GRADE RELATIVE TO CR-17
 - PERMANENT ACCESS ROAD SHALL NOT EXCEED 11% GRADE THROUGHOUT

- WILDFIRE MITIGATION PLAN:**
- PRIOR TO CONSTRUCTION, GCEA WILL SCRAPE THE LOT TO REMOVE ALL EXISTING GROUND FUELS.
 - AFTER CONSTRUCTION, GCEA WILL PERIODICALLY TREAT THE LOT WITH HERBICIDE TO PREVENT THE GROWTH OF GROUND FUELS.



1 PROPOSED EQUIPMENT PAD AND INVERTER RACK NTS



powerfield

CIRCUITUS energy solutions

ISSUED FOR REVIEW

SECTION 35
TOWNSHIP 50 NORTH
RANGE 1 WEST

SHEET SIZE
ARCH D 24" X 36"

PRODUCED BY
CIRCUITUS ENERGY SOLUTIONS

DRAWN BY
S. MASON

REVIEWED BY
B. FAROANE

REVIEWED DATE
2025-02-05

APPROVED BY

APPROVED DATE

VER	SET	BY	DATE
0	INITIAL DESIGN	SKM	2024-10-21
1	REVISE ACCESS RD	SKM	2025-01-06
2	SHIFT ACCESS RD	SKM	2025-01-14
3	ADD SWP & SNOW	SKM	2025-02-05
4	ADDTL FENCE NOTE	SKM	2025-02-19
5	REVISE LAYOUT FOR GCEA	SKM	2025-04-08
6	50' Setback from CR 17	SKM	2025-05-20

PROJECT ID
PWF_115

PROJECT NAME
CR-17 SOLAR ARRAY

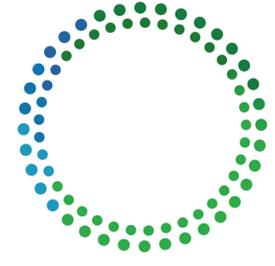
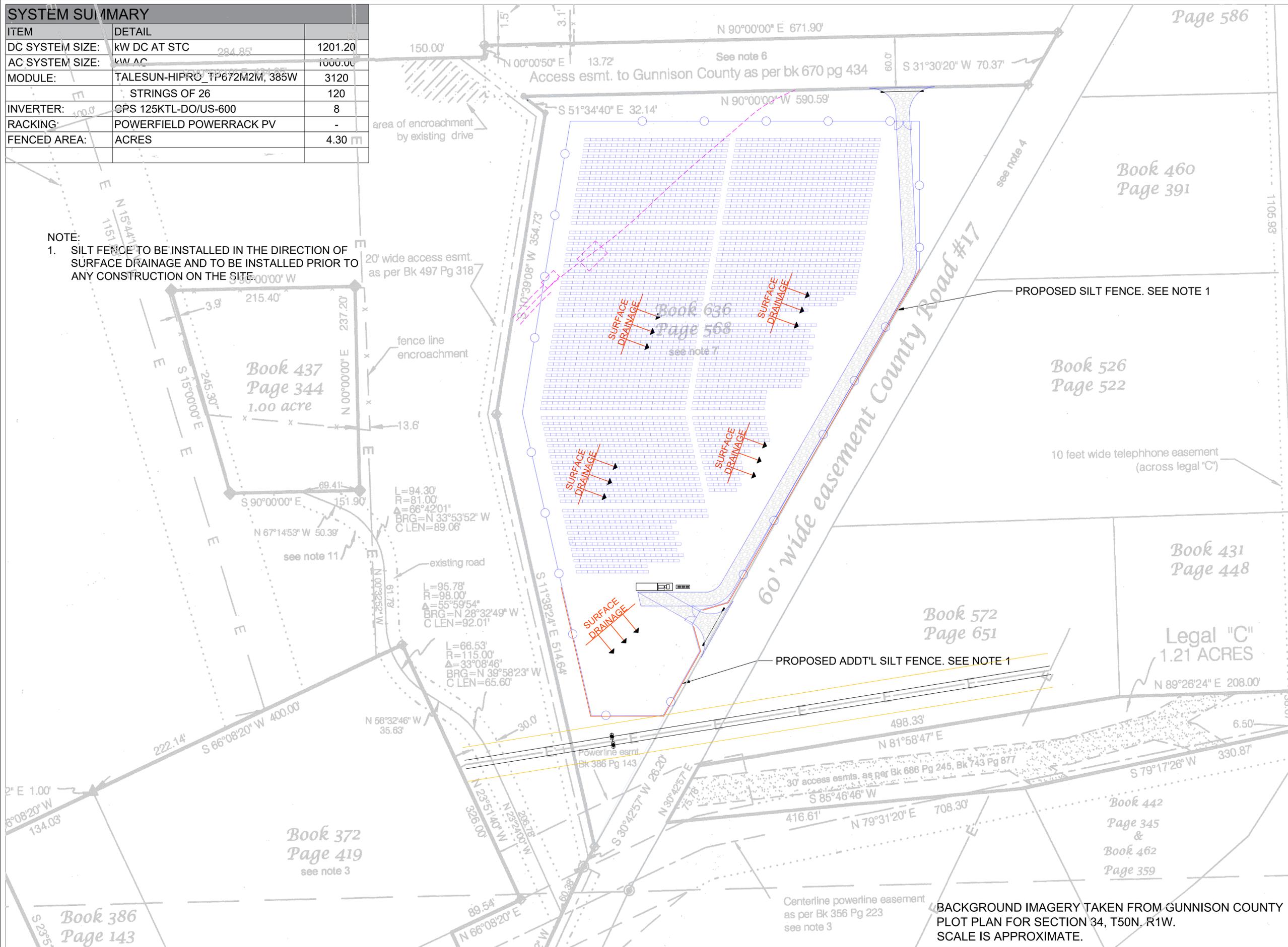
SHEET NAME
SITE PLAN

SHEET NUMBER
A101

BACKGROUND IMAGERY TAKEN FROM GUNNISON COUNTY PLOT PLAN FOR SECTION 34, T50N, R1W. SCALE IS APPROXIMATE.

SYSTEM SUMMARY		
ITEM	DETAIL	
DC SYSTEM SIZE:	KW DC AT STC	1201.20
AC SYSTEM SIZE:	KW AC	1000.00
MODULE:	TALESUN-HIPRO_TP672M2M, 385W	3120
	STRINGS OF 26	120
INVERTER:	CPS 125KTL-DO/US-600	8
RACKING:	POWERFIELD POWERRACK PV	-
FENCED AREA:	ACRES	4.30

NOTE:
1. SILT FENCE TO BE INSTALLED IN THE DIRECTION OF SURFACE DRAINAGE AND TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE.



powerfield



ISSUED FOR REVIEW

PROJECT LOCATION
**SECTION 35
TOWNSHIP 50 NORTH
RANGE 1 WEST**

SHEET SIZE
ARCH D 24" X 36"
PRODUCED BY
CIRCUITUS ENERGY SOLUTIONS

DRAWN BY
S. MASON
REVIEWED BY
B. FAROANE
REVIEWED DATE
2025-02-05

VER	SET	BY	DATE
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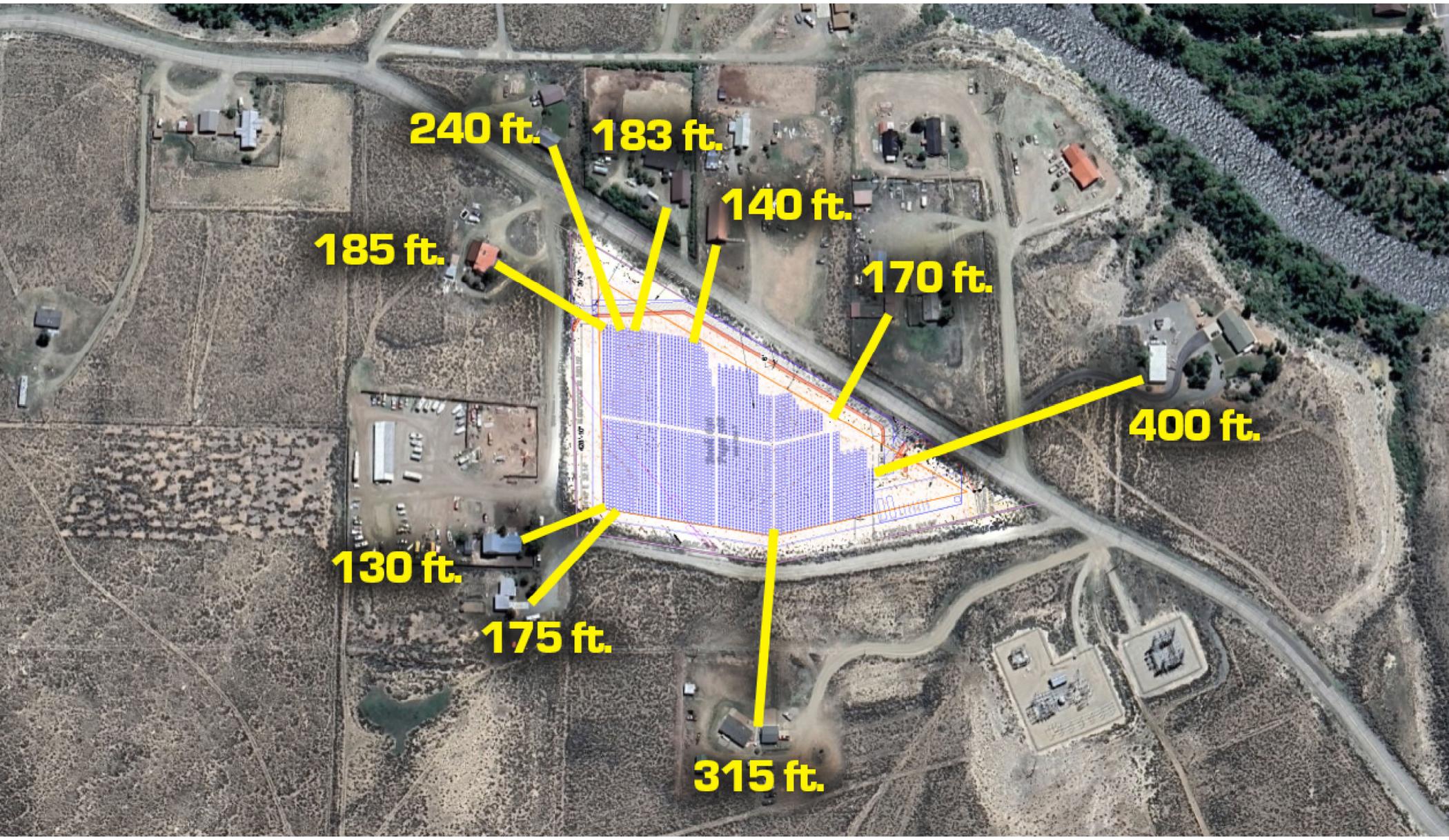
PROJECT ID
PWF_115

PROJECT NAME
CR-17 SOLAR ARRAY

SHEET NAME
SITE DRAINAGE PLAN

SHEET NUMBER
A102

BACKGROUND IMAGERY TAKEN FROM GUNNISON COUNTY
PLOT PLAN FOR SECTION 34, T50N, R1W.
SCALE IS APPROXIMATE.



240 ft.

183 ft.

140 ft.

170 ft.

185 ft.

400 ft.

130 ft.

175 ft.

315 ft.

TO: Planning Commission

SUBJECT: Planning Commission Decision
Gunnison County Electric Association Minor Impact
LUC-24-00063

DATE: June 5, 2025

PREPARED BY: Rachael Blondy, Planner II

At its regular scheduled public hearing meeting on June 5, 2025 the Planning Commission made recommendation for approval for the following Minor Impact Decision in a ____ to _____ vote, motioned by _____ and seconded by _____.

PROJECT DESCRIPTION:

GCEA wishes to contract with PowerField Energy, a solar development firm, to remove native ground cover (namely sagebrush) from approximately 4 acres of the identified property, to grade the cleared area, then to install a 1.2MW (DC) fixed tilt, surface mounted, solar array for use as a community solar garden. This proposed new solar array will consist of 3,042, 395 watt solar panels, mounted on ballasted non-ground penetrating racking. This proposed new use will encompass approximately 4 acres of the 6.4 acre parcel and will not encroach on any mandated setbacks.

All construction materials and equipment and working parking will be onsite. At maximum, 20 construction workers may be onsite, many days may involve 3-5 construction workers. Primary construction will take approximately 3 months to complete. After construction, light duty vehicle traffic will be limited to twelve trips per year, on average.

PLANS/REPORTS/SUBMITTALS:

Plans, reports, letters and other submittal documents informing this decision include, but are not limited to:

- Application 12/16/2024
- Site Plans 12/16/2024
- Environmental Site Assessment 12/5/2023
- Gunnison Conservation District Comments 4/9/2025
- Certificate of Administrative Review for Sage Grouse Habitat 4/14/2025
- Public Works Comments 3/3/2025
- Colorado Parks and Wildlife Comments 3/8/2025
- Colorado Geological Survey 1/1/2025 and 3/18/2025
- Planning Commission Staff Memo 5/8/2025
- Planning Commission Staff Report 5/8/2025
- Planning Commission and Staff Memo 6/5/2025

IMPACT CLASSIFICATION:

The Project has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution SECTION 6-102:J NEW COMMERCIAL, INDUSTRIAL 10,000 SQ. FT., OR FIVE ACRES OR LESS. A new commercial or industrial structure equal to or less than 10,000 sq. ft. or a new commercial or industrial use developed on five acres or less.

MEETING DATES:

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

- May 15, 2025 Work Session
- June 5, 2025 Public Hearing

SITE VISIT:

The Planning Commission determined that a site visit was not necessary, as many of the Commissioners were familiar with the area.

REVIEW AGENCY REFERRAL COMMENTS:

A copy of the complete application was sent via email on February 25, 2025 to the following agencies:

- Gunnison County Public Works – Chris Hill
- Gunnison County Fire Protection District – Hugo Ferchau (no comments received)
- Gunnison Conservation District – Ben Prior
- Colorado Parks and Wildlife – Clayton BonDurant
- Colorado Geological Survey – Jill Carlson

Comments from the agencies are noted in the applicable sections below.

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

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

Not applicable, the application is not for subdivision.

Section 9-102: *Home occupations*

Not applicable, this use is not proposed in the application.

Section 9-103: *Bed and breakfast*

Not applicable, this use is not proposed in the application.

Section 9-203: *Mobile home communities*

Not applicable, this use is not proposed in the application.

Section 9-300: *Commercial and Industrial Uses*

Applicable. The Applicant explicitly responded to the above standards, including that there will be no electrical disturbances from the proposed array, there will not be any exterior lighting and the inverted fan noise will be significantly below the required 40 db (A) threshold. Food service requirements, fire and explosive hazards, glare and heat, odors, radioactivity and vibration are not a part of this application's proposed use.

1. NON-RESIDENTIAL ACCESSORY USES. Uses that shall be considered accessory to a non-residential use include an office to run the business, a cafeteria, and similar support areas.
3. ELECTRICAL DISTURBANCES. No use or activity shall be permitted which creates electrical disturbances (electromagnetic radiation) that have a detrimental effect, including radio and television interference, on the operation of any equipment beyond the boundaries of the site. Electrical disturbances affecting operation of

equipment beyond the boundaries of a site will require investigation and satisfactory resolution of the disturbance.

6. EXTERIOR LIGHTING. Whenever exterior lighting is installed in a commercial or industrial development, it shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare, and shall comply with the applicable standards of Section 13-114: [Exterior Lighting](#).

10. NOISE. Every use to which this Section applies shall be conducted so that any noise produced is not objectionable because of intermittence, beat frequency, or shrillness regardless of db(A) measurement. Sound levels of noise radiating 25 or more feet beyond the subject property boundary in excess of the db(A) established for the following time periods and uses may be considered a public nuisance as listed in Table 2: [Maximum Permissible Noise Levels for Commercial and Industrial Uses](#).

Section 9-302: Farm or ranch stand

Not applicable, this use is not proposed in the application.

Section 9-303: Dude ranches and resorts

Not applicable, this use is not proposed in the application.

Section 9-304: Adult-oriented uses

Not applicable, this use is not proposed in the application.

Section 9-305: Seasonal recreational vehicle parks and campgrounds

Not applicable, this use is not proposed in the application.

Section 9-400: Minerals and construction materials

Not applicable, this use is not proposed in the application.

Section 9-501: Special events

Not applicable, this use is not proposed in the application.

Section 9-502: Temporary structures

Not applicable, this use is not proposed in the application.

Section 9-503: Satellite dishes

Not applicable, this use is not proposed in the application.

Section 9-504: Attached wireless communications devices

Not applicable, this use is not proposed in the application.

Section 9-505: Freestanding wireless communications structures

Not applicable, this use is not proposed in the application.

Section 9-506: Child care center

Not applicable, this use is not proposed in the application.

Section 9-507: Group home

Not applicable, this use is not proposed in the application.

Section 9-508: Keeping of livestock not on an agricultural operation

Not applicable, this use is not proposed in the application.

Section 9-509: Camping on individual parcel

Not applicable, this use is not proposed in the application.

Section 9-600: Essential housing

Not applicable, this use is not proposed in the application.

Section 10-102: Locational Standards for Residential Development

Not applicable, this use is not proposed in the application.

Section 10-103: Residential Density

Not applicable, this use is not proposed in the application.

Section 10-104: Locational standards for commercial, industrial or other non-residential uses

Applicable. GCEA's proposed solar array is along the existing transmission lines that follow County Road 17. Additionally, there is an existing substation adjacent to the parcel. The use is not necessarily compatible with the existing residential uses in the area, however no significant net adverse effect is expected from the solar garden. Once constructed, no noises or lights are expected from this use. The location is well suited for the use as it is in close proximity to the existing transfer station and is a flat parcel.

Section 11-102: Voluntary best management practices

No submittal requirements; no standard of compliance

Section 11-103: Development in flood hazard areas

Not applicable, development is not in a flood hazard area.

Section 11-104: Development in geologic hazard areas

Applicable. The parcel is located in a mapped potentially unstable slope area, however Colorado Geological Survey does not have concerns with solar facilities

Application was sent for referral to Colorado Geological Survey on February 25, 2025.

Comments:

"The Colorado Geological Survey has no objection to approval of LUC-24-00062. We typically don't have any geological or geotechnical concerns with solar facilities. The 1347 CR17 site is in the toe area of a large mapped "potentially unstable slope" (PUS) area but the site itself does not contain steep slopes, and the planned solar use would not be considered (by CGS) incompatible with a PUS condition."

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

Applicable. All future development will be required to comply with applicable Fire and WUI codes at time of permit. All future development will need to be referred to and reviewed by Gunnison County Fire Protection District (GFPD).

Section 11-106: Protection of wildlife habitat areas

Applicable. The parcel falls within Tier 2 Gunnison sage grouse habitat due to its proximity to sage grouse leks. A site visit and review of the parcel was completed on April 9, 2025.

Staff joined Gunnison Conservation District for the site visit to assess Sage Grouse habitat. Comments:

“No GUSG sign was observed on the parcel during this site visit. The sagebrush habitat on this parcel is in a degraded state. The sagebrush on the parcel is old with little new growth. Grasses and forbs were sparse throughout the parcel. The parcel is also surrounded by powerlines and a power substation is directly south of the parcel. The powerline and substation provide ample perching opportunities for falcons and ravens. Based on the observed sagebrush habitat quality and surrounding development, this parcel is not good GUSG habitat.

Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred.”

Section 11-107: Protection of water quality

Not applicable, development is not 125 feet from a water body or mudflow.

Section 11-108: Standards for development on ridgelines

Not applicable, development is not in ridgeline.

Section 11-109: Development that affects agricultural lands

Not applicable, development is not adjacent to agricultural lands.

Section 11-110: Development beyond snowplowed access

Not applicable, the subject parcel is not beyond snowplowed access.

Section 11-111: Development on Inholdings in national wilderness

Not applicable, the subject parcel is not an inholding in a national wilderness.

Section 11-112: Development above timberline

Not applicable, the subject parcel is not above timberline.

Section 12-103: Road System

Applicable. GCEA worked with Public Works in order to reduce access off County Road 17, and instead will be using the existing road to access the parcel from the North. All roads will abide by Road and Bridge Standards.

Application was sent for referral to Public Works on February 25, 2025. Comments:

“Public Works is in favor of the access configuration shown on “Updated Site Plan-new access” because this will move the permanent access point for the facility off of County Road 17, which is a heavily trafficked road. The applicant also proposes installing a temporary access along County Road 17 for access during construction with the intention of removing it upon the completion of construction.”

Section 12-104: Trails

Not applicable, the development does not propose any trails.

Section 12-105: Water Supply

Not applicable, the development does not require any water.

Section 12-106: Wastewater Treatment

Not applicable, the development does not propose any wastewater.

Section 12-107: Fire Protection

Not applicable, no fire protection required as part of this application.

Section 13-102: B.: Location within municipal three-mile plan area

Not applicable, the proposal is not located within a three-mile plan area.

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

Not applicable, no buildings proposed as part of this application.

Site plan identifies and locates roads, driveways, lot lines, building sites and utility corridors as required.

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

Applicable. Commercial uses adjoining residential parcels require a 50-foot setback. The solar panels are setback 50-feet.

Section 13-105: Residential Building Sizes And Lot Coverages

Not applicable, no buildings proposed as part of this application.

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

Not applicable, the development does not propose any solid-fuel burning devices.

Section 13-108: Open Space And Recreation Areas

Not applicable, the development does not propose any open space or recreation areas.

Section 13-109: Signs

Applicable. An unlit "GCEA- Skito Community Solar Garden" sign may be installed. The sign will be permitted separately through the County's sign permit process.

Section 13-110: Off-Road Parking And Loading

Applicable. Site plan meets parking requirements for during and post construction.

Section 13-111: Landscaping and Buffering

Applicable. A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts. Planning Commission has determined that the existing sage brush combined with the distance between residences is sufficient buffering for this use.

Section 13-112: Snow Storage

Applicable, compliance will be determined at building permit review.

Section 13-113: Fencing

Applicable. Gunnison County Electric Association shall construct a six (6) foot tall, wildlife-friendly and large mammal exclusionary perimeter fence that includes three (3) strands of barbed wire affixed atop the fence structure. Periodic flagging shall be installed along the fence line to enhance visibility for sage-grouse and other bird species. This fencing alternative is approved in lieu of chain link due to its more aesthetically

compatible appearance with the surrounding area and its improved accommodation for local wildlife, in consideration of the array's ground mounted solar equipment. Final fence design shall be reviewed and approved by Community Development staff prior to installation.

Section 13-114: Exterior Lighting

Applicable. The exterior lighting shall comply with the standards of this Section at time of building permit.

Section 13-115: Reclamation And Noxious Weed Control

Applicable. The disturbed area will be greater than 10,000 square feet. As this site is in Gunnison Sage Grouse Tier II Habitat, coordination with the Gunnison Conservation District will be required.

Applicant comments:

“Before construction, sagebrush debris will be removed from the construction area and will be properly disposed off-site. After construction, disturbed areas will be reseeded with certified native grass seed as necessary. Onsite noxious and invasive weeds will be treated with an approved herbicide yearly. Native and non-native grasses and shrubs that may impact regular solar production may also be removed on an as needed basis. More than 10,000 square feet of native landscape will be disturbed during the construction process.”

Section 13-116: Grading And Erosion Control

Applicable. Silt fencing will be installed prior to any construction on site. There will be minimal grading of the slope to install the solar array. All grading will be to flatten an already low sloped property.

Section 13-117: Drainage, Construction And Post-Construction Storm Water Runoff

Applicable. Applicant has provided a drainage plan, including silt fencing that will be installed in the direction of surface drainage. Silt fencing will be installed prior to any construction on site.

Section 13-118: Water Impoundments

Not applicable, no water impoundments, as defined in this Section, are proposed as part of this application.

Section 13-119: Standards to Ensure Compatible Uses.

Applicable. The proposed solar array meets the general standards outlined in Section 13-119:A. Hazards and nuisances such as noise, dust, fumes, or odors are not expected as part of this application, consistent with the standards for commercial uses described in Section 9-300. The project is not anticipated to adversely affect the character or tranquility of the surrounding area. The County expects GCEA to minimize any adverse impacts to neighboring residences, and the application includes measures to avoid or mitigate conflicts with adjoining land uses to the maximum extent feasible.

FINDINGS:

The Gunnison County Planning Commission finds that:

1. The project is classified as a Minor Impact Land Use Change pursuant to SECTION 6-102:J NEW COMMERCIAL, INDUSTRIAL 10,000 SQ. FT., OR FIVE ACRES OR

LESS. A new commercial or industrial structure equal to or less than 10,000 sq. ft. or a new commercial or industrial use developed on five acres or less.

2. This application is consistent with the standards and requirements of this Resolution.
3. 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-24-00062 be classified as a Minor Impact, and be approved 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. Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weedspecies The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance.
3. Gunnison County Electric Association shall construct a six (6) foot tall, wildlife-friendly and large mammal exclusionary perimeter fence that includes three (3) strands of barbed wire affixed atop the fence structure. Periodic flagging shall be installed along the fence line to enhance visibility for sage-grouse and other bird species. This fencing alternative is approved in lieu of chain link due to its more aesthetically compatible appearance with the surrounding area and its improved accommodation for local wildlife, in consideration of the array's ground mounted solar equipment. Final fence design shall be reviewed and approved by Community Development staff prior to installation.
4. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
5. 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.
6. 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.

7. 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.

DRAFT

Fence Flags for Grouse and Other Birds

Fence flags or markers dramatically increase visibility of wire fences for wildlife, especially birds, and help animals avoid and negotiate fences

Research on greater sage-grouse and other prairie grouse has shown that fence collisions are common and widespread, especially at sites where grouse congregate daily, including breeding areas called leks, winter sites where they consume alkaline soils called geophagy sites, and agricultural and riparian sites that attract grouse for water and food. Grouse fly fast and low into these areas, typically just before dawn and in late evening. In the low light, they are vulnerable to colliding with nearby fences.

Improving fence for visibility can reduce collisions by 57%-83% (Christiansen 2009; Stevens et al. 2012b, Van Lanen et al. 2017). A variety of markers clipped onto fence wires have been widely used to increase visibility and reduce collisions.

In addition, fences with steel t-posts are less visible than those with wood posts and are worse for grouse collisions. At a distance, steel t-posts seem to disappear against the landscape, where wood posts remain conspicuous. Research suggests wood post fences without markers are as effective at deterring birds as mixed t-post and wood post fences with markers, and adding markers to fences with wood posts further reduces collisions (Van Lanen 2017). When planning



Credit: Christine Paige.

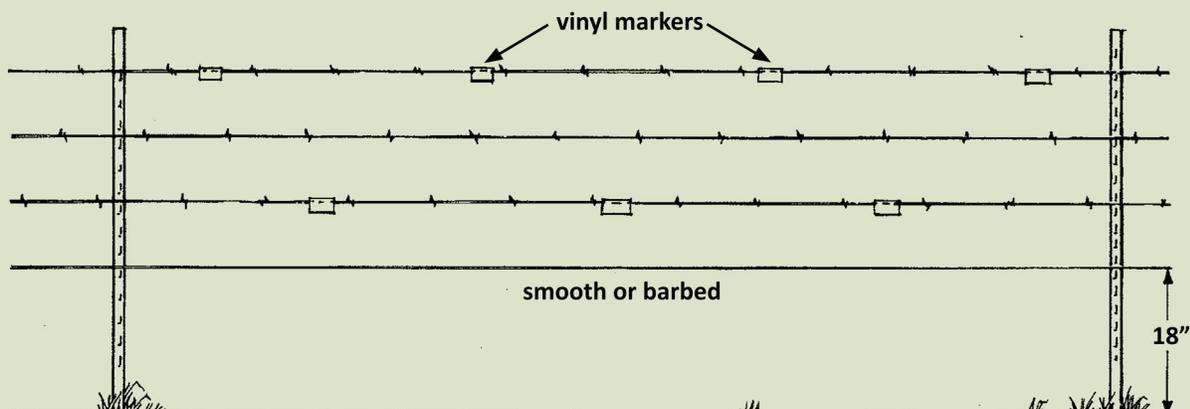
RESEARCH ON GREATER SAGE-GROUSE IN WYOMING, IDAHO, AND MONTANA HAS SHOWN THAT FENCE MARKERS CAN REDUCE FATAL FENCE COLLISIONS.

and constructing new fence in sage-grouse habitats, use wood posts if possible.

Not every mile of fence needs to be marked for grouse: prioritize areas of high sage-grouse use. Marking is most important where there are high densities of birds: within 1.2 miles of a lek, in wintering areas, and where grouse congregate to eat alkaline soil. In some areas, winter and breeding areas overlap, and grouse may be found in the same area several months of the year. Sage-grouse are also most vulnerable to collisions in open, flat, or rolling country, and in areas with more fences (>1.5 miles of fence per square mile; Stevens et al. 2012a, 2012b).

A relatively inexpensive and durable marking technique uses 3" flags cut from undersill or trim strips of vinyl siding.

Durable Markers on Wire Fence





Credit: Christine Paige.

The undersill siding has a lip that can be snapped onto barbed wire fence, with the barbs keeping the markers from sliding. [See box for DIY instructions.] Consider using both white and black fence markers to be visible against both vegetation and snow. Adding markers to both top and second wires can increase visibility.

Commercially produced fence markers also can be purchased in quantity through retail and online outlets, including grouse-style vinyl snap-on markers and dangling reflective diverters of various styles. For example, Pexco LLC sells a durable version in black and white made with rigid plastic and a reflective strip, available on their website.

While fence markers have proven to be effective, collisions may still occur where many factors of habitat use, fence density, and visibility are at play. Where monitoring shows continued high rates of grouse collisions, consider converting to an adjustable wire fence (see page 39) that can be lowered seasonally. Lowering the top wire may reduce most grouse collisions (BLM unpublished data). In many cases grouse concentration sites overlap with big game winter ranges and migration areas where drop wire fences can benefit multiple species.

DURABLE AND LIGHTWEIGHT FENCE MARKERS CAN BE CUT FROM STRIPS OF VINYL SIDING TRIM. THE TRIM STRIP HAS A LIP THAT SNAPS ONTO FENCE WIRES.

DIY Visibility Markers for Wire Fence

For barbed or woven wire fence:

- Use several 12' strips of undersill or trim strips of white and black vinyl siding, available at home hardware centers. It has become standard to use both white and black markers for visibility in summer and winter.
- Cut strips to 3" pieces. Use tin snips for small projects or use a 10" miter saw with a 200-tooth blade to cut up to 16 pieces at a time for larger projects.
- One 12' siding strip yields 48 pieces.
- For extra visibility, add reflective tape to both sides of the markers, which increases detection in low light. Use both black and white markers for visibility against snow and vegetation.
- Snap pieces onto fence wires – they are held in place between barbs. The Wyoming Game and Fish Department has found that for each section of fence a minimum of two pieces with reflective tape on the top wire is effective. You also can alternate four pieces of black and white markers on the top wire, or alternate markers on top and second wire.

For barbless wire fence:

- To keep the vinyl siding markers from sliding crimp a ferrule, twist a small spring, or tighten a UV-resistant zip- tie onto the wire on each side of the marker. Although this adds time to installation, it keeps the markers in place. Crimping the marker itself causes the marker to wear and break.
- An alternative is to make flags from reflective tape that can adhere to the wire. Note that reflective tape will conduct power on a hot wire.
- Some commercially made markers available online or in ranch supply outlets may work better on barbless wire.
- Place a minimum of two flags per 16' of fence on the top wire; or up to four on the top wire and three on the middle or bottom wire.



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To: Gunnison County Planning Commission

RE: LUC-24-00062 | Minor Impact | Public Hearing | Gunnison County Electric Association Solar Array

Memo Date: May 29, 2025

Date of Public Hearing: June 5, 2025

1. Project Summary

The Applicant, Gunnison County Electric Association (GCEA), wishes to contract with PowerField Energy, a solar development firm, to install a 1.2MW (DC) fixed tilt, surface mounted, solar array for use as a community solar garden on 1347 County Road 17 ([Parcel # 3701-340-00-027](#)). This proposed new solar array will consist of 3,042, 395 watt solar panels, mounted on ballasted non-ground penetrating racking. This proposed new use will encompass approximately 4 acres of the 6.4 acre parcel and will not encroach on any mandated setbacks. The proposed new array will be fenced with a 6 foot wildlife friendly fence, topped with three strands of barbed wire.

The project will remove native ground cover (namely sagebrush) from approximately 4 acres of the identified property, to grade the cleared area. All construction materials and equipment and working parking will be onsite. At maximum, 20 construction workers may be onsite, many days may involve 3-5 construction workers. Primary construction will take approximately 3 months to complete. After construction, light duty vehicle traffic will be limited to twelve trips per year, on average.

The Planning Commission held a work session on May 15th to discuss the proposed project. The Commission noted that the site is well-suited for a solar installation due to its proximity to the transformer station located on the adjacent parcel. Following the discussion, the Planning Commission directed Staff to schedule a Public Hearing, prepare a draft decision document, and collaborate with the Applicant to develop a fencing condition that meets the requirements of the project's insurer. Buffering and landscaping requirements will be evaluated with consideration of public input during the Public Hearing. No public comments were received as of May 29, 2025.

2. Land Use Resolution Compliance

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

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

Commercial uses adjoining residential parcels require a 50-foot setback. The Applicant has edited the site plan shown at the work session to include the 50-foot setback on all sides.

Section 13-111: Landscaping and Buffering

Land Use Changes classified as Minor or Major Impact Projects must include landscaped buffers when natural screening is insufficient and there is a need to reduce adverse effects on or from neighboring properties. The LUR requires 50 feet when industrial or commercial uses are adjacent to residential areas.

In this application, no landscaping or buffering has been proposed either between the adjacent parcels or within the parcel itself where residential and commercial uses abut. Staff defers to the Planning Commission to determine whether buffering is necessary for the proposed use and, if so, to identify the appropriate type and extent based on the site conditions and surrounding land uses.

The Applicant proposed that the existing sagebrush vegetation, in combination with the separation distance between residential structures and the proposed commercial use, provides sufficient natural buffering. Therefore, they request that no additional landscape buffer is required.

Section 13-113: Fencing

Fencing between residential and non-residential areas is determined on a site-specific basis, considering the proposed use, adjacent development, and projected visual impacts. The entire parcel will be fenced, and because it is within wildlife habitat, the design, materials, and height of the fence will comply with Section 11-106: Protection of Wildlife Habitat Areas.

On May 15th, the Planning Commission directed Staff to coordinate with the Applicant to draft a condition requiring wildlife-friendly fencing in lieu of chain link. The Gunnison Conservation District provided input regarding sage-grouse habitat and recommended the addition of flagging to the fencing for increased visibility. In response, Staff has prepared the following condition for the Commission's consideration and approval.

“Gunnison County Electric Association shall construct a six (6) foot tall, wildlife-friendly and large mammal exclusionary perimeter fence that includes three (3) strands of barbed wire affixed atop the fence structure. Periodic flagging shall be installed along the fence line to enhance visibility for sage-grouse and other bird species. This fencing alternative is approved in lieu of chain link due to its more aesthetically compatible appearance with the surrounding area and its improved accommodation for local wildlife, in consideration of the array's ground mounted solar equipment. Final fence design shall be reviewed and approved by Community Development staff prior to installation.”

3. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click “Projects”, search by application number LUC-24-00062. Click on “Attachments”.

- A. Staff Report
- B. Site Plan
- C. Site Plan Showing Setback from Residences
- D. Draft Decision Document
- E. Example Fence Flags