AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 1/13/2012

DATE: **WEDNESDAY, JANUARY 25, 2012**
TIME: **7:00 P.M.**
PLACE: **CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.**

7:00pm **I. CALL TO ORDER**

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE JANUARY 11, 2012 MEETING MINUTES

IV. VANTUYL RANCH ANNEXATION PETITION AND APPLICATION

V. UNSCHEDULED CITIZENS

VI. COUNCIL UPDATE

VII. COMMISSIONER COMMENTS

VIII. PLANNING STAFF UPDATE

IX. ADJOURN

TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

ALL PLANNING & ZONING COMMISSION MEETINGS ARE USUALLY BROADCAST LIVE ON LOCAL CABLE CHANNEL 15

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MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: January 25, 2012
RE: VanTuyl Ranch Annexation - Initial Scoping (Phase 1) Staff Report

Introduction

Why should the City pursue annexation of the VanTuyl Ranch? This is a fundamental question to consider during this Initial Scoping review process. The VanTuyl Ranch annexation will result in direct control and oversight of the Ranch by the City. This concept of City oversight is established in existing and historic master planning documents to include the *City of Gunnison Master Plan* (1994, Volumes I and II). The 1994 *Master Plan* was approved in the same time period that the Ranch was acquired by the City. The 1994 *Master Plan* contains the following statements reflecting the City's interest in managing the Ranch resources:

> *The City's potable water system is supplied from groundwater sources tapped from nine wells constructed in an historic subsurface alluvial channel of the Gunnison River. Protection of the ground water recharge area which replenishes this source of water is critically important to the future quality and quantity of the resource.* (Volume I, Ground Water, Pg#13)
>
> *This river corridor* [VanTuyl Ranch] *will continue to be irrigated hay meadow providing critical aquifer recharge for the City's potable water system. The VanTuyl Ranch property has tremendous recreational potential and an overall plan for the area will be developed in the near future.* (Volume I, Surface Water, Pg#13)
>
> *Develop and maintain the VanTuyl property as an element of the City's water resource management efforts.* (Volume II, Pg#3, Water, Air, Land and Wildlife Actions, subsection 5)
>
> *Determine the appropriate land uses and recreational opportunities for the VanTuyl Property and develop a master plan for the property.* (Volume II, Pg#18, Parks and Recreation Actions, subsection 11).

The *City of Gunnison Master Plan* (2007) contains a simple action statement to annex the Ranch. The *VanTuyl Ranch Management Plan* (2010) was adopted as a sub-area master plan by the City. The *Management Plan* contains a series of "givens" including a statement that the Ranch will be annexed into the City. This "given" statement affected the *Management Plan* structure and outcome, otherwise directives contained in the *Management Plan* would have had to contemplate county oversight for future land use decisions and police protection.

Establishing the terms for local governance over the Ranch is fundamental to this annexation application. The fact that the Ranch oversight is part of existing municipal service functions, and that the Ranch is a magnificent City icon also weighs into answering the question – Why should the Ranch be annexed?

On November 29, 2011, City Council took action to accept the *VanTuyl Ranch Annexation Petition and Application.* This staff report addresses the process overview; summarizes land uses, utilities, and other anticipated municipal services; summarizes comments received to date; and focuses on amendments that should be included in the Final Scoping review which is the next step in the annexation process.

Process Overview
The *Municipal Annexation Act of 1965*, as set forth in the Colorado Revised Statutes (CRS), details specific procedures and mandates that direct the annexation process (See CRS Title 31, Article 12). Resolution 15, Series 2007 of the City of Gunnison sets forth existing municipal annexation policies. This resolution establishes a three-step process for annexation: Step 1(Initial Scoping); Step 2 (Impact Report and Final Scoping); and Step 3 (Annexation Negotiations and Public Hearing).

Steps 1 and 2 follow an identical review process. After the application is submitted, copies are forwarded to review agencies and the Planning and Zoning Commission (P&Z) is briefed about the proposal. Thereafter, the City staff is required to conduct a review and report to the P&Z at a regular meeting. The staff report includes a review of all comments provided by review agencies. After the P&Z review is completed a joint meeting with Council and P&Z is convened and comments regarding the application are formalized. The Initial and Final Scoping processes (Steps 1 and 2) are concluded by the submittal of City comments to the annexation applicant. The City's formal comments are not conditions or mandates, but the comments may include specific directives and positions that should be considered by the applicant.

Step 3 sets forth the process requirements necessary to complete the annexation pursuant to CRS procedures. Under statutory requirements, the City Council reviews the annexation petition and acts on a resolution determining whether or not the petition is substantially complete. Thereafter, the Council sets a public hearing to consider if the annexation property is eligible under the terms of the CRS and/or whether there are existing "limitations" concerning the annexation petition.

The CRS has several stipulations regarding public notice requirements for the eligibility hearing. One of the major considerations is that an annexation impact report be developed and submitted to the County at least 25 days prior to the public hearing. This impact report will be developed by City staff. The City's annexation resolution requires that the zoning of the property be established concurrently with annexation. Therefore, as the Council works on the eligibility review, the P&Z conducts a public hearing specific to the proposed zoning of the annexation property. The process is concluded when the Council holds the eligibility public hearing and a public hearing for the initial zoning application. Thereafter, ordinances are considered under first and second reading.

Project Description
The proposed annexation territory contains approximately 390 acres and is located to the north and west of the Palisade subdivision. This territory is bound on the south be County Road 15 and on the east by County Road 13. The annexation includes real property owned by the City of Gunnison (± 384 acres) and the Gunnison Library property (± 5 acres).

Annexation will result in two enclaves as defined by the CRS. An enclave is an unincorporated (county) parcel surrounded by property within the City boundary. In October 2011, the enclave property owners (Mrs. Opal Weaver and Albert M. Starika Family Trust) were sent letters stating that the annexation was being initiated. These property owners were invited to contact City staff if they wished to discuss the possibility of being included in the annexation. Neither property owner responded to the City letter.

Proposed Land Use and Zoning
Proposed annexation land uses are limited to habitat protection, passive recreation, public education facilities and agriculture production. These uses are considered appropriate and compatible with the underlying need to protect the alluvial aquifer.

Future development of annexed territory will be regulated by a Planned Unit Development (PUD) zoning designation. The Library district and the Agriculture and Open Space district are the two proposed zones

under the PUD. The PUD Library district establishes standards that allow for the development of a building up to 26,000 square feet. The Agriculture and Open Space district encompasses the entirety of City owned property. Uses in this Agriculture and Open Space district are limited to traditional agriculture production, recreation, public education activities and development of a water well field. Future facilities in the Agriculture and Open Space district are identical to the facilities proposed in the *VanTuyl Ranch Management Plan*.

Management staff discussions have included deliberation about how the PUD will affect the Ranch lease. Specific agriculture management details are intended to be addressed in the agriculture lease. That is, lease conditions should direct agriculture activities and those agriculture functions are permitted by the PUD development standards.

There is a need to have a directive statement in the PUD development standards that segregates land use standards and agricultural lease conditions. As long as lease conditions do not have direct implications on land use standards, the lease should have the latitude to direct agricultural operations.

Utility Service Considerations

The future library and public facility sites are located adjacent to existing water, wastewater, and electrical utility services and significant utility extensions are not anticipated. Major development of the Ranch headquarters is not contemplated, and water and wastewater services will continue to be from the domestic well and individual sewage disposal system, respectively.

It is anticipated that a major future utility function in the Agriculture and Open Space district will be the development of municipal water wells and a delivery system to supply increased future domestic water service demands. Existing City water right decrees contemplate future development of domestic wells and related facilities. The proposed PUD permits the development of these facilities in the Ranch.

Existing overhead electrical lines owned by the Western Area Power Administration (WAPA), the Gunnison County Electric Association (GCEA) and the City bisect the Ranch. The WAPA lines are within recorded easements (Bk. 287, Pg. 346 and Bk. 771 Pg. 346). In October 2001, GCEA recorded a series of older easements (circa 1950's) that had not previously been recorded. Because these easements were not recorded at the time the City purchased the Ranch, they are invalid. City staff offered to work with GCEA to establish formal easements but to date, GCEA has not requested any action be taken.

In 2004, Gunnison County installed a wastewater trunk line that parallels the north/south alignment of Slaughterhouse Road (CR13). This trunk line serves dwelling units within the North Gunnison Sewer District. Installation of this wastewater trunk line was granted by the City (Resolution 6, Series 2004) with the requirement that an as-built survey be established and recorded. The final easement survey was not finalized and recorded. Marlene Crosby (County Public Works Director) was notified about this situation and work on the recordation of this easement and as-built survey is being finalized.

CenturyLink phone service to the Ranch headquarters is the only existing private utility in the annexation territory. Private utility service extensions to the annexation will be minimal except for the future Library facility needs.

Streets

Three existing County Roads are located adjacent to the proposed annexation boundary. Slaughterhouse Road abuts the east Ranch boundary, County Road 14 is the Ranch driveway and County Road 15 provides access to the Starika and Weaver residences on the south boundary. The annexation does not contemplate the rededication of these roads from the County to the City.

Maintenance of the Ranch driveway has been an ongoing discussion between the County and City. The Public Works Director noted that it may be in the City's interest to maintain the driveway (CR14). An intergovernmental agreement could be used to address this maintenance matter.

Realignment of the intersection at Spencer, Quartz, County Road 15 and 11th Street is being contemplated to facilitate safe vehicle movement. The existing intersection is not properly aligned and it presents potential traffic movement issues, but the library site would be needed to facilitate the new alignment. The Library Board representatives are considering this realignment matter but no decisions have been established. If the Council and Library Board agree to the realignment, related cost responsibilities will be negotiated between the two parties and formalized in the *Annexation Agreement*.

Traffic Impacts

The Fox Higgins Transportation Group developed the *VanTuyl Ranch Annexation and Gunnison Library Traffic Study* (July 23, 2008). This report addresses future traffic demands generated by the Ranch and the Library site. The Community School trip generation and peak demand periods are the most significant traffic factors to consider in association with the Library and other future traffic demands generated by the annexation. The traffic study notes that library and trailhead uses will not add significant traffic to area roadways when the Community School traffic is at its peak, which is during morning and mid-afternoon time periods. The report also states the annexation land uses will be easily accommodated by the existing network of roadways in the area.

Municipal Regulations and City Service Impacts

There are a number of municipal service-related topics requiring critical evaluation during this annexation review process. These include Police and Neighborhood Services, zoning administration, agriculture management, recreation facilities administration, facilities maintenance, and general administration oversight (contracts, billing, etc.). The following table summarizes existing and future task responsibilities for City departments.

TASKS	Manager / Clerk	Finance	CD	Police	Public Works	Parks and Recreation
Agriculture Operations	X Manager					
Agriculture Lease	X Manager	X			X	
Agriculture Plan	X Manager				X	
Irrigation Facilities					X	
Fencing					X	
Weeds					X	
House and Buildings					X	
Trail Construction					X	
Trail Maintenance					X	
Trash					X	
Snow Storage					X	
Signs					X	
Trail Use	X Manager					
Nordic Club	X Manager				X	
Water Rights	X Manager					
Water Source Protection					X	
Well Field Development	X Clerk/Manager				X	
Well Field Maintenance					X	
Floodplain Manager			X			

TASKS	Manager / Clerk	Finance	CD	Police	Public Works	Parks and Recreation
Stormwater					X	
Zoning			X			
Easements	X Clerk / Manager		X		X	
Wildlife	X Manager, Clerk, CDPW				X	
Public Facilities					X	X
Trail Closures	X Manager				X	
Ranch Closure	X Manager			X	X	
Event Reservations	X Clerk			X	X	X
Operation Hours				X		
Dog Control				X		
Criminal Offenses	X City Court			X		
Fire Control				X PD, Fire, EMS		
Emergency Medical Response				X PD, Fire, EMS		
Undesignated Activities	X			X	X	
Record Management	X Clerk					
Revenues and Expenditures		X			X	
Insurance claims		X				

Annexation of the Ranch and Library site will have a direct impact on the Police Department services. Presently, law enforcement protection at the Ranch and Library site is provided by the Gunnison County Sheriff's Office. The Gunnison Police Department can patrol the Ranch but with limited authority to enforce criminal acts. The City can enforce prohibited acts such as dogs-at-large, through civil court procedures but not under the General Offenses (Title 5) of the *City of Gunnison Municipal Code*. Annexation will result in the City's ability to enforce criminal and nuisance regulations.

Existing nuisance and animal control standards, found in the *City of Gunnison Municipal Code*, lack sufficient detail for controlling weeds and domestic pets in all parts of the City under agriculture production. Changes to these *Code* provisions are needed. Changes to weed control regulations will be integrated with the landscape standards of the draft *Land Development Code*.

The Public Works Department has significant oversight responsibilities for the Ranch. Presently, this oversight is focused on trail construction and maintenance, and management of the *Agriculture Lease* and facilities.

Municipal Service Demand and Fiscal Considerations

Revenues for operations and capital improvements for the Ranch are derived from the house and agriculture land leases, under the City's General Fund. Existing lease agreements generate approximately $30,000 per year.

Trail improvements and maintenance revenues are described in the Municipal Budget, under the Trails Department of the Park & Recreation Fund. Trails are funded by several sources including, but not limited to, sales and use tax revenues collected pursuant to Ordinance No. 7, Series 2007, and State grants. During the past four years, sales and use tax revenues allocated to the Trails Department has

averaged $149,800 annually. These revenues cover trails improvement projects for the entire City trail system.

The funds derived from the lease are not sufficient to cover the municipal service functions that are necessary to manage the Ranch. The majority of service tasks are integrated into individual department work plans and are absorbed under existing department budgets. Long term management and capital projects expenses on the Ranch will be funded by General Fund revenues, including lease revenues generated by the Ranch.

Initial Scoping Comments
On December 2, 2011 letters inviting comments on the annexation application were delivered to 35 City and County residents adjacent the annexation property. Additionally, seven review agencies, and all City departments were asked to provide comments. The following is a summary of the comments that have been received to date.

Police. As noted above, the Police Chief raised issues regarding existing animal control and weed control regulations that do not adequately address agriculture operations occurring within the City. These enforcement issues are city-wide and not isolated only to the VanTuyl Ranch.

Parks & Recreation. Dan Ampietro noted that there is a small existing (land-locked) parcel owned by Mr. Dick Sweitzer that is adjacent to the northwest corner of Char-Mar Park. Mr. Sweitzer and Dan discussed the possibility of establishing and recording a quit-claim deed by the City to resolve this issue. This procedure has not been initiated, but staff will begin to work on this task.

Fire Marshal. No Comment

Building Official. No Comment

Public Works Director. No Comment

City Engineer. No Comment

Water & Sewer Department. No Comment

Electrical Department. No Comment

Gunnison Trails. No Comment

Colorado Department of Parks and Wildlife. No Comment

RE-1J Schools. No Comment

Gunnison County Electrical Association. No Comment

Upper Gunnison Water Conservation District. No Comment

County Manager. No Comment

County Public Works Director. No Comment

County Planning Director. No Comment

Gunnison Nordic. Several comments were provided by Joellen Fonken representing Gunnison Nordic. Gunnison Nordic comments were based on a review of the *VanTuyl Ranch Management Plan* and not the Annexation Application. The following is a summary of their comments.

- Gunnison Nordic feels that it would be advantageous to require hay to be mowed on nordic track alignments as depicted on accurate mapping. STAFF NOTE: This is being coordinated on a seasonal basis in conjunction with Gunnison Nordic representatives and the Ranch leasee.

- Gunnison Nordic is amendable to having a formal agreement establishing the terms of this use.

- Ditch crossings need to be kept in good repair for ski trail grooming equipment.

- Gunnison Nordic would like to continue using the little barn/shed at the Ranch headquarters.

Annexation Policy Review
Exhibit A of Resolution 15, Series 2007 sets forth a series of philosophy guidelines to be considered for annexations. The following narrative discusses the *VanTuyl Ranch Annexation Petition and Application* submittal in relation to these City annexation guideline statements.

STATEMENT 1

The City's annexation philosophy is to evaluate proposed annexations in relation to the capacity of community services and facilities to accommodate development.

1. ***The annexation of land should minimize the length of vehicle trips generated by development of the land.***
   POSSIBLE CONFLICT. Annexation land uses will generate additional vehicle traffic, primarily from the future Library site functions and vehicles parking at trailheads. However, the Library site and trailheads are located in the immediate proximity to the existing developed City urban core. The proximity of these facilities provides City residents the choice to leave the car at home and walk or bike to the Ranch and Library.

   A traffic impact report assessing the annexation was developed by Fox/Higgins. The report notes that *"…the annexation land uses as proposed will be easily accommodated by the existing network of roadways in the area."*

2. ***The annexation of land should minimize the short and long-term costs of providing community service and facilities which benefit the annexed area.***
   POSSIBLE CONFLICT. Utility service extensions and related capital costs will be minimal since the majority of the Ranch will remain undeveloped. However, future capital improvements on the Ranch will be considered on a case-by-case basis and budgeted through approved General Revenue Fund allocations.

3. ***Annexation of land should encourage infill development and generally ensure that land is immediately contiguous to other land in the City that is already receiving services. The City's edge should be clearly defined and leapfrog or scattered site developments are to be discouraged.***
   NO CONFLICT. The proposed annexation property is determined to have at least 1/6 contiguity to the existing municipal boundary. Furthermore, the future Library and public facilities sites are located immediately adjacent to the City's developed urban area.

4. ***Additional extension of City utilities should not be made outside the city limits without formal approval by the City Council.***
   POSSIBLE CONFLICT. If the annexation does not occur the Library District and City Council would need to establish agreements for the future utility service when library building construction takes place. The only other contemplated utility extensions are to serve future public facilities on the southeast corner of the Ranch, adjacent to Vulcan Street.

5. ***The annexation of land should be allowed only if a fiscal impact study detailing the economic impacts of the proposed development has been conducted. At a minimum, the fiscal impact study will address City, School District, Fire District and Western State College impacts.***
   NOT APPLICABLE. Pursuant to the City's adopted annexation policy, a fiscal impact study will be developed during the Final Scoping Review of this annexation application process.

6. ***Proposed annexations will be accompanied by an advisory master plan submittal addressing land use, transportation, cultural and environmental resources, and utilities.***
   NO CONFLICT. See the *VanTuyl Ranch Annexation Petition and Application* (November 22, 2011).

STATEMENT 2
The City's annexation philosophy should give appropriate consideration to the need for open space and critical habitat areas.

1. ***Proposed annexations should avoid impacts to critical sage grouse habitat.***
   NO IMPACT. Colorado Department of Parks and Wildlife mapping indicates that the Ranch is in existing occupied sage grouse habitat. However, the riparian and hay meadow environs such as those found on the Ranch are not critical for sage grouse. Furthermore, the Ranch will remain as public open space and managed to enhance riparian habitat.

2. ***Proposed annexations should avoid impact to wetlands.***
   POSSIBLIE IMPACT. A wetland inventory was conducted as part of the *VanTuyl Ranch Management Plan*. No proposed facilities are located in designated wetlands. The *Management Plan* contemplates potential wetland impacts from construction of proposed trails, but these potential impacts will be addressed on a case-by-case basis following permit requirements from the Army Corps of Engineers.

3. ***Proposed annexations should preserve ground water recharge areas and avoid development in areas with high ground water.***
   NO IMPACT. Protection of ground water is a major policy directive established in the land use controls that are proposed by this annexation application.

4. ***Proposed annexations should avoid development within designated flood plains***.
   NO IMPACT. Future land uses proposed for the Ranch prohibit the construction of buildings in Special Flood Hazard Areas.

STATEMENT 3
The City's annexation philosophy will promote quality developments.

1. ***Proposed annexations should allow for the logical extension of existing City streets.***

NO IMPACT. Street extensions are not proposed on the annexation property. However, the existing street alignment of Quartz Street and 11th Street is off-set and improvements of the intersection are warranted in conjunction with the future Library facility construction.

2. ***Proposed annexation should allow for the logical extension of domestic water, irrigation water, sewer and electrical infrastructure.***
   NO IMPACT. There are no major utility extensions proposed by the annexation application.

3. ***Proposed annexations should promote best management strategies for storm water drainage control.***
   POSSIBLE IMPACT. The *VanTuyl Ranch Management Plan* outlines the need for stormwater management on the Ranch, but the proposed PUD does not specify specific stormwater standards. Future stormwater facility designs will be predicated on Improvement Regulations contained in the *City of Gunnison Land Development Code*. The Draft *Land Development Code* being reviewed by the P&Z includes detailed stormwater standards.

4. ***Proposed annexations should provide a broad mix of housing types to support the diverse income mix of citizens, and provide a proportional share of essential housing.***
   NOT APPLICABLE. Housing development is not contemplated in the annexation application.

5. ***Proposed annexations should provide retail commercial uses that enhance the City's sales tax base.***
   NOT APPLICABLE. Commercial retail use is not contemplated in the annexation application.

6. ***Proposed annexations should comply with policies of the City's Master Plan and Three Mile Plan.***
   NO CONFLICT. The *VanTuyl Ranch Annexation Petition and Application* has been developed following the directives for the *VanTuyl Ranch Management Plan*, which is an adopted City sub-area master plan. Additionally, the *City of Gunnison Master Plan* (2007) sets forth this annexation as an action item and the *Gunnison Three Mile Plan and Urban Growth Boundary* (1997) designates the Ranch as a City Park.

Staff Observations

1. The Ranch annexation will have a fairly minimal utility service delivery effect because future facilities are located in the proximity of existing utilities.

2. Street improvements and maintenance services will increase. The Quartz Street realignment will be a significant cost and financing responsibilities will be established in an *Annexation Agreement* between the City and the Library Board.

3. The proposed annexation will have no affect on the existing designated County Roads 13, 14, and 15 which abut the Ranch.

4. There is a need to have a directive statement in the PUD development standards that segregates land use standards and agricultural lease conditions. As long as lease conditions do not have direct implications on land use standards, the lease should have the latitude to direct all specific agricultural operation matters.

5. Two enclave parcels will be created as a result of this annexation. The owners of these properties were formally notified of the annexation and were invited to consider being included in this annexation process. To date, neither property owner has responded to this invitation.

6. Annexation will establish the City's autonomous land use authority for the Ranch.

7. Having this authority will aid in the decisions regarding future trail extension to the CDPW property, and future domestic water facility development by the City.

8. The proposed PUD zoning and land use plan are intended to fulfill the oversight objectives of the *VanTuyl Ranch Management Plan*

9. A number of staff services must be considered for the Ranch operations. The majority of staffing and service tasks for the Ranch will occur regardless of the annexation outcome.

10. The majority of existing task responsibilities falls upon the Public Works Department.

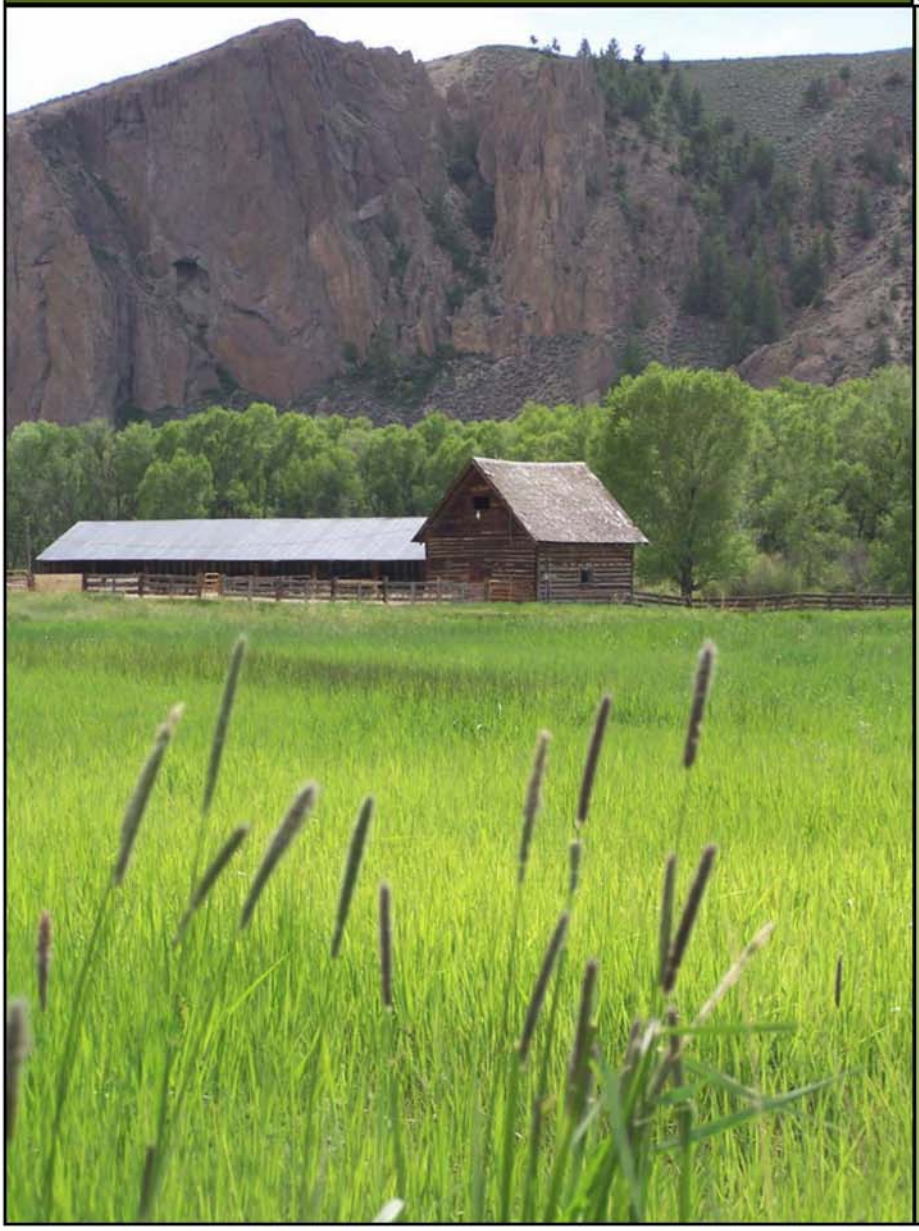
11. Presently, law enforcement authority is from the County Sheriff. Annexation will allow the Gunnison Police Department to provide protection using the *Municipal Code* regulations.

12. The existing revenues generated from the house and agriculture lease are not sufficient to cover all tasks required to manage the Ranch. Future capital improvements on the Ranch will be considered through the Five-Year Capital Plan which is used to prioritize all capital projects.

13. Dan Ampietro commented that a small existing land-locked parcel owned by Dick Sweitzer exists on the western edge of Char-Mar Park. Mr. Sweitzer offered to work with the City to quit-claim the parcel to the City. While this action has no bearing on the annexation it would be in the City's interest to fulfill this task.

14. Gunnison County Nordic supports the proposed future uses on the Ranch and the continued Nordic ski venue on the Ranch.

Van Tuyl Ranch Annexation Petition and Application



Initial Scoping
November 22, 2011

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ANNEXATION APPLICATION STATUS	
Petition for Annexation	Complete
Annexation Map	Complete
Annexation Information Sheet	Complete
Land Use Master Plan	Complete
Draft Annexation Agreement	Completed in Phase 3
Annexation impact Report	Completed in Phase 2
Ownership and Encumbrance Report	Waived by City Council
Supporting Documentation	Complete
Annexation Mapping Data	Completed in Phase 3
Filing Fee	Waived by City Council
11" x 17" photo reduction of the map and site plan	See Section D
Annexation Map Submittal Checklist for waived items	To be Developed by City Council
Wetlands Reconnaissance Report	Included in the VanTuyl Ranch Management Plan
Complete Application to Zone the Property	Completed in Phase 3
Mailing addresses of all owners of record of the property to be annexed and all real property located within 500 feet of the property to be annexed, including rights-of-way	Completed in Phase 3
Two copies of a Phase 1 Environmental Report	Completed November 1, 2011
Report by a qualified person describing that the Community Development Department, the Planning and Zoning Commission, and City Council have determined if the proposed annexation is consistent with the city of Gunnison Master Plan, the Gunnison Three Mile Plan, and the Annexation Philosophy and Annexation Criteria	Completed in Phase 3
A checklist containing initials of the appropriate City representative for all items waived.	To be Determined – City Council Action

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SECTION A PETITION FOR ANNEXATION

The undersigned landowners, comprising more than fifty percent (50%) of the landowners in the area and owning more than fifty percent (50%) of the territory proposed for annexation, excluding public streets and alleys, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition to the City Council of the City of Gunnison, Colorado, for annexation to the City of Gunnison the unincorporated territory more particularly described below, to be known as VanTuyl Ranch Annexation, and in support of said Petition, the petitioners allege that:

(1) It is desirable and necessary that such territory be annexed to the City of Gunnison, Colorado;

(2) Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Gunnison, Colorado;

(3) A community of interest exists between the territory proposed to be annexed and the City of Gunnison, Colorado;

(4) The territory proposed to be annexed is urban or will be urbanized in the near future;

(5) The territory proposed to be annexed is integrated or is capable of being integrated with the City of Gunnison, Colorado;

(6) The signatures on the Petition comprise the landowners of more than fifty percent (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys, and said landowners attesting to the facts and agree that the conditions herein contained will negate the necessity of any annexation election;

(7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

a. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;

b. Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars ($200,000) for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners.

(8) No annexation proceedings have been commenced for any portion of territory proposed to be annexed for the annexation of such territory to another municipality.

(9) The annexation of territory proposed to be annexed shall not result in the detachment of area from any school district;

(10) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

(11) That submitted herewith are four (4) prints of the Annexation Map, containing a written legal description of the boundaries of the area proposed to be annexed, together with the location of each ownership within said area and the contiguous boundaries of the existing city limits and the dimensions thereof. Said map contains the certificate and seal of a land surveyor registered in the State of Colorado;

(12) The petitioners comprise more than fifty percent (50%) of the landowners in the area proposed to be annexed, exclusive of streets and alleys;

(13) The area proposed to be annexed is located within Gunnison County, the Gunnison RE1J School District, the Gunnison Fire Protection District, the Upper Gunnison River Water Conservancy District, the Gunnison Metropolitan Recreation District, and no others;

(14) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;

(15) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;

(16) The undersigned agree to the following conditions, which shall be covenants running with the land, and which shall, at the option of the City, appear on the annexation map:

a. Water rights shall be provided at the discretion of City Council and in conformance with the City Charter.

b. Future development of this property shall be subject to payment of the capital improvements fees pursuant to the *Gunnison Municipal Code*;

c. The undersigned hereby waive any and all "vested rights" previously created pursuant to §24-68-103, CRS, as amended;

d. Any development within the annexed territory shall comply with the *City of Gunnison Master Plan* and the *VanTuyl Ranch Management Plan*.

(17) Petitioner represents that: (check one)

√ No part of the property to be annexed is included within any site specific development plan approved by Gunnison County, Colorado.

___ A site specific development plan has been approved by Gunnison County, Colorado, which has created a vested right.

(18) Petitioners hereby request that the City of Gunnison approve the annexation of the area proposed to be annexed.

EXECUTED this _____ day of _____, _____(year).

City of Gunnison
By: _____
Mayor
P.O. Box 239
Gunnison, CO 81230

STATE OF COLORADO)
) ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this _____ day of

_____, 201___, by _____,as _____ of the City of Gunnison.

WITNESS my hand and official seal.

My commission expires _____.

_____
Notary Public

EXECUTED this _____ day of _____, _____(year).

Gunnison County Library District

By: _____
President
307 N. Wisconsin
Gunnison, CO 81230

STATE OF COLORADO)
) ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this _____ day of

_____, 201___, by _____,as _____ of the Gunnison County Library District.

WITNESS my hand and official seal.

My commission expires _____.

_____
Notary Public

Legal Description

VanTuyl Ranch Annexation to the City of Gunnison
Within S1/2SE1/4SE1/4 Section 23
S1/2SW1/4SW1/4 Section 25
NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 Section 26
NW1/4NE1/4, NE1/4NW1/4 Section 35
Township 50 North, Range 1 West, N.M.P.M.
Gunnison County, Colorado

Tract A

A parcel of land within S1/2SE1/4SE1/4 of Section 23, S1/2SW1/4SW1/4 of Section 25, and NE1/4, SE1/4, E1/2SW1/4, and E1/2NW1/4 of Section 26, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 26, as marked by a brass cap stamped "LS 5112" set in concrete, this being the POINT OF BEGINNING of the herein described parcel; thence the following courses around said parcel:

1. North 89°45'46" West 609.27 feet along the south boundary of said Section 26 to 6h4 southeast corner of The United States of America property, Parcel WAU-MIT-6A, as described by deed recorded in Book 714 at page 803 in the records of Gunnison County;

2. North 00°50'01" West 660.00 feet along the east boundary of said property to the northeast corner of said property (this leg being previously recorded as North 00°48'18" West);

3. North 89°45'46" West 660.00 feet along the north boundary of said property; (this leg being previously recorded as North 89°44'03" West);

4. South 00°50'01" East 625.00 feet along said boundary (this leg being previously recorded as South 00°48'18" East);

5. South 44°42'07" West 49.03 feet along said boundary to the south line of said Section 25 (this leg being previously recorded as South 44°43'50" West);

6. North 89°45'46" West 1234.86 feet along said boundary to the south quarter corner of said Section 25 as marked by an aluminum cap monument stamped "LS11250" (this leg being previously recorded as North 89°44'03" West);

7. South 89°04'09" West 1132.90 feet along said boundary to the east boundary of the United States of American property Parcel WAU-MIT-6B, as described by deed recorded in Book 714 at page 803 in said records (this leg being previously recorded as South 89°07'34" West);

8. North 00°15'39" West 137.53 feet along said boundary (this leg being previously recorded as North 00°13'56" West);

9. North 13°48'34" West 640.53 feet along said boundary (this leg being previously recorded as North 13°45'09" West);

10. North 05°47'19" West 391.95 feet along said boundary (this leg being previously recorded as North 05°45'09" West);

11. North 07°16'10" East 173.09 feet along said boundary (this leg being previously recorded as North 07°19'35" East);

12. North 18°14’09” East 273.07 feet along said boundary (this leg being previously recorded as North 18°17’34” East);

13. North 04°36’11” East 162.57 feet along said boundary (this leg being previously recorded as North 04°39’36” East);

14. North 30°37’32” East 48.95 feet along said boundary (this leg being previously recorded as North 30°40’57” East);

15. North 29° 52’15” East 201.21 feet along said boundary (this leg being previously recorded as North 29°55’40” East);

16. North 58°12’00” East 120.87 feet along said boundary (this leg being previously recorded as North 58°15’25” East);

17. North 37°32’07” East 271.09 feet along said boundary (this leg being previously recorded as North 37°35’32” East);

18. North 21°35’07” East 110.48 feet along said boundary (this leg being previously recorded as North 21°38’32” East);

19. North 15°08’12” East 160.77 feet along said boundary (this leg being previously recorded as North 15°11’37” East);

20. North 15°27’15” East 132.88 feet along said boundary (this leg being previously recorded as North 15°30’40” East);

21. North 12°46’26” East 188.55 feet along said boundary (this leg being previously recorded as North 12°49’51” East);

22. North 11°58’39” East 103.38 feet along said boundary (this leg being previously recorded as North 11°55’14” East);

23. North 17°57’05” East 52.70 feet along said boundary (this leg being previously recorded as North 18°00’03” East);

24. North 23°13’42” East 100.51 feet along said boundary (this leg being previously recorded as North 23°17’07” East);

25. North 08°28’14” East 254.64 feet along said boundary (this leg being previously recorded as North 08°31’29: East);

26. North 00°25’40” East 73.86 feet along said boundary (this leg being previously recorded as North 00°29’05” East);

27. North 24°18’08” East 109.55 feet along said boundary (this leg being previously recorded as North 24°21’33” East);

28. North 01°32’24” East 340.21 feet along said boundary (this leg being previously recorded as North 01°35’49” East);

29. North 27°58’16” East 71.16 feet along said boundary (this leg being previously recorded as North 28°01’41” East);

30. North 03°18’54” East 56.53 feet along said boundary (this leg being previously recorded as North 03°22’07” East 57.67 feet) to the south boundary of the NE1/4NW1/4 of said Section 26, also to the

southeast corner of the United States of America property, Parcel WAU-MIT-6C, as described by deed recorded in Book 714 at page 803 in said records;

31. North 03°18’54” East 77.83 feet along the easterly boundary of said Parcel (this leg being previously recorded as North 03°22’07” East);

32. North 30°06’12” East 145.27 feet along said boundary (this leg being previously recorded as North 30°06’12” East);

33. North 62°34’15” East 117.47 feet along said boundary (this leg being previously recorded as 62°36’48” East);

34. South 83°32’50” East 284.85 feet along said boundary (this leg being previously recorded as 83°30’17” East);

35. North 89°13’24” East 298.97 feet along said boundary (this leg being previously recorded as North 89°15’57” East);

36. North 64°31’10” East 201.42 feet along said boundary (this leg being previously recorded as North 64°33’43” East);

37. North 34°42’53” East 201.81 feet along said boundary (this leg being previously recorded as North 34°45’26” East);

38. North 23°55’34” East 174.11 feet along said boundary (this leg being previously recorded as North 23°58’07” East);

39. North 15°15’19” West 264.15 feet along said boundary (this leg being previously recorded as North 15°12’46” East);

40. North 46°21’57” East 91.82 feet along said boundary (this leg being previously recorded as North 46°24’30” East);

41. South 58°42’10” East 254.86 feet along said boundary (this leg being previously recorded as South 58°39’37” East);

42. South 75°22’43” East 293.83 feet along said boundary (this leg being previously recorded as South 75°20’10” East);

43. North 84°33’52” East 395.71 feet along said boundary (this leg being previously recorded as North 84°36’25” East);

44. North 62°22’56” East 201.27 feet along said boundary (this leg being previously recorded as North 62°25’29” East);

45. North 33°35’53” East 565.01 feet along said boundary (this leg being previously recorded as North 33°38’26” East) to the north boundary of said Section 26;

46. North 34°46’30” West 138.31 feet to the centerline of the Gunnison River, also the Terminus of the Boundary Line Agreement described in Book 714 at page 777 in said records;

47. South 66°16’06” East 100.00 feet along said boundary to an existing fence corner;

48. South 6°12’’10” East 70.04 feet along said boundary and along an existing fenceline (this leg being previously recorded as South 66° 16’05” East 67.58 feet);

49. South 70°38’45” East 78.98 feet along said boundary and fenceline;

50. South 81°03’18” East 55.50 feet along said boundary and fenceline (this leg being previously recorded as South 78°17’40” East 54.02 feet);

51. South 84°41’28” East 138.78 feet along said boundary and fenceline (this leg being previously recorded as South 86°23’16” East 139.76 feet);

52. South 68°35’10” East 20.10 feet along said boundary and fenceline (this leg being previously recorded as South 69°47’05” East 21.85 feet);

53. South 39°05’26” East 41.53 feet along said boundary and fenceline (this leg being previously recorded as South 45°48’40” East 38.26 feet);

54. South 02°44’46” East 75.75 feet along said boundary and fenceline (this leg being previously recorded as 05°07’16” East 80.32 feet);

55. South 50°24’27” East 58.12 feet along said boundary and fenceline (this leg being previously recorded as 63.41 feet) to the northeast corner of the Calkins property as described by deed recorded in Book 640 at page 43 in said records;

56. South 58°06’46” West 189.13 feet along the northerly boundary of said property;

57. South 54°55’38” West 61.96 feet along said boundary to an existing fence corner, being the northwest corner of said property as called for in said deed;

58. South 03°44’09” East 85.13 feet along the westerly boundary of said property;

59. South 12°57’53” East 42.18 feet along said boundary;

60. South 02°47’21” East 233.77 feet along said boundary;

61. South 12°39’31” East 63.47 feet along said boundary to the southwest corner of said property;

62. South 08°20’26” East 27.37 feet along said Boundary Line Agreement described in Book 714 at page 777 (this leg being previously recorded as South 05°58’53” East 27.38 feet);

63. South 02°04’02” East 582.39 feet along said east boundary and an existing fenceline (this leg being previously recorded as 581.91 feet) to the south boundary of the NE1/4NE1/4 of said Section 26;;

64. South 89°15’34” West 319.13 feet along said south boundary to the northwest corner of the E1/2SE1/4NE1/4 of said Section 26;

65. South 00°32’34” East 1321.34 feet along the west boundary of said E1/2SE1/4NE1/4 to the southwest corner of said E1/2SE1/4NE1/4;

66. North 89°22’25” East 648.90 feet along the south boundary of said E1/2SE1/4NE1/4 to the east boundary of said Section 26;

67. South 00°13’56” East 2644.61 feet along said east boundary to the POINT OF BEGINNING.

Tract B (Includes Gunnison County Library District property – Reception No. 588016)

A parcel of land within the NW1/4NE1/4 and the NE1/4NW1/4 of Section 35, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 35, as marked by a brass cap stamped "LS 5112" set in concrete, thence South 45°02'01" West 1875.97 feet to a point on the intersection of westerly boundary of the Palisade Addition to the City of Gunnison, according to the plat thereof, filed at Reception No. 231640 in the records of Gunnison County, with the south boundary of said NW1/4NE1/4 of Section 35, this point also being the southeast corner of the Board of County Commissioners of the County of Gunnison, Colorado property as described by deed recorded at Reception No. 572456 in said records, this being the POINT OF BEGINNING of the herein described parcel; thence the following courses around said parcel:

1. North 89°51'32" West 1234.59 feet along said south boundary to the southwest corner of said NW1/4NE1/4, this point also being the southeast corner of that property described by deed recorded in Book 288 at page 522 of said records;

2. North 00°58'42" East 794.40 feet along the east boundary of said NE1/4NW1/4, and the east boundary of said property to the northeast corner of said property (this leg being previously recorded as North 794.4 feet);

3. North 89°01'18" West 206.00 feet along the north boundary of said property to the northwest corner of said property (this leg being previously recorded as West 206.00 feet);

4. South 00°58'42" West 634.40 feet along the west boundary of said property (this leg being previously recorded as South 634.4 feet);

5. North 89°01'18" West 70.00 feet along said boundary (this leg being previously recorded as West 70.0 feet);

6. South 00°58'42" West 167.22 feet along said boundary to the south boundary of said NE1/4NW1/4 (this leg being previously recorded as South 160.00 feet);

7. South 89°33'10" West 801.24 feet along said boundary to the east boundary of the United States of America property, Parcel WAU-MIT-6B, as described by deed recorded in Book 714 at page 803 in said records;

8. North 00°28'27" West 283.55 feet along said boundary (this leg being previously recorded as North 00°25'02" West 283.47 feet);

9. North 15°22'32" West 181.07 feet along said boundary (this leg being previously recorded as North 15°19'07" West);

10. North 04°48'16" East 276.29 feet along said boundary (this leg being previously recorded as North 04°51'41" East);

11. North 00°37'35" West 438.45 feet along said boundary (this leg being previously recorded as North 00°34'31"

12. North 00°15'39" West 127.24 feet along said boundary to the southwest corner of the United States of America property, Parcel WAU-MIT-6A, as described in said Book 714 at page 803 (this leg being previously recorded as North 00°13'56" West);

13. North 89°04'09" East 1132.93 feet along said boundary to the east boundary of said NE1/4NW 1/4 (this leg being previously recorded as North 89°07'34" East);

14. South 89°45’46” East 1244.04 feet along said boundary to the west boundary of said Palisade Addition (this leg being previously recorded as South 89°44’03” East);

15. South 14°05’00” West 182.13 feet along said boundary;

16. South 00°36’00” East 348.95 feet along said boundary to the northeast corner of said Board of County Commissioners property;

17. South 00°36’00” East 781.10 feet along said boundary to the POINT OF BEGINNING.

EXCEPTING THEREFROM the Starika property as described by deed recorded at Reception No. 488927 in said records.

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SECTION B ANNEXATION MAP

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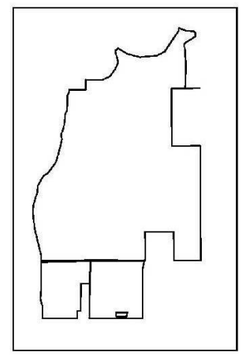
VANTUYL RANCH ANNEXATION TO THE CITY OF GUNNISON
WITHIN S1/2SE1/4SE1/4 SECTION 23,
NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 SECTION 26
NW1/4NE1/4, NE1/4NW1/4 SECTION 35
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

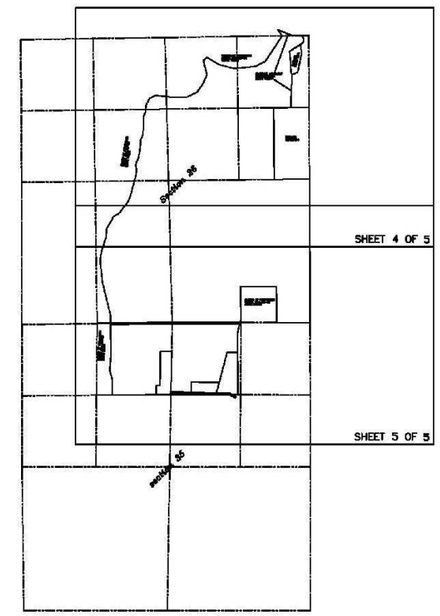
SHEET INDEX

SHEET 2 OF 5 – DEDICATION

SHEET 3 OF 5 – OVERVIEW & CONTROL MAP



VICINITY MAP



SURVEYOR'S CERTIFICATE
I, Timothy E. Pearson, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of the VANTUYL RANCH ANNXATION TO THE CITY OF GUNNISON, COLORADO was made by me or under my supervision and that the survey is accurately represented on this map and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Dated this _____ day of _____, 2011.

_____
Timothy E. Pearson
Colorado L.S. No. 34979

CITY COUNCIL APPROVAL
This map is approved by the City Council of the City of Gunnison, Gunnison County, Colorado, this _____ day of _____, 2011, for filing with the Clerk and Recorder of Gunnison County and for conveyance to the City of the public dedications shown hereon, which are accepted subject to the provision that approval in no way obligates the City of Gunnison, for the financing or constructing of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the City Council.

_____
Mayor

Witness my hand and seal of the City of Gunnison
ATTEST:
_____
City Clerk

ATTORNEY'S OPINION
I, _____, being an attorney-at-law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and/or conveyed and shown upon this plat and title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:

Exceptions:

So sworn this _____ day of _____, 2011.

_____
Attorney at Law

RECORDER'S CERTIFICATE
This map was filed for record in the office of the Clerk and Recorder at _____ o'clock ____ .M., this _____ day of _____, 2011, and is duly recorded at Reception No. _____

_____
Clerk and Recorder
County of Gunnison
State of Colorado

By
_____
Deputy

PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 06-1-5	DATE : 3/2/09 LATEST REVISION DATE : 9/8/11 SHEET 1 OF 5

VANTUYL RANCH ANNEXATION TO THE CITY OF GUNNISON
WITHIN S1/2SE1/4SE1/4 SECTION 23, NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 SECTION 26 NW1/4NE1/4, NE1/4NW1/4 SECTION 35 TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M. GUNNISON COUNTY, COLORADO

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that _____, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, said property being more particularly described as follows:

TRACT A

A parcel of land within S1/2SE1/4SE1/4 of Section 23, S1/2SW1/4SW1/4 of Section 25, and NE1/4, SE1/4, E1/2SW1/4, and E1/2NW1/4 of Section 26, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 26, as marked by a brass cap stamped "LS 5112" set in concrete, this being the POINT OF BEGINNING of the herein described parcel; thence the following courses around said parcel:

1. North 89°45'48" West 809.27 feet along the south boundary of said Section 26 to the southeast corner of The United States of America property, Parcel WAU-MIT-5A, as described by deed recorded in Book 714 at page 803 in the records of Gunnison County;

2. North 00°50'01" West 660.00 feet along the east boundary of said property to the northeast corner of said property (this leg being previously recorded as North 00°46'16" West);

3. North 89°45'48" West 660.00 feet along the north boundary of said property; (this leg being previously recorded as North 89° 44'03" West);

4. South 00°50'01" East 625.00 feet along said boundary (this leg being previously recorded as South 00°48'18" East);

5. South 44°43'07" West 49.03 feet along said boundary to the south line of said Section 25 (this leg being previously recorded as South 44°43'50" West);

6. North 89°45'48" West 1234.88 feet along said boundary to the south quarter corner of said Section 25, as marked by an aluminum cap monument stamped "LS11250" (this leg being previously recorded as North 89°44'03" West);

7. South 89°04'09" West 1132.90 feet along said boundary to the east boundary of the United States of America property, Parcel WAU-MIT-5B, as described by deed recorded in Book 714 at page 803 in said records (this leg being previously recorded as South 89°07'34" West);

8. North 00°15'39" West 137.53 feet along said boundary (this leg being previously recorded as North 00°13'56" West);

9. North 13°48'34" West 840.53 feet along said boundary (this leg being previously recorded as North 13°45'09" West);

10. North 05°47'19" West 391.95 feet along said boundary (this leg being previously recorded as North 05°45'09" West);

11. North 07°16'10" East 173.09 feet along said boundary (this leg being previously recorded as North 07°19'35" East);

12. North 18°14'09" East 273.07 feet along said boundary (this leg being previously recorded as North 18°17'34" East);

13. North 04°36'11" East 162.57 feet along said boundary (this leg being previously recorded as North 04°39'36" East);

14. North 30°37'32" East 48.95 feet along said boundary (this leg being previously recorded as North 30°40'57" East);

15. North 29°52'15" East 201.21 feet along said boundary (this leg being previously recorded as North 29°55'40" East);

16. North 58°12'00" East 120.87 feet along said boundary (this leg being previously recorded as North 58°15'25" East);

17. North 37°32'07" East 271.09 feet along said boundary (this leg being previously recorded as North 37°35'32" East);

18. North 21°35'07" East 110.48 feet along said boundary (this leg being previously recorded as North 21°38'32" East);

19. North 15°08'12" East 180.77 feet along said boundary (this leg being previously recorded as North 15°11'37" East);

20. North 15°27'15" East 132.88 feet along said boundary (this leg being previously recorded as North 15°30'40" East);

21. North 12°46'26" East 188.55 feet along said boundary (this leg being previously recorded as North 12°49'51" East);

22. North 11°58'39" West 103.38 feet along said boundary (this leg being previously recorded as North 11°55'14" East);

23. North 17°57'05" East 52.70 feet along said boundary (this leg being previously recorded as North 18°00'03" East);

24. North 23°13'42" East 100.51 feet along said boundary (this leg being previously recorded as North 23°17'07" East);

25. North 08°28'04" East 254.84 feet along said boundary (this leg being previously recorded as North 08°31'29" East);

26. North 00°25'40" East 73.86 feet along said boundary (this leg being previously recorded as North 00°29'05" East);

27. North 24°18'08" East 109.55 feet along said boundary (this leg being previously recorded as North 24°21'33" East);

28. North 01°32'24" East 340.21 feet along said boundary (this leg being previously recorded as North 01°35'49" East);

29. North 27°58'16" East 71.16 feet along said boundary (this leg being previously recorded as North 28°01'41" East);

30. North 03°18'34" East 58.53 feet along said boundary (this leg being previously recorded as North 03°22'07" East 57.67 feet) to the south boundary of the NE1/4NW1/4 of said Section 26, also to the southeast corner of the United Sates of America property, Parcel WAU-MIT-6C, as described by deed recorded in Book 714 at page 803 in the said records;

31. North 03°18'54" East 77.83 feet along the easterly boundary of said Parcel (this leg being previously recorded as North 03°22'07" East);

32. North 30°06'12" East 145.27 feet along said boundary (this leg being previously recorded as North 30°08'12" East);

33. North 62°34'15" East 117.47 feet along said boundary (this leg being previously recorded as North 62°36'48" East);

34. South 83°32'50" East 284.85 feet along said boundary (this leg being previously recorded as South 83°30'17" East);

35. North 89°13'24" East 298.97 feet along said boundary (this leg being previously recorded as North 89°15'57" East);

36. North 84°31'10" East 201.42 feet along said boundary (this leg being previously recorded as North 84°33'43" East);

37. North 34°42'53" East 201.81 feet along said boundary (this leg being previously recorded as North 34°45'26" East);

38. North 23°55'34" East 174.11 feet along said boundary (this leg being previously recorded as North 23°58'07" East);

39. North 15°15'19" West 284.15 feet along said boundary (this leg being previously recorded as North 15°12'46" East);

40. North 46°21'57" East 91.82 feet along said boundary (this leg being previously recorded as North 46°24'30" East);

41. South 56°42'10" East 254.66 feet along said boundary (this leg being previously recorded as South 56°39'37" East);

42. South 75°22'43" East 293.83 feet along said boundary (this leg being previously recorded as South 75°20'10" East);

43. North 84°33'52" East 395.71 feet along said boundary (this leg being previously recorded as North 84°36'25" East);

44. North 82°22'58" East 201.27 feet along said boundary (this leg being previously recorded as North 82°25'29" East);

45. North 33°38'53" East 568.01feet along said boundary (this leg being previously recorded as North 33°38'26" East) to the north boundary of said Section 26;

46. North 34°46'30" West 138.31 feet to the centerline of the Gunnison River, also the Terminus of the Boundary Line Agreement described in Book 714 at page 777 in said records;

47. South 66°16'06" East 100.00 feet along said boundary to an existing fence corner;

48. South 67°12'10" East 70.04 feet along said boundary and along an existing fenceline (this leg being previously recorded as South 66°16'05" East 67.58 feet);

49. South 70°38'45" East 78.98 feet along said boundary and fenceline;

50. South 81°03'18" East 55.50 feet along said boundary and fenceline (this leg being previously recorded as South 78°17'40" East 54.02 feet);

51. South 84°41'28" East 138.78 feet along said boundary and fenceline (this leg being previously recorded as South 88°23'16" East 139.76 feet);

52. South 88°35'10" East 20.10 feet along said boundary and fenceline (this leg being previously recorded as South 89°47'05" East 21.55 feet);

53. South 39°05'26" East 41.53 feet along said boundary and fenceline (this leg being previously recorded as South 45°48'40" East 38.26 feet);

54. South 02°44'46" East 75.75 feet along said boundary and fenceline (this leg being previously recorded as South 00°07'16" East 80.32 feet);

55. South 60°24'27" West 58.12 feet along said boundary and fenceline (this leg being previously recorded as 63.41 feet) to the northeast corner of the Collins property as described by deed recorded in Book 840 at page 43 in said records;

56. South 58°08'48" West 189.13 feet along the northerly boundary of said property;

57. South 54°55'38" West 61.88 feet along said boundary to an existing fence corner, being the northwest corner of said property as called for in said deed;

58. South 03°44'09" East 55.13 feet along the westerly boundary of said property;

59. South 12°57'53" East 42.15 feet along said boundary;

60. South 02°47'21" East 233.77 feet along said boundary;

61. South 12°39'31" East 63.47 feet along said boundary to the southwest corner of said property;

62. South 08°20'28" East 27.37 feet along said Boundary Line Agreement described in Book 714 at page 777 (this leg being previously recorded as South 05°58'53" East 27.38 feet);

63. South 02°04'02" West 582.39 feet along said boundary and on existing fenceline (this leg being previously recorded as 581.91 feet) to the south boundary of the NE1/4NE1/4 of said Section 26;

64. South 89°15'34" West 319.13 feet along said south boundary to the northwest corner of the E1/2SE1/4NE1/4 of said Section 26;

65. South 00°32'34" East 1321.34 feet along the west boundary of said E1/2SE1/4NE1/4 to the southwest corner of said E1/2SE1/4NE1/4;

66. North 89°22'25" East 648.90 feet along the south boundary of said E1/2SE1/4NE1/4 to the east boundary of said Section 26;

67. South 00°13'56" East 2644.61 feet along said east boundary to the POINT OF BEGINNING.

TRACT B

A parcel of land within the NW1/4NE1/4 and the NE1/4NW1/4 of Section 35, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 35, as marked by a brass cap stamped "LS 5112" set in concrete, thence South 43°02'01" West 1875.97 feet to a point on the intersection of westerly boundary of the Palisade Addition to the City of Gunnison, according to the plat thereof, filed at Reception No. 231640 in the records of Gunnison County, with the south boundary of said NW1/4NE1/4 of Section 35, this point also being the southeast corner of the Board of County Commissioners of the County of Gunnison, Colorado property as described by deed recorded at Reception No. 572458 in said records, this being the POINT OF BEGINNING of the herein described parcel; thence the following courses around said parcel:

1. North 88°51'32" West 1334.59 feet along said south boundary to the southwest corner of said NW1/4NE1/4, this point also being the southeast corner of that property described by deed recorded in Book 288 at page 522 of said records;

2. North 00°56'42" East 794.40 feet along the east boundary of said NE1/4NW1/4, and the east boundary of said property to the northeast corner of said property (this leg being previously recorded as North 794.4 feet);

3. North 88°01'18" West 206.00 feet along the north boundary of said property to the northwest corner of said property (this leg being previously recorded as West 206.0 feet);

4. South 00°56'42" West 634.40 feet along the west boundary of said property (this leg being previously recorded as South 634.4 feet);

5. North 88°01'18" West 70.00 feet along said boundary (this leg being previously recorded as West 70.0 feet);

6. South 00°58'42" West 167.22 feet along said boundary to the south boundary of said NE1/4NW1/4 (this leg being previously recorded as South 160.00 feet);

7. South 89°33'10" West 801.24 feet along said boundary to the east boundary of the United States of America property, Parcel WAU-MIT-8B, as described by deed recorded in Book 714 at page 803 in said records;

8. North 00°26'27" West 283.55 feet along said boundary (this leg being previously recorded as North 00°25'02" West 283.47 feet);

9. North 15°22'32" West 181.07 feet along said boundary (this leg being previously recorded as North 15°19'07" West);

10. North 04°48'16" East 276.29 feet along said boundary (this leg being previously recorded as North 04°51'41" East);

11. North 00°37'35" West 438.45 feet along said boundary (this leg being previously recorded as North 00°34'31" West;

12. North 00°15'39" West 127.24 feet along said boundary to the southwest corner of the United States of America property, Parcel WAU-MIT-5A, as described in said Book 714 at page 803 (this leg being previously recorded as North 00°13'56" West);

13. North 89°04'09" East 1132.93 feet along said boundary to the east boundary of said NE1/4NW1/4 (this leg being previously recorded as North 89°07'34" East);

14. South 89°45'48" East 1244.19 feet along said boundary to the west boundary of said Palisade Addition (this leg being previously recorded as South 89°44'03" East);

15. South 14°05'00" West 182.13 feet along said boundary;

16. South 00°36'00" East 348.95 feet along said boundary to the northeast corner of said Board of County Commissioners property;

17. South 00°36'00" East 781.10 feet along said boundary to the POINT OF BEGINNING.

EXCEPTING THEREFROM the Starika property as described by deed recorded at Reception No. 488927 in said records.

do hereby designate and dedicate: (1) all such rights-of-way and easements shown on the map, other than private easements, to and for public use, except where indicated otherwise on this map; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as Vantuyl Ranch Annexation to the City of Gunnison, Colorado.

_____
Owner

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

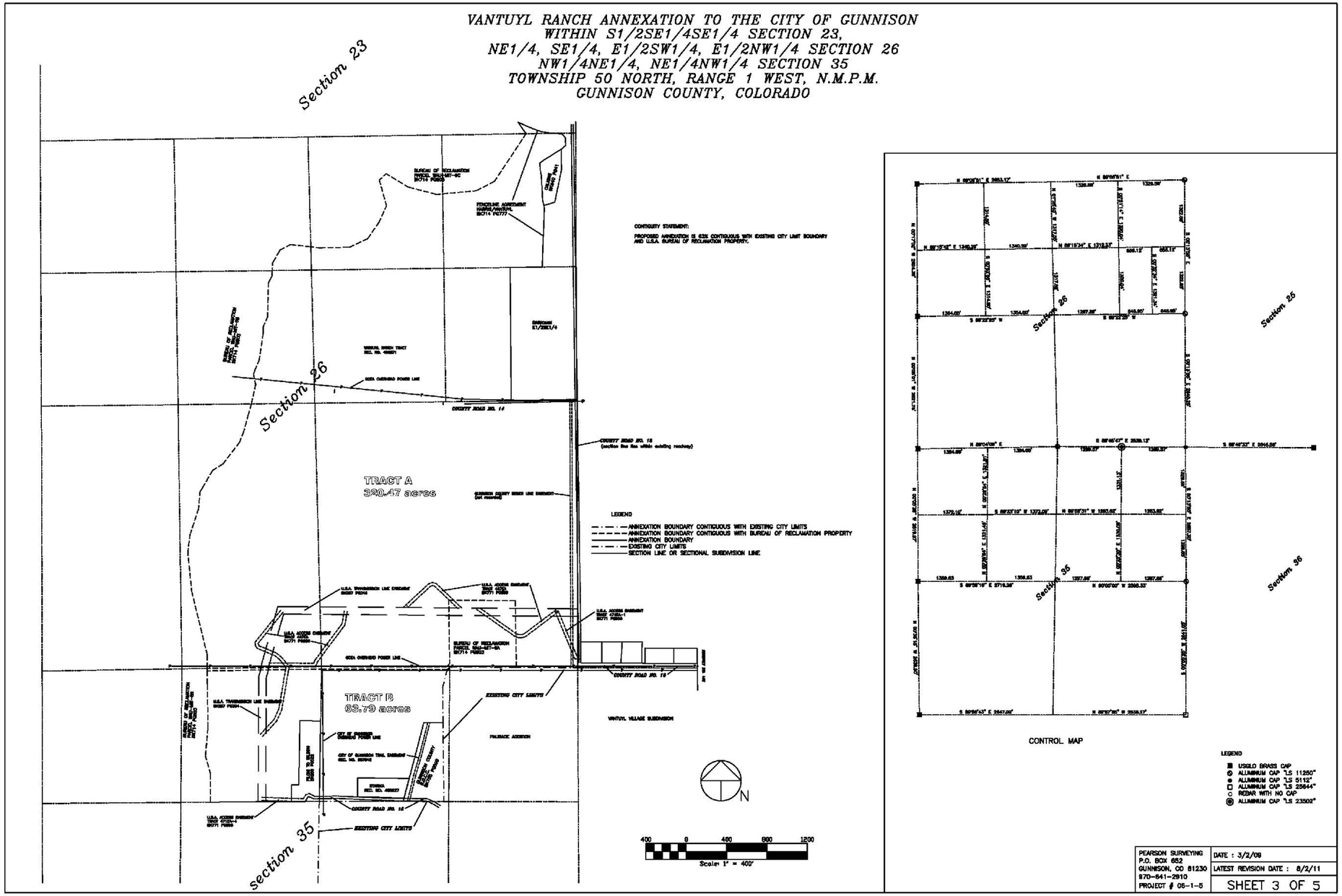
The foregoing instrument was acknowledged before me this ____day of _____, 2008, by _____

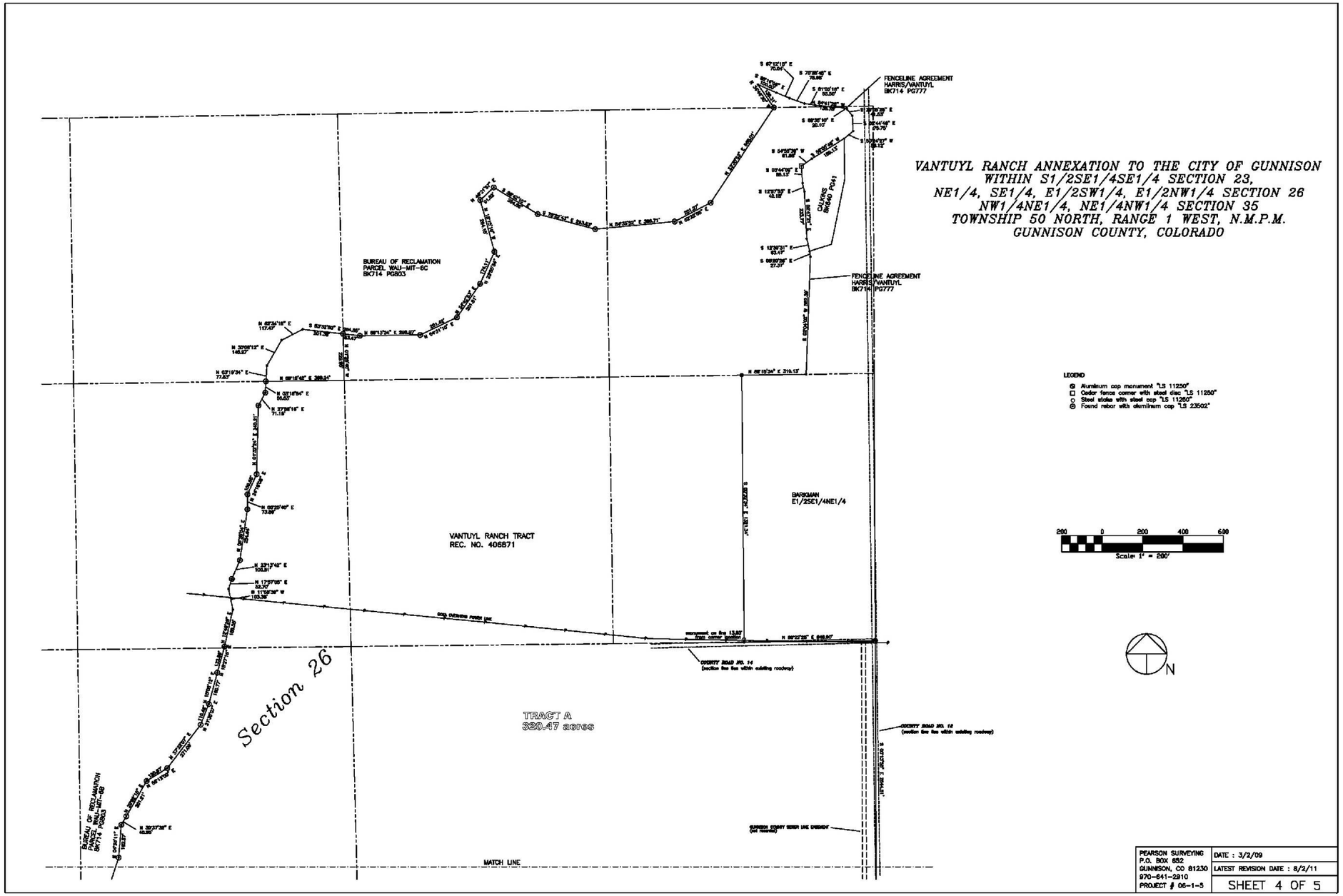
Witness my hand and official seal.

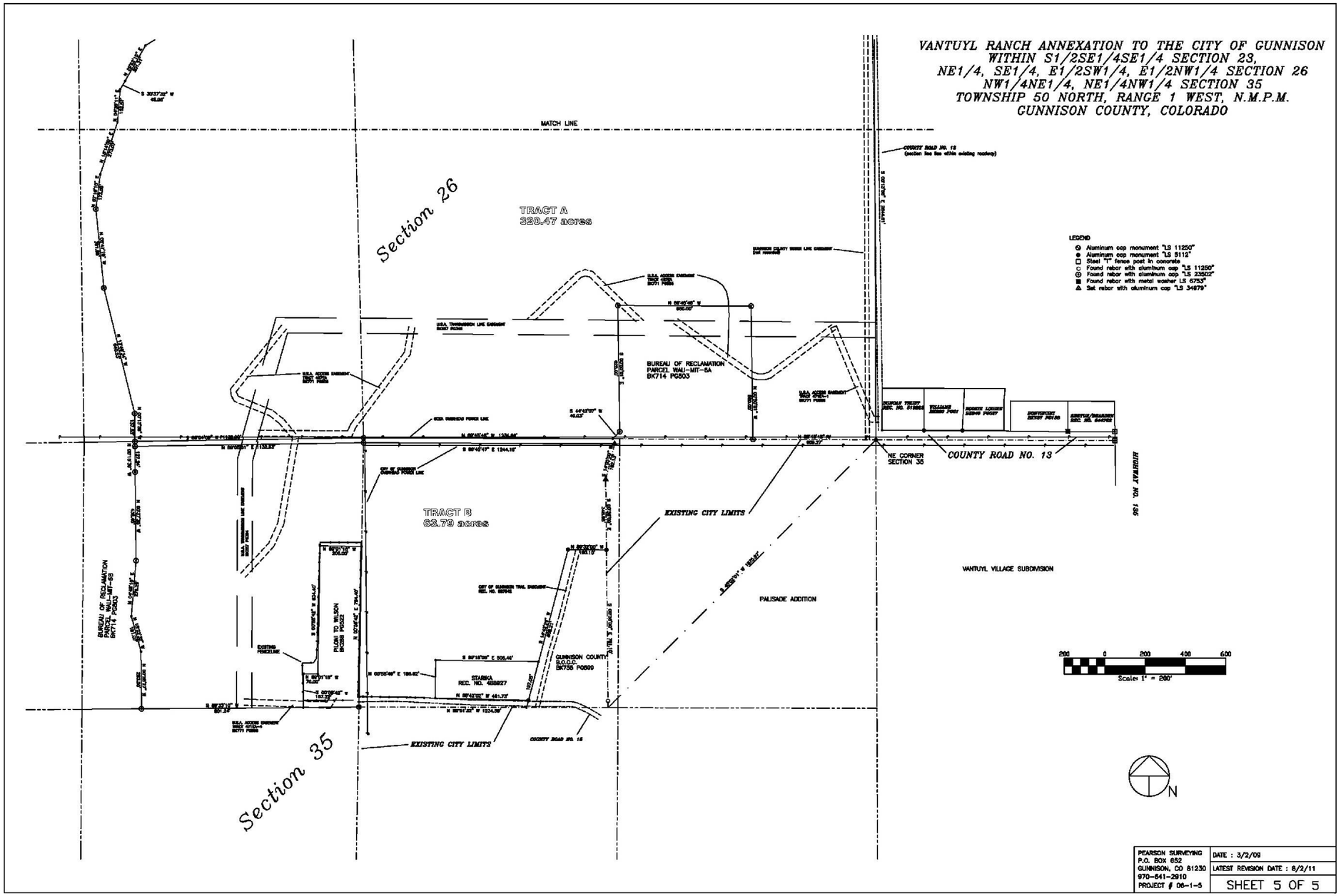
My Commission expires _____

_____
Notary Public

PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 06-1-5	DATE : 3/2/09 LATEST REVISION DATE : 9/8/11 SHEET 2 OF 5


VANTUYL RANCH ANNEXATION TO THE CITY OF GUNNISON
WITHIN S1/2SE1/4SE1/4 SECTION 23,
NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 SECTION 26
NW1/4NE1/4, NE1/4NW1/4 SECTION 35
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO
Section 23
Section 26
section 35
TRACT A
320.47 acres
TRACT B
63.79 acres
CONTIGUITY STATEMENT:
PROPOSED ANNEXATION IS 63% CONTIGUOUS WITH EXISTING CITY LIMIT BOUNDARY AND U.S.A. BUREAU OF RECLAMATION PROPERTY.
LEGEND
ANNEXATION BOUNDARY CONTIGUOUS WITH EXISTING CITY LIMITS
ANNEXATION BOUNDARY CONTIGUOUS WITH BUREAU OF RECLAMATION PROPERTY
ANNEXATION BOUNDARY
EXISTING CITY LIMITS
SECTION LINE OR SECTIONAL SUBDIVISION LINE
COUNTY ROAD NO. 14
EXISTING CITY LIMITS
VANTUYL VILLAGE SUBDIVISION
PALISADE ADDITION
N
400 0 400 800 1200
Scale: 1" = 400'
Section 25
Section 36
CONTROL MAP
LEGEND
USGLO BRASS CAP
ALUMINUM CAP "LS 11250"
ALUMINUM CAP "LS 5112"
ALUMINUM CAP "LS 25644"
REBAR WITH NO CAP
ALUMINUM CAP "LS 23502"
PEARSON SURVEYING
P.O. BOX 652
GUNNISON, CO 81230
970-641-2910
PROJECT # 05-1-5
DATE : 3/2/09
LATEST REVISION DATE : 8/2/11
SHEET 3 OF 5


VANTUYL RANCH ANNEXATION TO THE CITY OF GUNNISON
WITHIN S1/2SE1/4SE1/4 SECTION 23,
NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 SECTION 26
NW1/4NE1/4, NE1/4NW1/4 SECTION 35
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO
FENCELINE AGREEMENT
HARRIS/VANTUYL
BK714 PG777
BUREAU OF RECLAMATION
PARCEL WAU-MIT-6C
BK714 PG803
VANTUYL RANCH TRACT
REC. NO. 406571
BARKMAN
E1/2SE1/4NE1/4
TRACT A
320.47 acres
Section 26
MATCH LINE
LEGEND
Aluminum cap monument "LS 11250"
Cedar fence corner with steel disc "LS 11250"
Steel stake with steel cap "LS 11250"
Found rebar with aluminum cap "LS 23502"
Scale: 1" = 200'
N
PEARSON SURVEYING
P.O. BOX 652
GUNNISON, CO 81230
970-641-2910
PROJECT # 06-1-5
DATE : 3/2/09
LATEST REVISION DATE : 8/2/11
SHEET 4 OF 5


VANTUYL RANCH ANNEXATION TO THE CITY OF GUNNISON
WITHIN S1/2SE1/4SE1/4 SECTION 23,
NE1/4, SE1/4, E1/2SW1/4, E1/2NW1/4 SECTION 26
NW1/4NE1/4, NE1/4NW1/4 SECTION 35
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO
MATCH LINE
Section 26
TRACT A
320.47 acres
TRACT B
63.79 acres
BUREAU OF RECLAMATION
PARCEL WAU-MIT-5A
BK714 PG803
NE CORNER
SECTION 35
COUNTY ROAD NO. 13
HIGHWAY NO. 135
EXISTING CITY LIMITS
VANTUYL VILLAGE SUBDIVISION
PALISADE ADDITION
GUNNISON COUNTY
S.O.C.C.
BK755 PG599
STARKA
REC. NO. 488827
FLOM TO WILSON
BK588 PG622
BUREAU OF RECLAMATION
PARCEL WAU-MIT-6B
BK714 PG803
Section 35
LEGEND
Aluminum cap monument "LS 11250"
Aluminum cap monument "LS 5112"
Steel "T" fence post in concrete
Found rebar with aluminum cap "LS 11250"
Found rebar with aluminum cap "LS 23502"
Found rebar with metal washer LS 6753"
Set rebar with aluminum cap "LS 34879"
200 0 200 400 600
Scale: 1" = 200'
N
PEARSON SURVEYING
P.O. BOX 652
GUNNISON, CO 81230
970-641-2910
PROJECT # 06-1-5
DATE : 3/2/09
LATEST REVISION DATE : 8/2/11
SHEET 5 OF 5

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SECTION C ANNEXATION INFORMATION SHEET

The following information is necessary in order to prepare documents required for the annexation of land into the City of Gunnison. Please provide all information requested for the Annexation packet.

NAME OF ADDITION: VanTuyl Ranch

LEGAL DESCRIPTION: A complete metes and bounds legal description for the entire land area to be annexed is included on the Annexation Petition Map.

ZONING: The PUD Agriculture and Open Space zone district comprises Tracts A and B as depicted and described on the Annexation Map. The PUD Library District is described as Gunnison County Board of County Commissioners (Book 755 Page 599) on the Annexation Map with a complete survey description thereon.

SIZE OF ANNEXATION PARCEL IN ACRES:

Tract A: 320.47 acres

Tract B: 63.79 acres

Library Parcel: 5.32 acres (included in Tract B)

BRIEF DESCRIPTION OF LOCATION OF PROPOSED ANNEXATION:

Northwest of the City boundary and the Palisades Subdivision, West of County Road 13, North of County Road 15

IMPACT REPORT: Unless waived by the *City of Gunnison Three Mile Plan and Urban Growth Boundary* an impact report as provided in §31-12-108.5 CRS, is required. The Board of County Commissioners may waive this requirement. If so, a letter from the Board of County Commissioners is required to be provided with this document.

DISTRICTS: From the following list, indicate which districts the area proposed annexation is located within:

√_____ Gunnison County Library District

√_____ Gunnison RE1J School District

√_____ Gunnison County Fire Protection District

√_____ Upper Gunnison River Water Conservation District

√_____ Gunnison Metropolitan Recreation District

_____ Any other Districts: (list)

ANNEXATION AGREEMENT: The petitioners and the City may enter into an Annexation Agreement prior to the effective date of this annexation, which agreement shall constitute additional conditions as effectively as if set forth in the Petition for Annexation.

LIST NAMES OF **CORPORATE** OWNERS, THEIR ADDRESSES, AND NAMES OF PERSONS WHO WILL BE SIGNING THE PETITION FOR ANNEXATION (Attach additional sheets if needed):

A. **Corporation Name:**
City of Gunnison

Address:
P.O. Box 239
Gunnison, CO 81230

Person Signing and Title:
Mr. Jonathan Houck, Mayor

Person Attesting and Title:
_____

B. **Corporation Name:**
Gunnison County Library District

Address:
307 N. Wisconsin
Gunnison, CO 81230

Person Signing and Title:
Mr. Larry Meredith, Board President

Person Attesting and Title:
_____

VESTED PROPERTY RIGHTS: State whether any "vested rights" have been created by previous approval(s) by Gunnison County pursuant to §24-68-103, CRS, that petitioner(s) will not waive as a condition of annexation, and if so, describe in detail, on a separate sheet, the nature of such vested rights.

No vested property rights are being proposed as part of this Annexation Petition.

SECTION D LAND USE MASTER PLAN

1.0 INTRODUCTION

This *Land Use Master Plan* has been developed, in accordance with the City of Gunnison *Annexation Policies*, adopted by Resolution 15, Series 2007, for the purpose of annexing the VanTuyl Ranch property, as well as an adjacent parcel owned by the Gunnison County Library Board. The VanTuyl Ranch ("Ranch"), which is owned by the City, consists of two tracts (Tracts A (320.47 acres) and Tract B (63.79 acres) totaling 390.62 acres. The tract owned by Gunnison County Library Board, known as the "Library Site" is 5.32 acres and is contained in Tract B on the Annexation Map.

In August 2010 the Gunnison City Council adopted the *VanTuyl Ranch Management Plan ("Plan")*, which was incorporated as a sub-area plan to the *City of Gunnison Master Plan*. The contents of this *Annexation Land Use Master Plan* and environmental impact report were derived from the *VanTuyl Ranch Management Plan*. While this *Land Use Master Plan* is considered satisfactory for this annexation petition submittal, the *VanTuyl Ranch Management Plan* (August 2010) constitutes a documentation of all related policies to be applied to the City-owned ranch, and is therefore incorporated by reference into this annexation petition submittal.

The VanTuyl Ranch was purchased by the City in 1992. Acquisition of the Ranch was achieved through agreements with the Bureau of Reclamation, the Colorado Division of Parks and Wildlife and the Trust for Public Lands. The river corridor, running along the western boundary of the Ranch was purchased by the Bureau of Reclamation and was then conveyed to the Colorado Division of Parks and Wildlife (CDPW) by a quit claim deed. The remainder of the Ranch was purchased by the City of Gunnison. The Trust for Public Lands served as an interim property owner to ensure that the Federal and City acquisitions were accomplished.

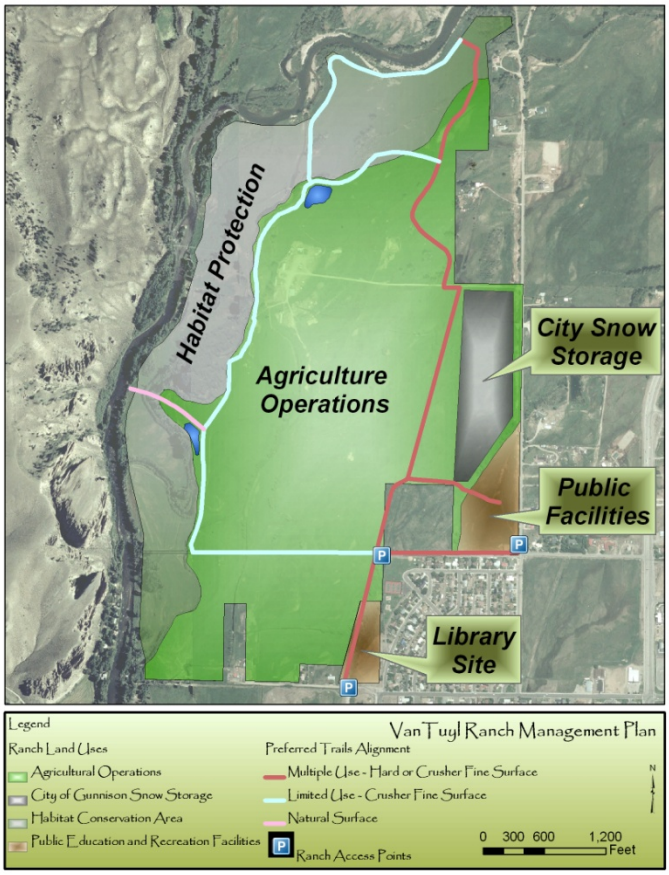

FIGURE 1 PROPOSED LAND USES WITHIN THE PROPERTY TO BE ANNEXED

Based on the directives of the *VanTuyl Ranch Management Plan*, Ranch uses will be limited to habitat protection, passive recreation activity, public education facilities, agriculture production and snow storage. These uses complement the underlying need to protect the alluvial aquifer which is

the City's domestic water source. The Library Site improvements will follow specific development standards that ensure its use will be in accordance with this proposed public institutional activity.

2.0 ENVIRONMENT AND RESOURCES

2.0.1 ENVIRONMENTAL SUITABILITY ANALYSIS

As stated in the introduction, this master plan report is based on the *VanTuyl Ranch Management Plan*, which embodies a significant amount of data. An environmental suitability analysis incorporating relevant information and data from the *Plan* is included as Appendix A of this document.

2.0.2 RESOURCE MANAGEMENT

The unique natural systems found on the Ranch have very complex interrelations. Potential development impacts include erosion potential, reduction of agricultural area and habitat, and impact to surface and water quality. The degree of impact is dependent upon the approved land use plan and the degree of development intensity permitted in conjunction with the annexation approval. However, as discussed in the Mitigation Program, the proposed development plan is passive in nature and restricted by specific development controls.

The focus of the proposed development plan and policies is a balanced interdisciplinary approach for the sustainable management of the site's natural resources. The following is a summary of resource management objectives and proposed actions set forth in the *VanTuyl Management Plan.*

A. Erosion Control and Stormwater Management. Erosion control standards are being proposed as part of the PUD zoning plan. These standards require that construction activity will be regulated through an Erosion Control and Storm Water Management Plan.

B. Water Resource Management. Water resources are of paramount importance and the *Management Plan* contains a significant amount of subject matter regarding this resource. The following objectives have been defined to direct water resource management decisions.

1. Protection of the city's water source will be implemented through specific management and operation directions within the Ranch boundary and by applying regional watershed management policies directed at protecting the quality and quantity of water resources.

2. Existing and future water rights will be protected and put to beneficial use.

3. Irrigation water will be applied to the Ranch early in the season and the related facilities will be maintained in good working condition.

4. Wellhead protection buffers will be established and maintained.

5. The river channel and floodplain will be protected to help reduce the potential for downstream flooding.

6. Recreation facilities and ranching operations will utilized best management practices to reduce stormwater runoff and minimize erosion.

C. **Water Quality Management.** Land use controls, environmental regulations and construction standards are used to protect all water sources from potential contamination. These measures control activities that use dangerous substances or impact vegetation, soil, air or water. Examples of management measures to be used on the Ranch include:

1. control and monitoring the use of pesticides, herbicides, and fertilizers and exploring the possibility of organic applications;

2. control and monitoring the use and storage of hazardous materials;

3. establishment and regulation of wellhead protection buffers and land uses within those buffers;

4. minimizing general land disturbances; and

5. avoidance of impacts to environmentally sensitive areas.

D. **Habitat Management.** The 106 acre Habitat Protection Land Use Area, which is delineated by Wilson Creek on the majority of the Ranch, will be maintained as natural open space and may accommodate agriculture use under managed conditions. A wetland banking area is being considered in the Habitat Protection Land Use Area to enhance riparian habitat. Potential improvements on Wilson Creek will be directed toward fluvial system enhancement and improving riparian habitat.

The following objectives are outlined in the *VanTuyl Ranch Management Plan* to protect the habitat:

1. Trails and other public use facilities will be specifically designed to minimize impacts and fragmentation of wildlife habitat in the Habitat Protection Land Use Area.

2. Agricultural uses in the Habitat Protection Land Use Area are considered subordinate to maintaining riparian habitat.

3. In order to maintain these objectives and protect general wildlife habitat, the following guidelines on the Ranch will be followed:

   a. Trails and other recreation facilities will be located away from high-quality habitat areas, while also providing users with reasonable and enjoyable opportunities to view the river and learn about riparian habitat.

   b. Concentrated human use will be avoided and seasonal closures of areas in close proximity to existing or future raptor nests will be considered.

   c. Social trails and unauthorized recreation within the Habitat Protection Land Use Area will be monitored and managed.

d. Timing restrictions will be imposed on construction activities to minimize wildlife impacts.

e. Winter recreation will be discouraged in areas that are important for wildlife.

f. In the Agriculture Operations and Public Facilities Land Use Areas, wildlife conflicts and interactions will be managed and balanced with other management priorities.

E. Agricultural Operation Management. An Agriculture Conservation Plan will be established by the Ranch lessee and the Natural Resources Conservation Service as a requirement of the Ranch lease agreement and will be subject to approval by the City Manager. The Conservation Plan will define agriculture-specific practices for each field unit of the Agriculture Land Use Area including grazing rotations, appropriate use of fertilizers, irrigation practices, and crop harvesting, among others.

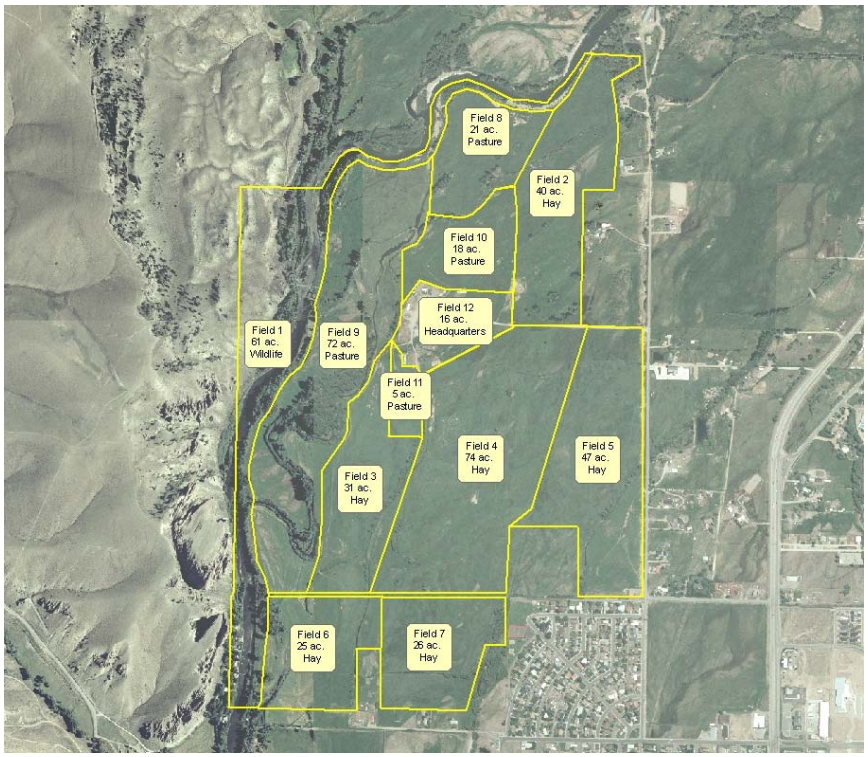

FIGURE 2 RANCH PASTURE MAP

Agriculture lease agreement documents will define the responsibilities for the operator to ensure irrigation water is put to beneficial use. The best management scheme is to rotate irrigation water to allow for proper drying and wetting periods that maintain intended plant communities. A Nutrient Management Plan will be implemented to limit nutrient and chemical-laden tailwaters from entering the watershed.

F. Pest Management. Mapping the concentration areas of noxious weeds is an ongoing component of the monitoring program required by the *Plan*. Pests will be addressed through an Integrated Pest Management Strategy using biological, mechanical, cultural and chemical methods. Use of weed-free seeds and transplants, cleaning of harvesting

equipment between fields, and following an Integrated Pest Management Strategy to avoid stress and disease will be utilized. The following pest management objectives will be followed for Ranch management.

1. Introduced native species shall be on an approved list according to the Gunnison County Weed District or the CSU Extension.

2. Introducing non-native plant species may be permitted with explicit reasons associated with restoration and in conjunction with a recommendation by the NRCS and Colorado State Forest Service.

3. To the maximum extent feasible, existing herbaceous and woody cover on sites will be maintained and removal of native vegetation will be minimized.

4. Disturbed areas will be revegetated with appropriate native plant species.

5. Introduced animal species shall be approved by the CDPW for specific, beneficial management purposes.

G. Recreation Management. Passive recreation uses, including hiking, biking, skiing and fishing, will allow the community to enjoy the open space resources available on the Ranch and the adjacent Gunnison River corridor. These activities will promote physical fitness and the opportunity for users to experience a tranquil natural environment**.** The *VanTuyl Ranch Management Plan* provides detailed directives for trail design and construction, facility improvements, and public activity functions. Recreation Management will be directed by the following objectives.

1. River access will be developed in a manner that minimizes detrimental impacts.

2. River access points and facilities will be developed in appropriate areas to serve anglers, boaters, and other appropriate users.

3. The benefits and constraints of a land exchange of the 10-acre site adjacent to CharMar Park owned by the CDPW will be explored. This site would allow for the extension of additional urban park facilities.

4. Recreation will be integrated so that it is compatible with other uses of the Ranch.

5. The City will manage recreational uses along the river corridor in cooperation with the CDPW.

6. Facility locations and different land uses will be identified that protect vistas, separate conflicting uses, protect habitat and provide easy and functional access.

7. Development standards will be established and applied to future land uses within the Ranch.

H. Administrative Management. The *VanTuyl Ranch Management Plan* provides in-depth direction for administrative management. A menu of administration management directives, ranging from dog control to protection of water rights are addressed in the

Plan. When management conflicts arise the priority is to:

1. protect surface and ground water resources;
2. conserve and enhance riparian habitat;
3. provide opportunities for passive recreation; and
4. maintain agricultural production.

3.0 PLANNING PARAMETERS

3.0.1 SURROUNDING LAND USES

A. City Land Uses. The Palisades, a single family residential subdivision, is adjacent to the Ranch on the southeast boundary. The Char-Mar Park is located in the northwest corner of the subdivision, adjacent to the Ranch. The VanTuyl Village subdivision is adjacent to the southeast corner of the Ranch and includes single family, duplex and multi-family residential and commercial uses. The Community School (Grades 1–8), the High School and single family residential uses are located to the south of the Ranch.

Access to the Ranch is obtained through Char-Mar Park and north of the Community School. Mapping data indicates there are 343 residential units within the City limits that are 2,000 feet from an access point which is considered to be an optimum limit for non-motorized access.

B. Adjacent County Land Uses. Unincorporated Gunnison County surrounds the Ranch to the west, north and east. The unincorporated portion of the County is not zoned, which hampers prediction for future use type and intensity. Lands to the north and west of Tract A are either federal land or private property used for agriculture. To the east is Slaughterhouse Road which serves as access to rural single family residences and agricultural parcels. A portion of Slaughterhouse Road (County Road 13), from the existing city boundary to the ranch driveway was not included in the annexation due to a survey conflict between the property line and the road.

Across the river from the western boundary of the Ranch is Federal land managed by the Bureau of Land Management (BLM). The Ranch could provide direct access to these Federal lands as proposed by Gunnison Trails, and supported by the City during the scoping of the *Gunnison National Forest Travel Management Plan* (2010).

The Palisades Retreat Club, a private fishing club, owns approximately 80 acres across the Gunnison River from the Ranch and south of the BLM parcel. The club has approximately 10 fishing cabins owned by eight families who are present on a seasonal basis.

C. Existing Ranch Uses. The Ranch Headquarters and related agricultural outbuilding are located in the central portion of the Ranch and are accessed from the ranch driveway (County Road 14) that intersects Slaughter House Road (County Road 13). Headquarter facilities include one single family dwelling, several barns, animal

stalls and other out-buildings. Presently, the City leases the Ranch to Parker Pastures, who produces a variety of food, poultry, and dairy and beef products.

The adjacent river corridor is owned and managed by the Colorado Division of Parks and Wildlife (CDPW). The CDPW allows public fishing access to 1.5 miles of Class I trout fishery from the existing trailhead located at Char-Mar Park. A 20-foot wide public access tract trending from the Char-Mar Park to the river channel is also owned by the CDPW. The fishing access path is unimproved and requires bushwhacking to gain river access. The CDPW also holds title to a 10-acre land tract directly north of the Palisades subdivision. This 10-acre tract is periodically used for horse pasture. This public access tract is located along the path of an existing overhead power line, and bisects the Ranch property between Tracts A and B.

The existing recreational trail extends through Parcel B following the northwest boundary of the future Library site.

3.0.2 Proposed Land Use Plan

Several factors of mutual interest have drawn the Library Board and the City together in the submittal of this annexation petition. The Library site is contiguous to the Ranch on two sides. The proposed Library site and the Community School are anchor facilities that provide an opportunity to develop an easily accessible trail-head entrance into the Ranch property. The Ranch has enormous opportunity for agricultural production, outdoor education, habitat protection and recreational functions that will blend with the school and library operations.

Land uses proposed in conjunction with this annexation focus on providing community amenities. While the Library site will be developed with a permanent facility, the majority of the Ranch will remain in agricultural production and provide recreation amenities. The proposed land uses and trails are shown in Figure 3.

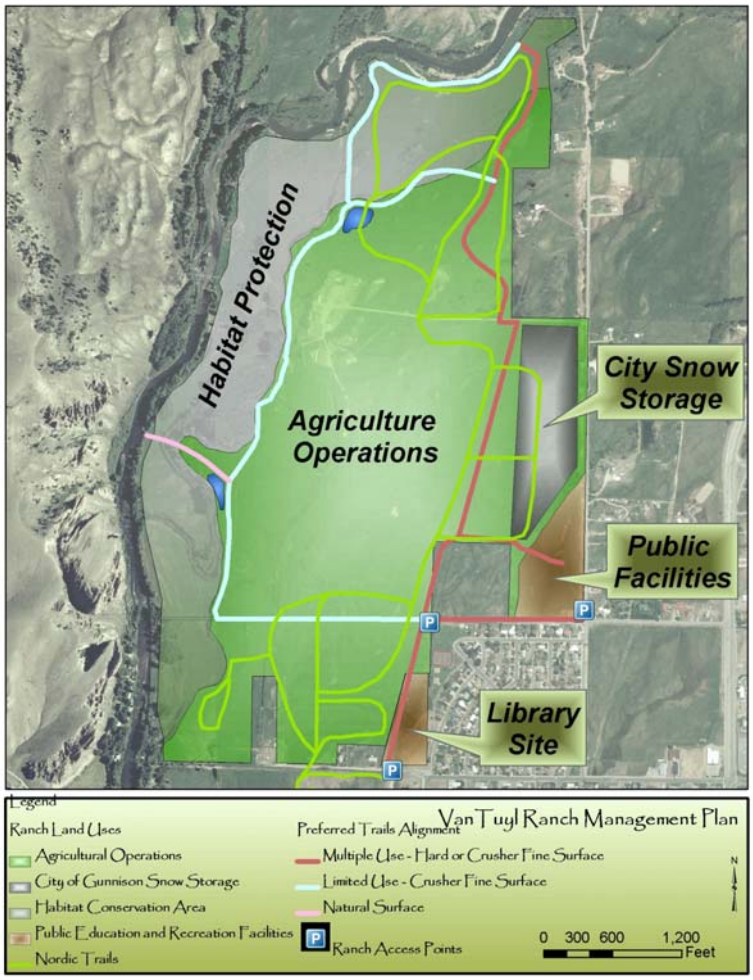

Figure 3 Future Ranch Land Uses

New public facilities will be located at the southeast corner of the Ranch

at the intersection of Vulcan Street and County Road 13. Amenities to be included are noted in the conceptual drawing of the Permanent Facilities (Figure 5). Just north of the public facilities will be an 18.9 acre site to be used for City Snow Storage in the winter and agriculture operations the remainder of the year.

As noted by the Concept Site Plan for the Library (Figure 4), the library building mass is orientated for trail integration. Open areas surrounding the building frame the trail alignment.

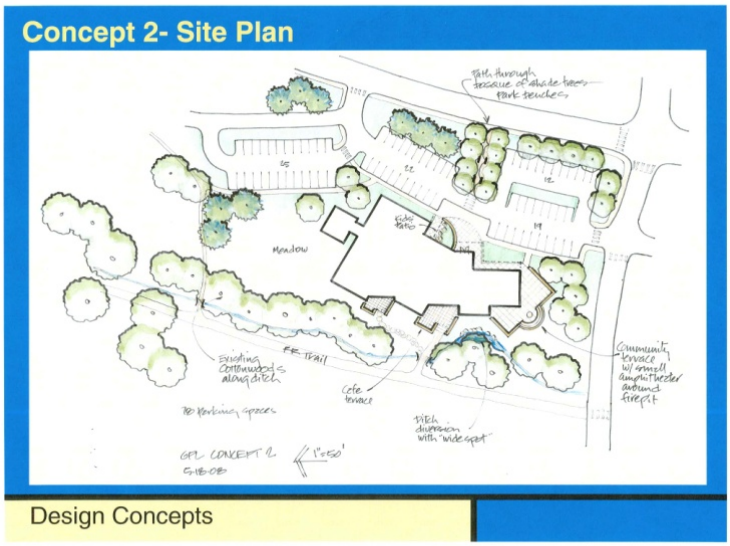

FIGURE 4 CONCEPTUAL LIBRARY SITE PLAN

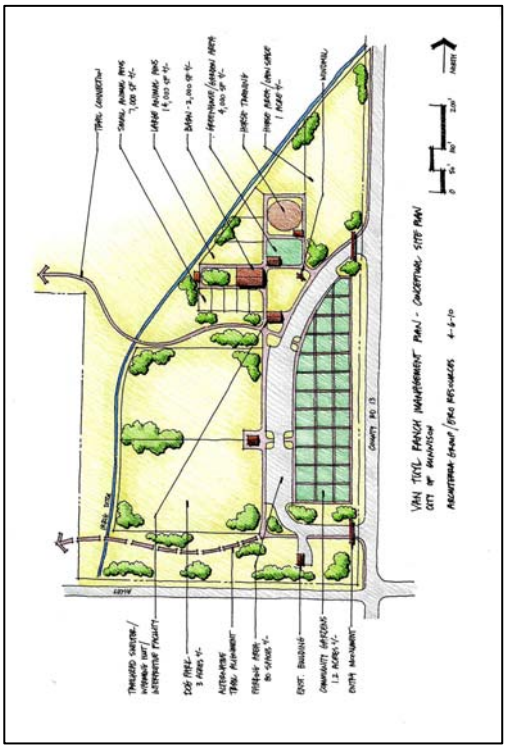

FIGURE 5 PROPOSED PERMANENT FACILITIES

SITE PLAN MAPS

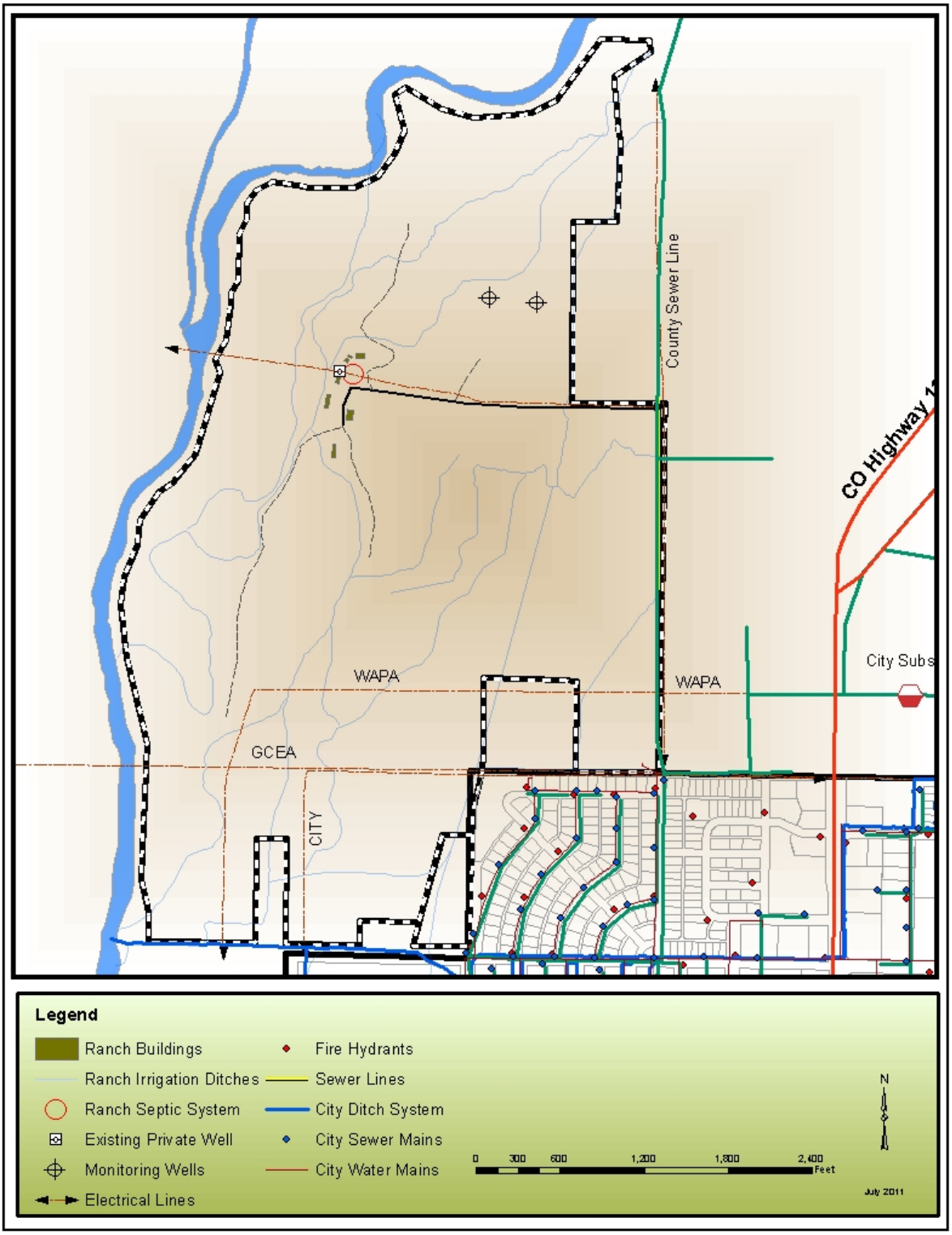

FIGURE 6 INFRASTRUCTURE OF THE RANCH AND ADJACENT AREA

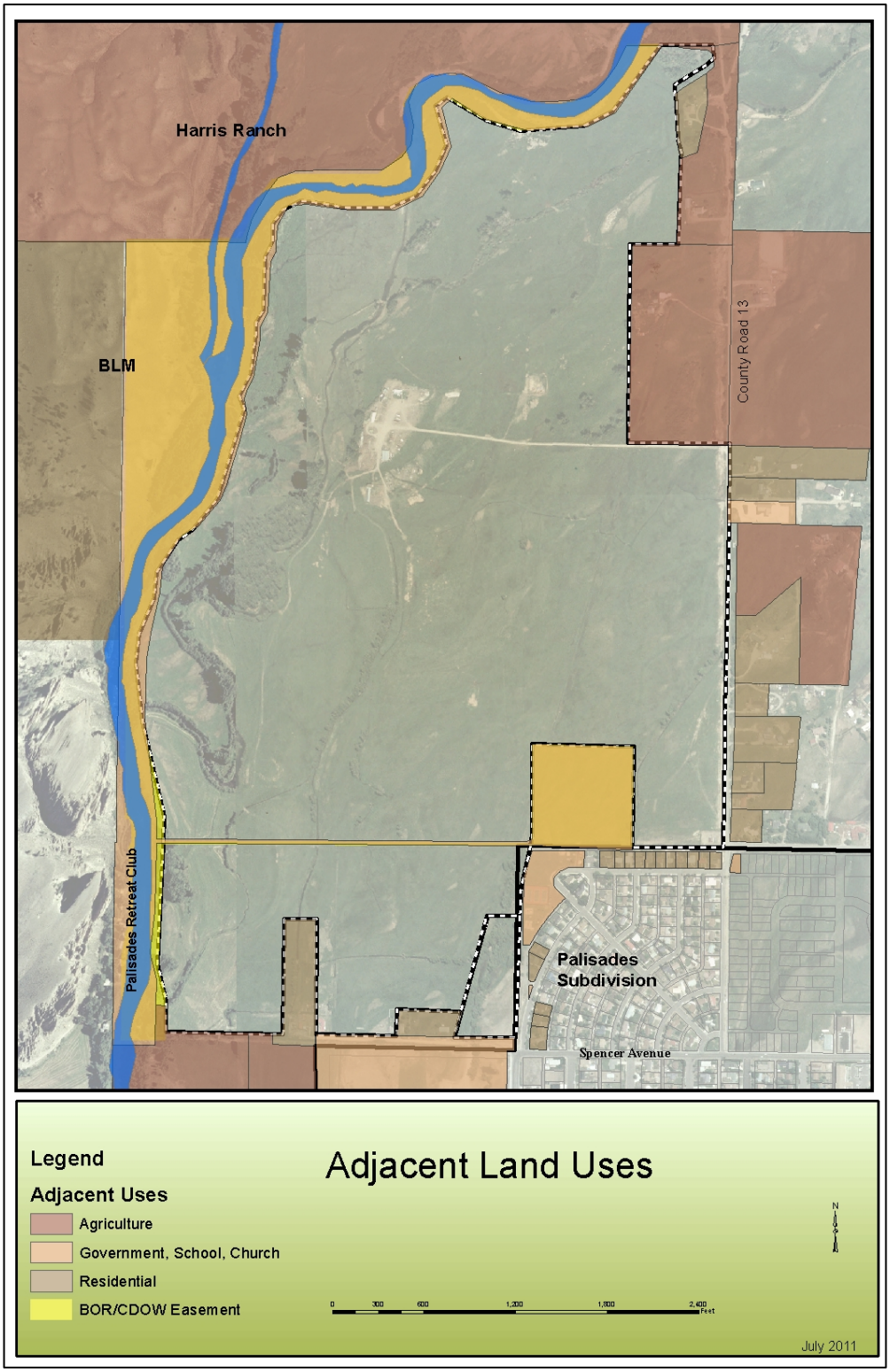

FIGURE 7 ADJACENT LAND USES

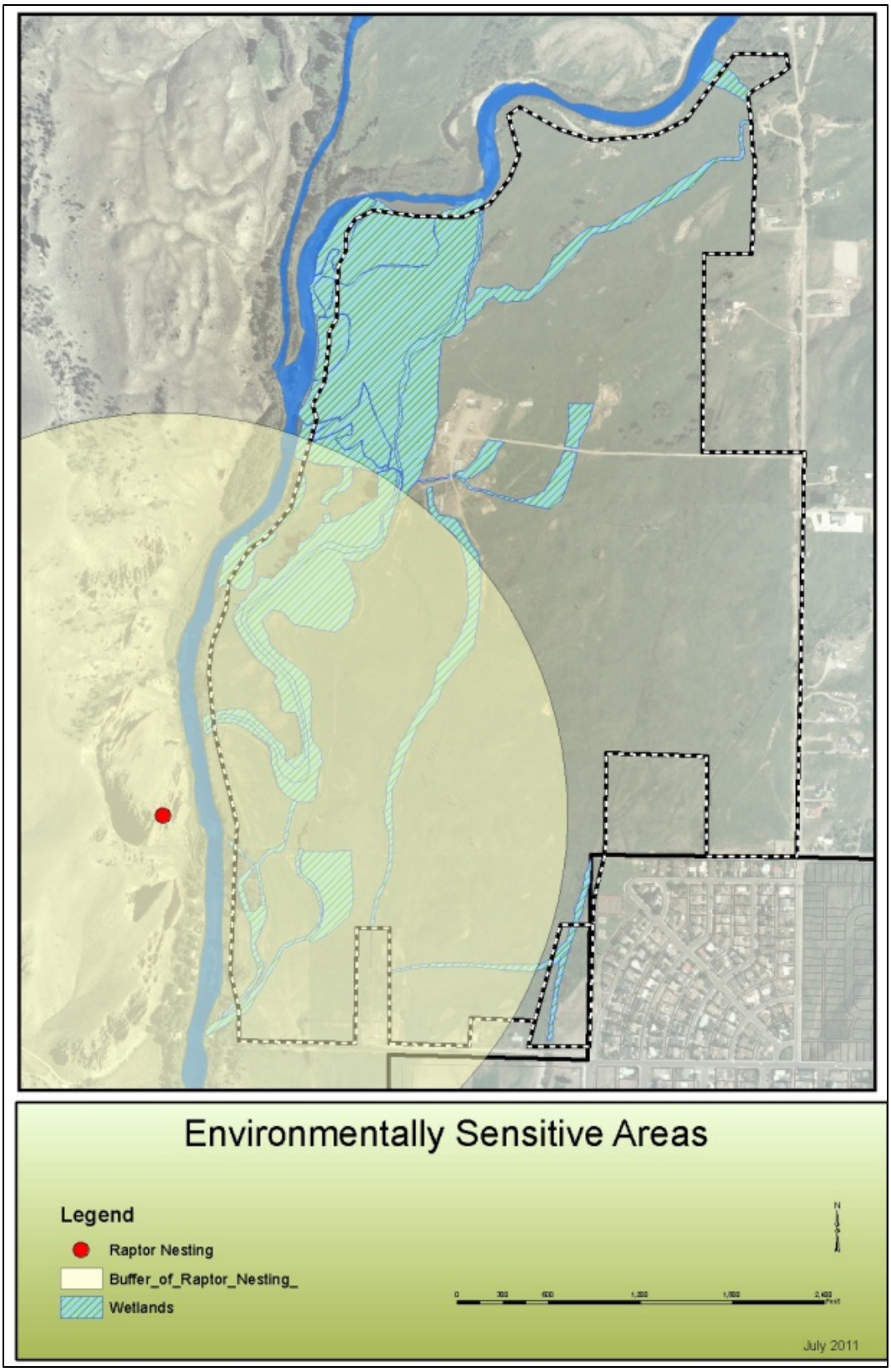

FIGURE 8 ENVIRONMENTALLY SENSITIVE AREAS

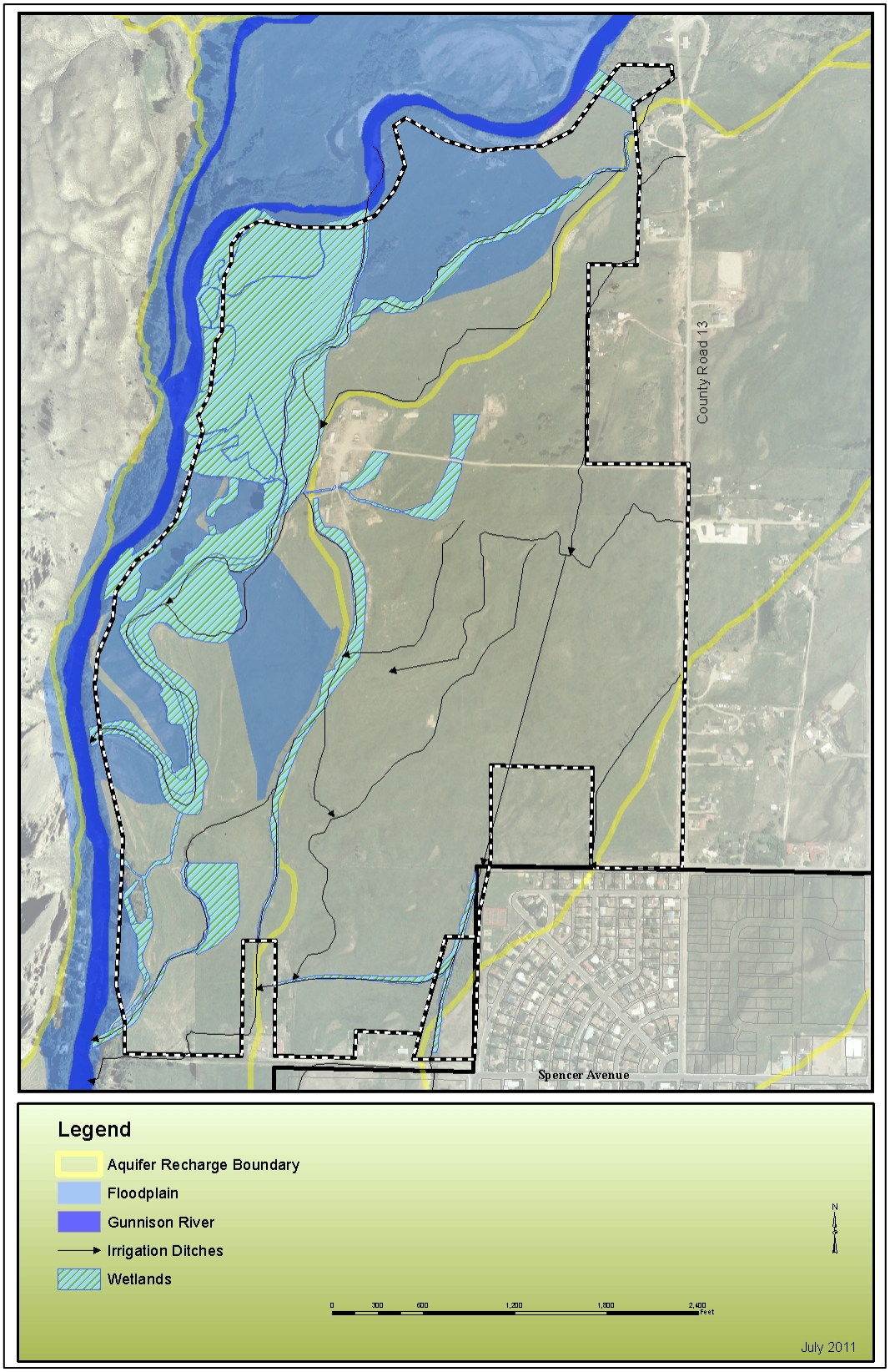

FIGURE 9 SURFACE WATER AND WETLANDS

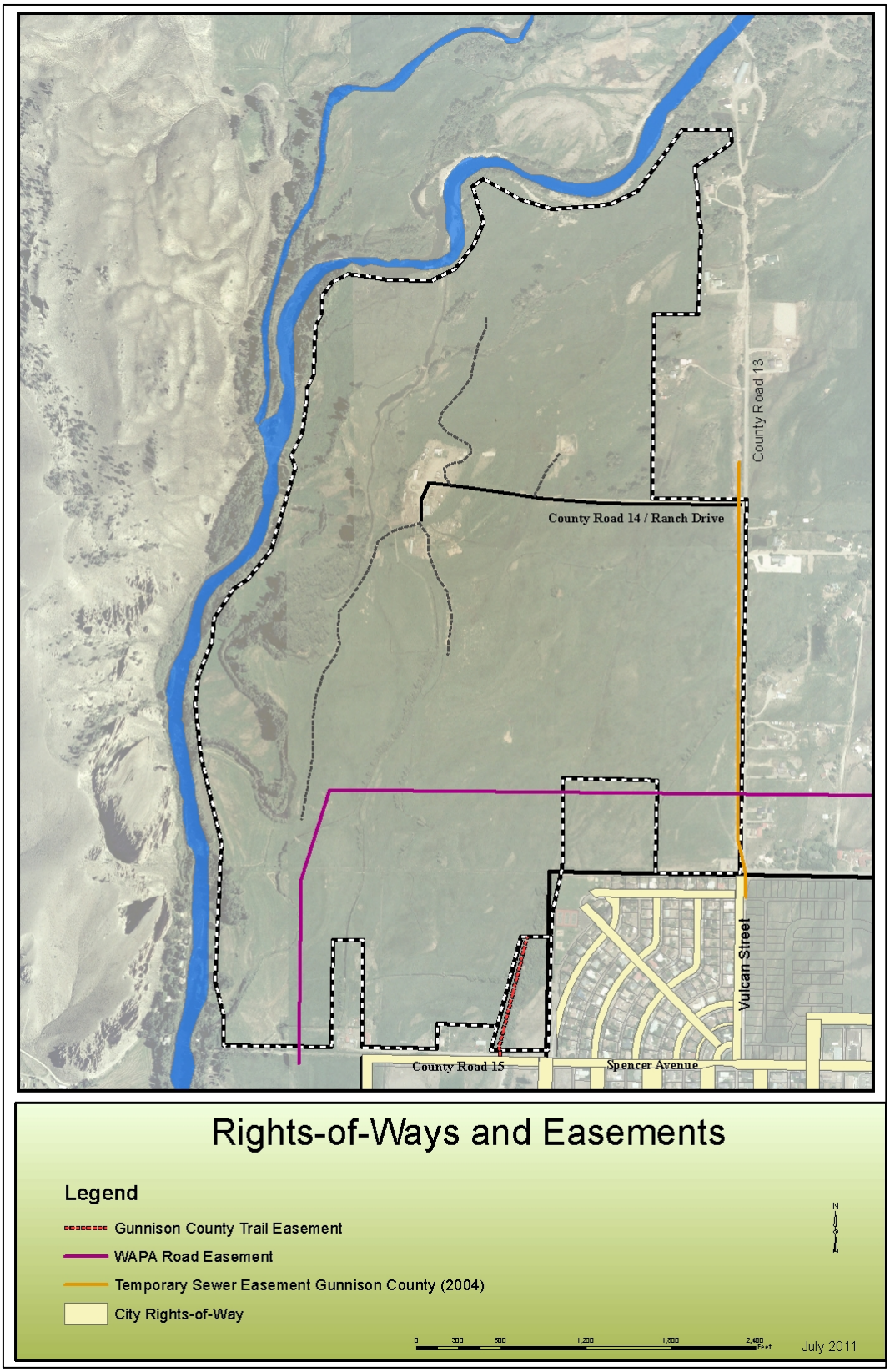

FIGURE 10 LOCATION OF RECORDED EASEMENTS

4.0 ZONING AND DEVELOPMENT STANDARDS

4.0.1 INTRODUCTION

Future land uses in the annexation territory are contemplated to be very specific and will include the development of a new library facility and management of the ranch land following the directives of the *VanTuyl Ranch Management Plan*. A Planned Unit Development (PUD) will be utilized for managing future development within this annexation territory.

While a PUD provides appropriate and meaningful direction for design and use considerations that will protect this unique area, the PUD is not a wholesale replacement of the provisions of the *City of Gunnison Land Development Code*.

Two districts, the **Library district** and the **Agriculture and Open Space district**, will be established by this PUD. The Library district (PUD-Library) provides specific design and use directives. The Agriculture and Open Space district (PUD-Agriculture and Open Space) establishes specific standards for long term habitat and resource protection, as well as recreation, agricultural, and public facilities management.

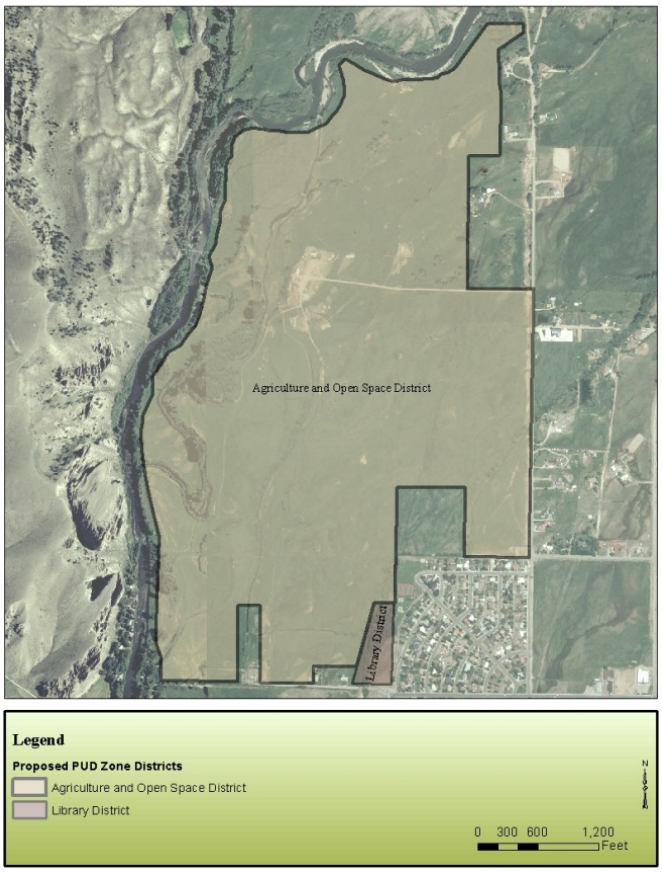

FIGURE 11 PROPOSED PUD ZONE DISTRICTS

4.0.2 PURPOSE OF PUD DISTRICTS

The purpose of the PUD Library district will be to facilitate the development and operation of a community library facility as well as accommodating the accessory uses and facilities typically found at this type of public building. The primary library building will be approximately 18,000 square feet, and is provided a floor area standard that will allow up to 26,000 square feet of facility area.

The purpose of the PUD Agriculture and Open Space district is to ensure that sustainable management practices will be utilized to protect the existing habitat and water quality and quantity that presently exist on the Ranch. Uses including traditional agricultural production, recreation, public education activities and the development of a water well field are contemplated.

Specific management functions will follow the provisions set forth in the *VanTuyl Management Plan*.

4.0.3 DEFINITIONS

"Agricultural Facilities" shall mean equipment, facilities, and other features generally found in ranching and equestrian stable operations and include, but are not limited to; barns, stalls, equipment storage buildings, outbuildings, offices, garages, and well houses.

"Building Coverage" shall mean the total area of a lot covered by a building or buildings, measured at the ground surface. Building coverage is measured from the outside of the exterior walls at ground level and shall include stairways, fireplaces, covered parking and all cantilevered building areas. In effect, it is the area that is covered by building(s) and does not include roof overhangs, unenclosed walkways, and usable areas under above-grade decks, uncovered decks, porches, patios, terraces, and stairways less than 30 inches in height.

"Site Development Improvement Envelope" shall mean a perimeter designation line within which all buildings, facilities, ornamental landscaping, access ways and other related improvements must occur.

"Building Height" shall mean the vertical distance between the average grade of a structure and the highest point of the structure, or to the coping of a flat roof, or to the highest ridge of a sloping roof.

"Cultural Facilities" shall mean buildings and other facilities for educational or cultural purposes, and include, but are not limited to, educational classrooms, libraries, information kiosk, and museums.

"Dwelling Unit" shall mean one or more rooms occupied by one family or group of people living independently from any other family or group of people and having not more than one indoor cooking facility, which is limited to the use of the one family or group. For the purposes of this PUD, dwelling units will be limited to single family residential units.

"Floor Area Gross" shall mean the total floor area, measured to the outside surface of the building's enclosing exterior walls, and shall include habitable attic space, closets, service areas, hallways, interior walls, mechanical rooms, interior and exterior corridors and stairwells.

"Grade or Average Grade" shall mean the average of the finished ground level of each of the four principal elevations. Generally, the ground level will be measured at the midpoint of an elevation unless retaining walls or significant grade change on a given elevation changes the midpoint measurement.

"Impervious Coverage" shall mean the portion of a lot covered by material forming any unbroken surface impervious to water including, buildings, streets, driveway, parking lots and other impermeable materials.

4.0.4 PUD DEVELOPMENT STANDARDS

A. *Land Development Code* Conformance. All development standards set forth in the *City of Gunnison Municipal Code*, and as it may be amended in the future, shall apply to the VanTuyl Ranch PUD, except for the following standard categories as set forth herein.

1. **Uses Standards.** Each proposed district zone contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district.
2. **Dimensional Standards**. This PUD includes specific standards for minimum lot size, maximum percent building coverage, maximum percent impermeable surface coverage, and minimum setback requirements.
3. **Landscape Standards**. This PUD includes specific landscape standards to be applied to the VanTuyl Ranch PUD. The PUD requires development of landscape buffers on street frontages and adjacent to residential land uses. These buffers are considered appropriate to protect existing uses and ensure visually attractive future developments.
4. **Parking Standards.** Design, construction and maintenance of parking facilities shall comply with the *City of Gunnison Land Development* C*ode* except as set forth in C.5, below.
5. **Management Standards**. The *VanTuyl Ranch Management Plan* constitutes specific documentation of all related policies applied to the City-owned ranch, and is therefore incorporated by reference and shall be used to direct land use decisions for the PUD-Agriculture and Open Space district.
6. **Subdivision.** The subdivision and conveyance of real property other than the Library Site shall be prohibited. In no case shall the future subdivision of the Library Site result in a lot area less than 2.5 acres in size.

B. Conflicts. If there is any conflict between the provisions of this V*anTuyl Ranch PUD Master Plan* and the provisions of the *City of Gunnison Municipal Code*, or any other ordinances, resolutions or regulation of the City of Gunnison, the more restrictive provisions shall prevail and govern the development.

C. General Development Standards. The following general development standards shall be applied to all districts defined by these PUD development standards.

1. **Building Permit Requirements**. No building or other structure shall be constructed, erected or maintained on any lot, nor shall any addition thereto or alteration or change thereto be made until complete plans and specification have been submitted to the Gunnison Building Department and by it, approved in writing, as evidenced by issuance of applicable City building permit.

2. **Mandatory Site Improvement Envelopes**. Building, street buffers, residential buffers, parking lots and other developed facilities, except for designated trails, shall be governed by a Site Improvement Envelope designated at the time of a site-specific development plan. At a minimum, the site improvement envelope shall maintain a minimum 15 foot buffer from public street edges (curb edge). Additionally, a minimum 25 foot buffer shall be maintained for any building, accessory building or

parking area constructed in this PUD and any residential development located adjacent to the PUD boundary. These buffers are subject to minimum landscaping standards set forth for the specific PUD districts.

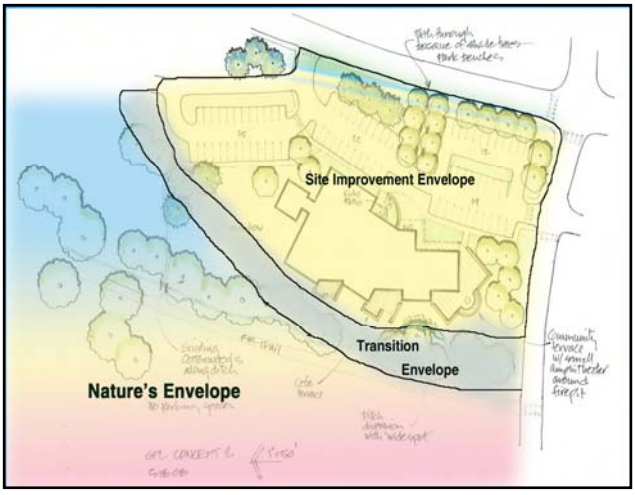

FIGURE 12 NATURE'S ENVELOPE AND SITE LANDSCAPING

3. **Nature's Envelope and Site Landscaping.** The only location where ornamental vegetation planting shall be permitted is in the Site Improvement Envelope, and a designed transition envelope that shall extend no more than 30 feet from the Site Improvement Envelope. The Transition Envelope will provide a gradational change from the Site Improvement Envelope and the natural landscape (Nature's Envelope). Alteration to the existing landscape will be permitted only within the designated site improvement envelope and transition envelope. The Nature's Envelope is that portion of the site that must remain as a natural landscape. Irrigation of the natural vegetation is permitted. In the event that revegetation within Nature's Envelope is needed, only plant types shall comply with the provisions set forth in the *VanTuyl Ranch Management Plan,* shall be used.

4. **Wetland Setbacks**. No building, parking surface or other impervious coverage shall be located within 100 feet of a jurisdictional wetland. Exceptions to this standard shall be allowed for trail surface platforms, informational kiosks, facilities located in pocket parks that may be developed along proposed trails, and hay storage pole barns.

5. **Parking Requirements**. Parking space allocation requirements will be one space per 300 square feet of building floor area. Aisle and stall dimensions shall conform to parking standards contained in the *City of Gunnison Municipal Code*, and as it may be amended. However, parking for specific uses may be provided on separate adjacent lots, provided an acceptable plan guaranteeing the availability and accessibility of the parking is approved as part of the development review. Specifically, there is an opportunity for the Library and the Community School to provide parking needs for the trail head, and coordinating appropriate agreements between the City and these parties is considered an important strategy to be implemented.

6. **Site Development Improvement Envelope Adjustments**. The designated site improvement envelope may be adjusted as a Minor Change as long as the adjustment does not impede into the buffer of any residential use, jurisdictional wetland, existing major ditch, or negatively affect street front landscaping. If the proposed adjustment exceeds these cited features then the adjustment shall be processed as a Major Change.

D. Specific PUD District Standards. Two use district zones are being proposed: 1) the PUD-Library district; and, 2) the PUD-Agriculture and Open Space district. The following standards and criteria are specific to each of the established pud districts.

1. **PUD Library District.** The PUD-Library district uses shall be contained on a 5.32 acre site located at the intersection of Spencer Avenue and 11th Street. Access to the Library will be from driveways intersecting with the existing roads. The following are specific development standards directing the library design theme.

   a. **Primary Uses**

      i. Public institution services typically found in library facilities include but are not limited to; book and document repository, reference library operations, administration offices, and public research amenities, public assembly.

      ii. Indoor classrooms, display areas, visitor information and theater.

      iii. Education-related services including meeting rooms, instructional services, and small convention-orientated functions.

      iv. Outdoor improvements such as formal outdoor amphitheater, outdoor education, trails, outdoor informational kiosks and water features.

   b. **Accessory Uses and Structures**

      i. trailhead facilities;

      ii. accessory structures for the purposes of storing maintenance equipment, furniture, or other equipment directly associated with the library function;

      iii. mass transit stops and/or shelters; and,

      iv. pump houses and irrigation facilities.

   c. **Dimensional Standards**

      i. Maximum Floor Area. The primary structure shall have a maximum gross floor area of 26,000 square foot gross floor area. Accessory structures shall be permitted with a 2,000 square foot gross floor area.

      ii. Building Height. The maximum height shall be 35 feet.

      iii. Setbacks. Setbacks shall be subject to the site improvement envelope established as part of the site specific development plan.

      iv. Maximum Impervious Area. The area of impervious coverage shall not exceed 50 percent of the site improvement envelope as established during the development plan review.

d. Site Improvement and Nature's Envelope

i. In addition to the site improvement envelopes standards defined in Section 4.0.4 C (General Development Standards), the designated site improvement envelope of the PUD-Library district shall not exceed 50 percent of the entire PUD-Library district area.

ii. Uses in Nature's Envelope shall be limited to kiosks, water features and passive recreation uses, picnic areas, and enhancement of natural vegetation features.

e. Landscaping Criteria. Landscaping requirements are hereby established for site area landscaping and interior parking lots within the PUD-Library district. Site area landscaping shall be in conformance with the following criteria:

TABLE 1 PUD-LIBRARY DISTRICT MINIMUM PLANTING CRITERIA		
LANDSCAPING PLANTING	**TREES AND SHRUBS**	**GROUND COVER**
Street Buffer	1 tree and 2 shrubs per 50 lineal fee of street frontage	Up to 85 percent of ground cover may be xeriscape planting
Adjacent Residential Buffer	4 trees and 5 shrubs per 50 lineal feet	Up to 100 percent of the ground cover may be xeriscape
Improvement Envelope & Transition Area	No Requirement	Up to 100 percent of the ground cover may be xeriscape plantings
Natural Area	All landscape alterations are subject to subject review and approval and shall follow plant criteria established in the *VanTuyl Ranch Management Plan.*	

2. PUD Agriculture and Open Space District. The PUD Agriculture and Open Space district consists of the entire ranch area owned by the City of Gunnison. There are four land use areas established in this district which are specifically described in the *VanTuyl Ranch Management Plan*.

a. Permitted Facilities and Uses. The specific facilities and uses for the land use areas, as contemplated in the *VanTuyl Ranch Management Plan*, are set forth in the Table 2.

TABLE 2 FACILITIES AND USES ALLOWED IN THE LAND USE AREAS				
USE DESCRIPTION	AGRICULTURAL OPERATIONS	HABITAT PROTECTION	PUBLIC FACILITIES	SNOW STORAGE
Domestic Well Field and Water Service Delivery	P	P	P	P
Trails	P	P	P	P
Parking	C		P	P
Single Family Dwelling	P			
Produce Sale	C			
Ag Out Buildings	P		P	
Education Facilities	C		P	
Recreation Buildings	C		P	
Irrigation Facilities	P	P	P	P
Dog Park			P	
Maintenance Facilities			P	
Community Gardens			P	
Agricultural Production	P	P	P	P
P = Permitted C = Conditional				

b. Dimensional Standards. Dimensional Standards for the uses and facilities set forth in the *VanTuyl Ranch Management Plan* shall be followed in this PUD Agriculture and Open Space district pursuant to the following table and measures defined herein.

TABLE 3 DIMENSIONAL STANDARDS FOR USES AND FACILITIES		
FACILITY	LAND USE AREA	COVERAGE/ MEASURE
Dwelling Unit	Ag Operation/HQ	2,500 SF
Community Bldg.	Public Facilities	2,500SF
Outdoor Dog Park	Public Facilities	See *Management Plan*
Public Parking	Public Facilities	80 spaces
Storage/Maintenance	Public Facilities	1,500 SF
Restrooms	Public Facilities	800 SF
Community Gardens	Public Facilities	2 acres
Small Animal Pens	Public Facilities	7,000 SF
Large Animal Pen	Public Facilities	14,000 SF
Barn	Public Facilities	2,000 SF
Greenhouse	Public Facilities	4,000 SF
Horse Training	Public Facilities	1 acre

i. Building Height. The maximum height of any building or structure shall be 35 feet.

ii. Setbacks. Setbacks shall be subject to the Site Improvement Envelope established as part of the site specific development plan, and follow prescribed setback buffer dimensions required in Section 4.0.4 D.1.d.

iii. Maximum Impervious Area. The area of impervious coverage shall not exceed 70 percent of the Site Improvement Envelope as established during the development plan review.

c. **Residential Dwellings**. One additional dwelling unit, not to exceed 2,500 square feet may be developed in the Headquarters area in addition to the existing/original ranch house dwelling unit.

d. **Building Coverage Ratio and Impervious Area Ratio**. The aggregated building coverage and impervious area ratio in the Public Facilities Land Use Area shall not exceed 50 percent of the Site Development Improvement Envelope as illustrated in the *VanTuyl Ranch Management Plan*, Section 2.4 Preferred Land Use Plan.

e. **Site Improvement Envelope**. Improvements within the Public Facilities Land use area shall be contained within that area bordered by County Road 13 on the east and the Whipp Ditch; see the *VanTuyl Ranch Management Plan*. The *Plan* also contemplated the development of Public Facilities within the designated Ranch Headquarters and on a site adjacent to the Library and Community School. Any future public facilities proposed at the Ranch Headquarters shall be subject to a Major Amendment to this PUD.

5.0 UTILITIES ASSESSMENT

5.0.1 INTRODUCTION

The primary focus of the *VanTuyl Ranch Management Plan* is to maintain natural habitat, agricultural production and passive recreation; these functions will not stimulate significant utility demands. The future Library and Public Facilities sites are ideally located to provide easy access to existing water, wastewater and electrical utility services. Major development in the Ranch Headquarters is not contemplated and water and wastewater services will continue to be from domestic well and individual sewage disposal system (ISDS) respectively.

A major future utility function on the Ranch will be the development of municipal water wells and a delivery system to supply increased demands as the City's buildout progresses. The other major utility consideration will be the maintenance of overhead electrical lines owned by the Western Area Power Administration (WAPA), the Gunnison County Electrical Association (GCEA) and the City. This assessment provides a general summary of existing and future utility functions.

5.0.2 WATER INFRASTRUCTURE ASSESSMENT

A. **Future Well Field Development.** The Ranch plays an important role in the development of future City water services. As future development increases, the City will develop additional domestic water production wells on the Ranch. Ponds may also be developed on the Ranch to supplement aquifer recharge. Future wells and water mains will be located in the Agriculture Operations Land Use Area.

B. **Future Annexation Water Services.** The Library District and Public Facilities Land Use Area are easily accessible for connection to existing utilities. Domestic water services for the future public facilities will be from existing water mains located at the intersection of Vulcan Street and County Road 13. The Library will be served by water trunk lines located on 11th Street and/or Quartz Street. A domestic well presently serves the Ranch Headquarters and existing ranch house. This well will remain for the use of the Ranch Headquarters.

5.0.2 Domestic Wastewater Infrastructure Assessment

A segment of the North Gunnison Sewer District wastewater main is located on the Ranch and generally aligns with the west right-of-way edge of County Road 13. Sewer extensions to future facilities on the Ranch will be made off the County Road 13 service main or connect into wastewater mains serving the Palisades Subdivision. The Library facilities will be served by the wastewater main located in the Quartz Street right-of-way. The ranch house will be served by an Individual Septic Disposal System (ISDS). If the ranch house ISDS fails it may be replaced. No other ISDS will be permitted on the Ranch except to serve the one additional dwelling unit contemplated in the Ranch Headquarters Area. Vault privies may be developed along the trail system at designated locations that can be accessed by vehicles for maintenance.

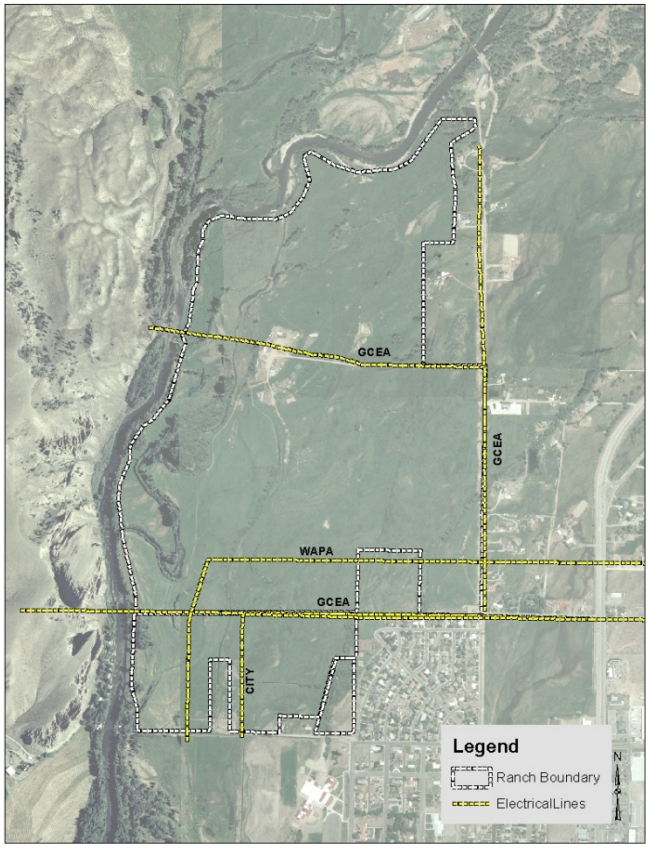

Figure 13 Overhead Power Lines

5.0.2 Electrical Distribution and Easements

City-owned overhead electrical lines are located on the southern boundary of the Ranch. An overhead transmission line owned by the Western Area Power Administration (WAPA) bisects the Public Facility Land Use Area and the Agriculture Operations Land Use Area in the southern part of the Ranch. The Ranch Headquarters is served by an overhead line owned and operated by the Gunnison County Electric Association (GCEA); this overhead line trends in a general east/west orientation across the entire Ranch.

5.0. 3 Status of Electrical Overhead Easements

Over the years, several easements have been granted to GCEA for the installation and maintenance of overhead power lines on the Ranch. None of the previous GCEA easement agreement documents had been recorded at the time the City purchased the Ranch.

5.0.4 Private Utility Service Extensions

The only existing private utility service to the Ranch is Qwest phone lines serving the Ranch Headquarters. The only private utility service extensions contemplated for future services to this annexation territory will be for the future library facility needs.

5.0.5 IRRIGATION

Three diversion points provide irrigation water to the Ranch. The Piloni ditch diversion, located in the Riverwalk subdivision, is the primary diversion servicing the upland hay meadows. The Wilson Creek inlet diverts water through the habitat protection land use area. In 2010 the City purchased agriculture water rights in the Whipp ditch, which cuts across the southeast portion of the Ranch.

Several irrigation ditches within the southern portion of the Ranch collect and recover the tail water sheet flow from the Ranch upland hay meadows. Tailwater from the Ranch is either directed to the Gunnison River channel or diverted to adjacent agricultural parcels located south of the Ranch.

6.0 TRAFFIC IMPACT ANALYSIS

Automobile access to the Public Facilities Land Use Area is gained off County Road 13 and Vulcan Street. County Road 13 is considered two separate road segments – the east/west segment and the north/south segment. From Highway 135, the east/west segment has a two-lane paved surface, providing access between the Ranch and Highway 135. The north/south segment, also a two-lane paved road, serves rural residential uses.

Vulcan Street is the southerly extension of the County Road 13 north/south segment. Vulcan Street ends at the Spencer Street intersection and provides primary access to a residential neighborhood comprised mostly of single family dwelling units.

Access to the ranch headquarters area is from the Ranch driveway (County Road 14), but public automobile access to the Ranch Headquarters is discouraged. The Headquarters will have managed access administered by the City Manager or authorized representative(s). It is anticipated that the City will enter into an agreement with Gunnison County for long-term maintenance and snow removal of County Road 14.

Spencer Avenue is a designated Collector Road within the City's *Master Plan*. Spencer Avenue is improved with curb and gutter and has a signalized access to Highway 135. It has a posted speed limit of 30 miles per hour. Spencer Avenue's right-of-way width is considered to be substandard, limiting the amount of on-street parking on the segment west of Highway 135. Spencer Avenue is a primary access corridor to the Community School and will also serve the new Library Site.

11th Street is a north/south Collector Road within the city. 11th Street extends along residential neighborhoods from the airport to the Spencer Avenue intersection, where it terminates. The entire 11th Street corridor is designated and striped with on-street bike lanes in both directions. It is also a school bus route because it passes both the High School and the Gunnison Community School. School Zone speed limits (20 mph from school days, 8:00am -5:00pm) are posted from Virginia Avenue to the Spencer Avenue intersection. Four-way stops are located at the intersections of 11th Street and Virginia Avenue, Denver Avenue, and Spencer Avenue.

The intersection near the Library Site is depicted in Figure 14. Realignment of the intersection of Quartz, Spencer, County Road 15 and 11th Street is being contemplated to facilitate safe travel to the Library Site, Community School, and the Ranch trailhead.

The Traffic Impact Study done by Fox Higgins Transportation Group in 2008 addressed the

future uses of the Ranch, Library Site, and existing traffic volumes including those generated by the school. In this report, Bill Fox concluded:

> *The additional traffic generated by the proposed VanTuyl Ranch annexation, including the development of a new public library and a new trailhead onto the Outer Loop Trail will be easily accommodated by the existing network of roadways in the area. All intersections in the study area along Spencer Avenue and 11th Street currently operate at excellent levels of service in the A and B range, and will continue to do so in the Year 2030 with the addition of regional and city-wide traffic growth, including the traffic generated by this annexation.*
>
> *The proposed new library and trailhead are complementary uses to the existing school, park, and neighborhoods in the area. The library traffic should not have a significant impact during peak traffic access periods at the adjacent school.*
>
> *The extension of the Outer Loop Trail in this area, in association with other trail connections around the library and the new trailhead should help provide safe and efficient bicycle and pedestrian access, not only to the library, but to the adjacent school as well. The trail connections should also help minimize automobile traffic in this part of Gunnison.*
>
> *Finally, the construction of the library site will allow for geometric alignment improvements at the Spencer Avenue / 11th Street / Quartz Street intersection.*

FIGURE 14 INTERSECTION AND STREET EDGE GEOMETRY

APPENDIX A – ENVIRONMENTAL SUITABILITY ANALYSIS

STUDY AREA

The VanTuyl Ranch has many resources with varying levels of human and ecological importance. For example, the river corridor is an important riparian habitat migration route for both birds and terrestrial species. Additionally, the entire Ranch provides a critical recharge area for the local aquifer, which serves as the domestic water source for the city.

FIGURE 15 OLD RAILROAD GRADE BY THE LIBRARY SITE

The physiographic regime of the annexation territory is characterized by an alluvial floodplain consisting of a series of gravel terraces formed by the Gunnison River. The site has very low relief and contains no slopes greater than five percent. Vegetation is a combination of irrigated hay meadow and cottonwood tree groves along the fringe of the Gunnison River. Soils found on the site are typically those found in grassland areas of the Gunnison Basin. Site geology is a product of regional volcanic activity occurring approximately 13 million year ago, and more recent surface deposits of river materials.

VISUAL ANALYSIS

Because the annexation territory is within the river basin confines, there will be no development on ridgelines. However, the Ranch provides a setting with rich panoramic views of the West Elks, Ohio Creek and the Palisades outcrop. A visual analysis component has been developed using 3-D visualization computer models. A Triangulate Irregular Network (TIN) model was developed using available topographic data from the City and United States Geological Survey 7.5 minute quadrangles.

FIGURE 16 RANCH HAY MEADOW AND PALISADES

Proposed improvements within the annexation territory include the proposed new library facilities, limited education and community recreation facilities, and some improvements of the headquarters area.

The model includes illustrative building models incorporated into the terrain models. These illustrative building models depict the mass and scale of future facilities that may be developed on the Ranch in the future, but they do not specify architectural style that may be used on future facilities.

The most significant physical alteration anticipated in the annexation territory will be the development of the new library. Rendering illustrations of the proposed library facilities, along with an illustrative site plan have been included in this visualization analysis.

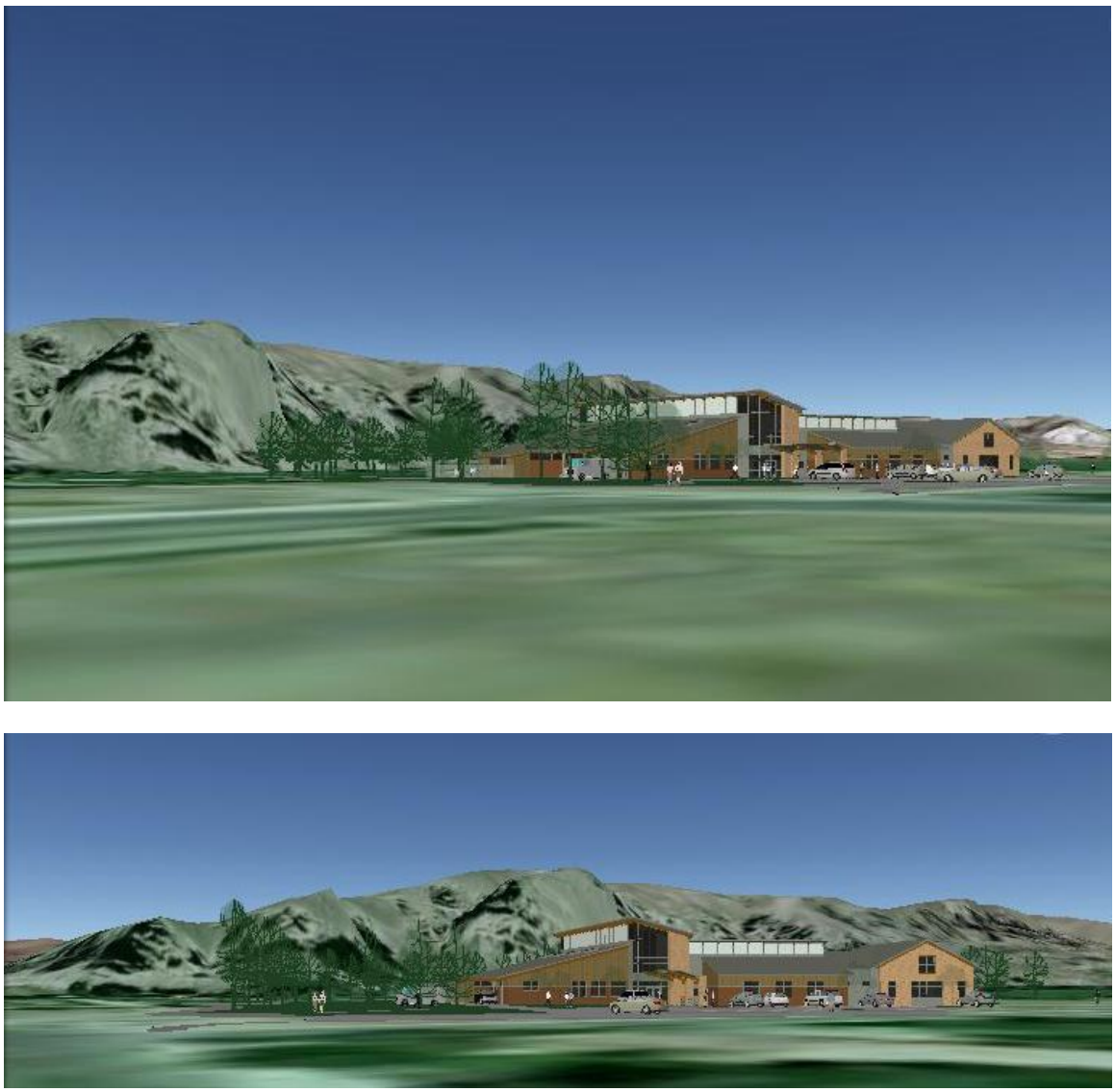

FIGURE 17 COMPUTER MODELS OF THE CONCEPTUAL LIBRARY FACILITIES

FIGURE 18 COMPUTER MODELS SHOWING THE GEOGRAPHIC REFERENCE OF THE LIBRARY FACILITIES

SLOPE ANALYSIS

The majority of the annexation territory is within the Gunnison River floodplain or alluvial terraces, which create gentle slopes. A slope analysis map was created by City staff using ArcGIS Spatial Analyst and a variety of topographic data sources. While there are no slope hazard issues constraining development within the annexation territory, the relatively flat slopes present certain challenges when dealing with drainage control.

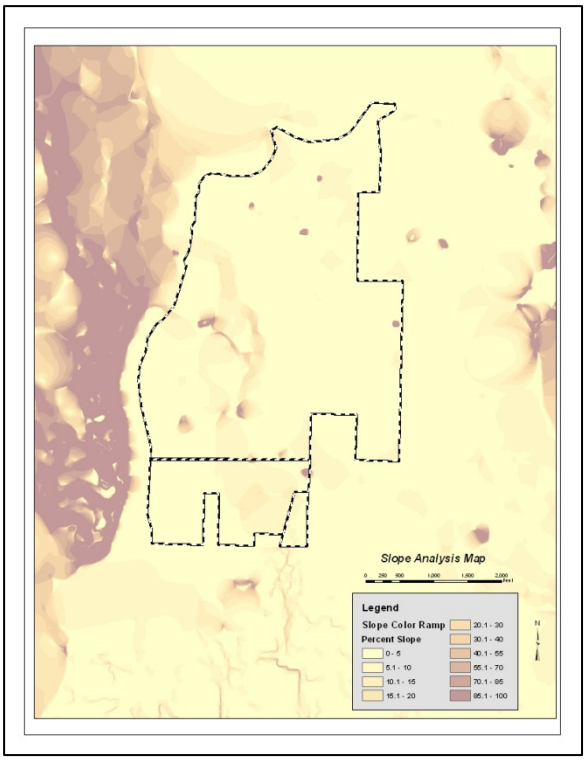

FIGURE 19 SLOPE ANALYSIS

GEOLOGIC AND GEOTECHNICAL REPORT

A. Site Geology. Lands adjacent to the Ranch site, in the upland sagebrush mesas, are composed of the West Elk Breccia and ash flow tuffs (*Geology of the Gunnison Country*, Prather, 1982). These deposits are 20-30 million years old. As noted in the *Geologic Map Gunnison Quadrangle* (Colorado Geological Survey 2005), surface geology of the annexation territory is comprised of relatively young sedimentary alluvial gravel deposits superimposed on older sedimentary rock formations. Sedimentary formations under the annexation territory are likely to include the Dakota and/or Morrison Formations. Surface gravel deposits constitute an unconfined aquifer and sedimentary formations are also potential aquifer sources.

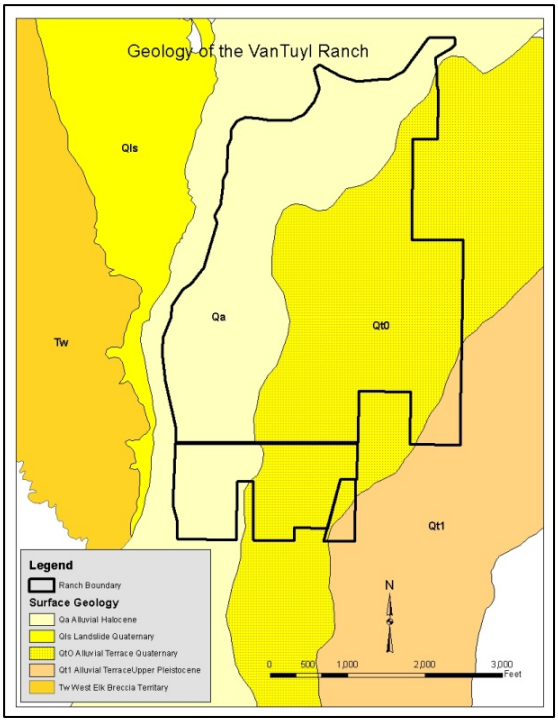

FIGURE 20 GEOLOGY OF THE VANTUYL RANCH

B. Soils and Engineering Constraints.

There are no sedimentary bedrock outcrops on the Ranch or landforms that are considered to pose any geologic hazard. Soils comprising the Ranch site are classified as Mollisol. This is a soil class found in moist environments with abundant vegetation. The long term protection of soil function is important for sustained hay meadow production on the Ranch.

Specific soil data established by the *Natural Resource Conservation Service* (NRCS), describes physical soil properties that affect engineering consideration. NRCS data notes that Ranch soils are not susceptible to erosion, but high water table conditions do exist. Shrink and swell potential for all soils on the Ranch are low. Soil bearing capacities and other foundation design variables should be assessed on a case-by-case basis and foundation design recommendations may be warranted.

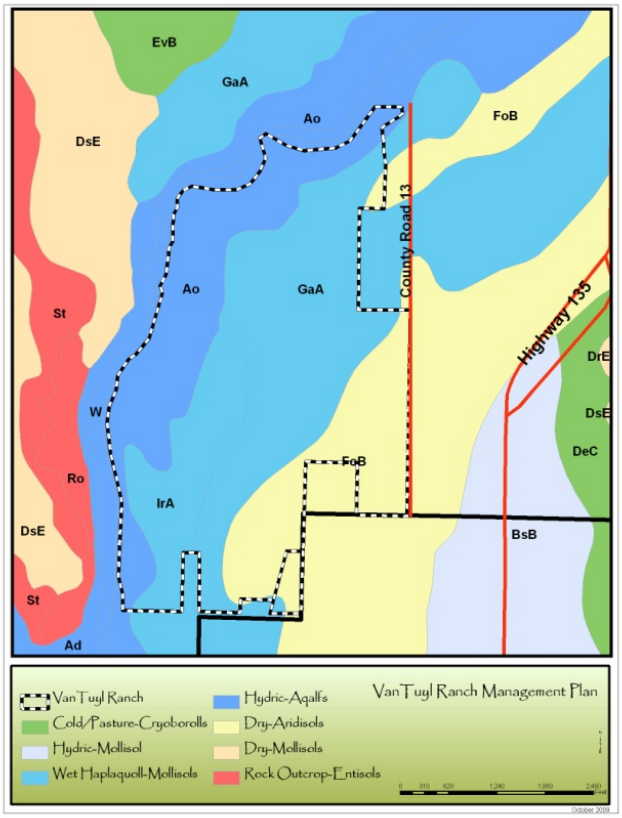

FIGURE 21 SOIL TYPES

C. Surface Water.

The Ranch is adjacent to the confluence of Ohio Creek and the Gunnison River. The land area of the Upper Gunnison Basin above the Ranch is approximately 1,000 square miles. There are three major tributaries for the Upper Gunnison Basin—the East River, the Taylor River, and Ohio Creek. There are some small dams on the East River, but no significant structures exist to regulate the water volumes or control flood events, and the same situation exists on Ohio Creek; flows from the Taylor drainage are regulated by the Taylor dam. According to the US Geologic Survey, the peak stream flow for the Gunnison River at the confluence with Ohio Creek was 11,400 cfs in 1918, prior to construction of Taylor Dam. Since the dam was built, the highest stream flow was in 1957 at 9,320 cfs. The lowest recorded peak flow of 708 cfs was recorded in 1977. The average annual stream flow since 1912 is 844.5 cfs.

Surface water resources are a significant component of the annexation territory. While the annexation will not include any part of the Gunnison River channel, Wilson Creek which is a braided stream channel, bisects the western portion of the Ranch. Additionally, the entire Ranch is irrigated, with the Piloni and Whipp ditches being the primary irrigation sources.

The *VanTuyl Ranch Management Plan* contemplates the development of some relatively small ponds that may be used for recreation and flood control. However, one of the most significant future improvements on the Ranch will be the development of additional wells to serve the city's future domestic water needs.

According to information provided by the City's Water Attorney (Tim Beaton), the City is fortunate to have a number of senior absolute water rights available to supply its residents. The City also owns conditional water rights for which no diversions or storage facilities have yet been constructed. Existing Water Court decrees allow the City to develop up to 13 wells. Existing wells are located within the Gunnison drainage and have dedicated use for domestic, fire and irrigation rights. Ditch facilities, including the Gunnison Town Ditch and O'Fallon Ditch, have head-gates along the Gunnison River channel and provide water to most areas of the city. Ditch improvements on the VanTuyl Ranch will continue to be maintained and operated in the same manner as the historic ranch use.

D. Ground Water. The local ground water system is an unconfined aquifer. The Gunnison Basin aquifer consists of a sandy gravel deposit underlain by the Dakota, Morrison or Junction Creek rock formations, depending upon the location. Western State College geologists speculate that Dakota Sandstone and possibly the Morrison Formation are below the alluvial gravels. The aquifer is physically linked to the river channels, with rising water table conditions corresponding to increased river flow and irrigation. During dry periods the aquifer water table drops as it releases water into the surface stream channels. Natural discharge from the aquifer sustains the base flow from streams during low precipitation periods (fall and winter months). This base flow seepage occurs in a narrow zone (less than 20 feet) below the ground surface.

Research of the upper Gunnison Basin aquifers is very limited in terms of boundary mapping and definition of aquifer dynamics. The Basin alluvial gravels depicted on the *Geology Map of the Gunnison Quadrangle* represent an accurate depiction of the Basin's recharge boundary. Within the Three Mile area of the city the alluvial aquifer covers approximately 31,000 acres.

In 1991 the City contracted with Hadley & Hollingsworth, LTD to conduct a resistivity survey of the Ranch property to interpret the thickness of the alluvial gravel deposits. This study indicates that the alluvial deposits range between 50 and 100 feet in depth, and these deposits become shallower as they trend to the east and west. Figure 22 is a typical cross-section, representative of ground water conditions under the city limits. The saturated thickness of the regional aquifer ranges between 70 and 130 feet. Alluvial ground water within the Basin is moving rapidly (2 to 3 feet per day), and saturated thickness is also in constant flux.

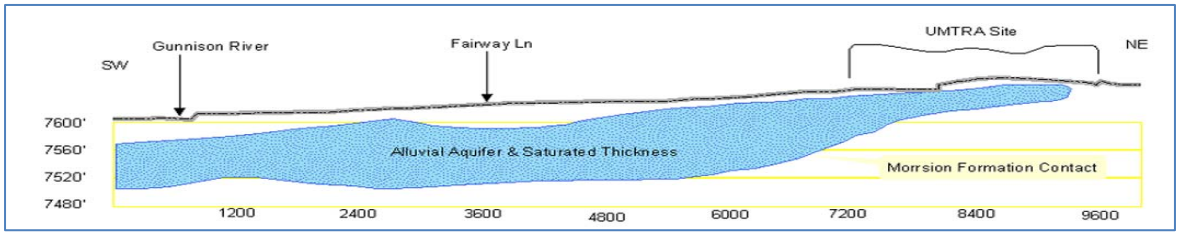

FIGURE 22 GOLD BASIN UMTRA SITE

E. Water Quality. Water quality standards for the Gunnison Basin are set by the Colorado Water Quality Control Commission which is charged with the promulgation of the *Water Quality Control Act* (§25-8-101, *Colorado Revised Statutes*). Specific Stream Quality classifications are assigned under implementation provisions of the Commission's *Regulations Establishing Basic Standards and an Antidegradation Standard and Establishing*

a System for Classifying Waters, for Assigning Standards, and for Granting Temporary Modifications (Basic Regulations). The upper Gunnison River has four primary classification designations established by the Colorado Water Quality Control Commission:

- Class I Aquatic system
- Class IA Recreation system
- Agricultural classification
- Domestic water supply classification

These designations mean that the upper Gunnison and its tributary streams are considered suitable for agricultural use and domestic water supplies. Furthermore, the Aquatic and Recreation Class I designations are the highest quality thresholds, and the Colorado Water Quality Control Commission mandates the river be maintained under these existing standards to ensure suitable recreational use, and existing aquatic life sustainability.

Urban development results in higher concentrations of nitrite, nitrate, and total phosphorus. Urbanization can have negative effects upon alluvial aquifers; ground water studies in the southern Rocky Mountain area have shown elevated concentrations of nitrate, bacteria, and synthetic organic compounds (pesticides and volatile organic compounds). Multiple ISDS facilities within the Basin aquifer recharge zone could impact the City's domestic water source. Aquifer quality degeneration was the reason for purchasing the VanTuyl Ranch and is an overriding factor for proposing the passive land uses on the Ranch.

In 1995 the City and other entities within the Basin established a water quality monitoring program in collaboration with the U.S. Geological Survey (USGS). As part of this program, the USGS compiled a report titled *Comparison of 2002 Water Year and Historical Water Quality Data, Upper Gunnison River Basin, Colorado* (USGS Data Series 101). This report is a compilation of historic water quality data gathered at specific gage stations within the Basin. Data from the station located near the confluence of the Gunnison River and Antelope Creek, shows that pH (acidity), nutrients, E. Coli and other constituents have historically been excellent.

Organic, inorganic and radiological components are tested semi-annually through water quality tests of the well system conducted by the City Water Department. This information is reported to the Colorado Department of Public Health and Environment, and an annual *Consumer Confidence Report* to citizens served by the system. Domestic water supplies are meeting all state and federal standards.

F. Flood Hazards. Flooding is the most significant natural hazard threat to the Ranch. While the Lower Basin (Gunnison area) receives approximately 11 inches of moisture annually, precipitation in the Upper Basin (the Crested Butte and Taylor Park areas) exceeds 40 inches per year. Approximately 60 percent of annual flow in the Gunnison River occurs between May 1 and July 31 each year.

The western portion of the Ranch is within the 100-year floodplain (FEMA Special Hazard Areas). Seasonal flooding occurring in the bottom lands of the Ranch is important in maintaining the rich diversity of riparian habitat. The preferred alternative land use plan established in the *VanTuyl Ranch Management Plan* prohibits development within the 100-year floodplain.

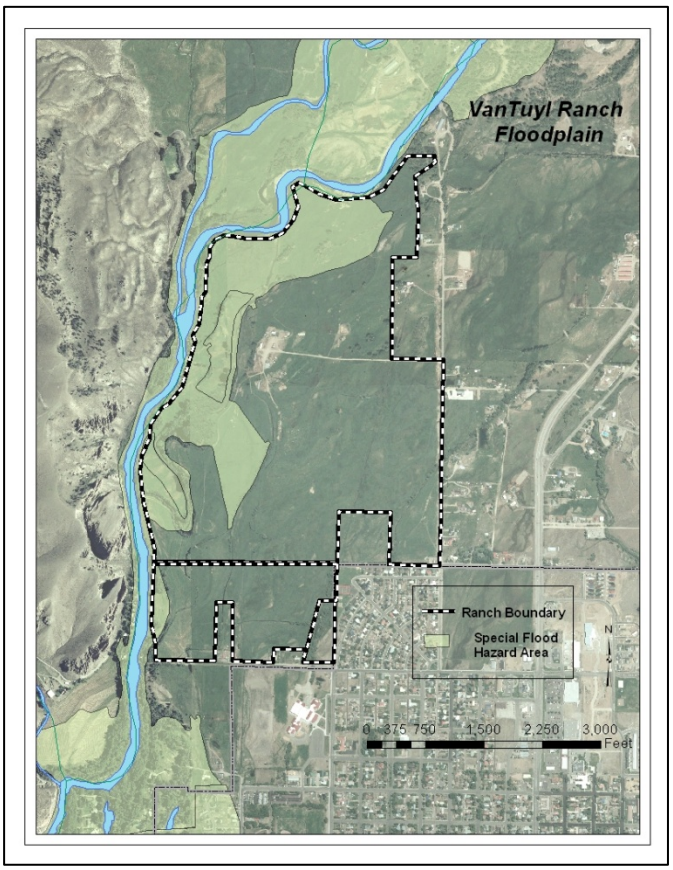

FIGURE 23 VANTUYL RANCH FLOODPLAIN

G. Vegetation. Hay meadows and riparian areas with stands of cottonwoods prevail in the lower areas of the Basin. The sagebrush-steppe, found between 7,500 – 9,500 feet, dominates the flanks of the Basin floodplain. The sagebrush-steppe community has areas with juniper stands, ponderosa pine, serviceberry shrubs and Gambel Oak. Mixed conifer forests are found above the sagebrush-steppe.

The Ranch has a mosaic of vegetative coverage. Cottonwood stands form a ribbon following the river corridor. Approximately 270 acres of irrigated hay meadow are located on the Ranch. Appendix E of the *VanTuyl Ranch Management Plan* contains a floristic list of species found on the Ranch.

H. Wildlife. The CDPW is responsible for the protection of wildlife and, because they are an adjacent property owner of the river corridor, ongoing cooperation will be important. While the habitat values for endangered species or species of State concern are fairly limited on the Ranch, the Ranch is a unique habitat. Potential conflict between community users and wildlife will be managed through a cooperative process between the City and the CDPW.

The ecological significance of the riparian area relates to nutrient cycling, hydrologic function, and a food source and cover for animals. The riparian habitat includes trees and shrubs that form vertical canopy coverage critical to birds and terrestrial mammals. The riparian and river areas are part of a migration corridor between Blue Mesa reservoir and the

other life zones found in the upper portion of the Basin. Proposed future Ranch uses are limited to agriculture and recreation and have been established to protect the riparian area.

The Gunnison Sage-Grouse is the only *species of special concern* identified by the United States Fish and Wildlife Service pertinent to this discussion. Although habitat maps developed by the Colorado Division of Parks and Wildlife note that the Ranch site is critical winter range for sage grouse, it in fact has no habitat value critical for the long-term protection of the bird.

I. **Raptor Buffer Zones.** The CDPW has identified peregrine falcon, golden eagle, and bald eagle aeries on the rock cliffs on the west side of the Gunnison River, across from the Ranch. The CDPW recommends that activities on the Ranch be managed to protect these nesting sites. The CDPW also recommends protection of the foraging areas for raptors. CDPW data suggests that the peregrine falcon requires the largest buffer zone (one-half mile).

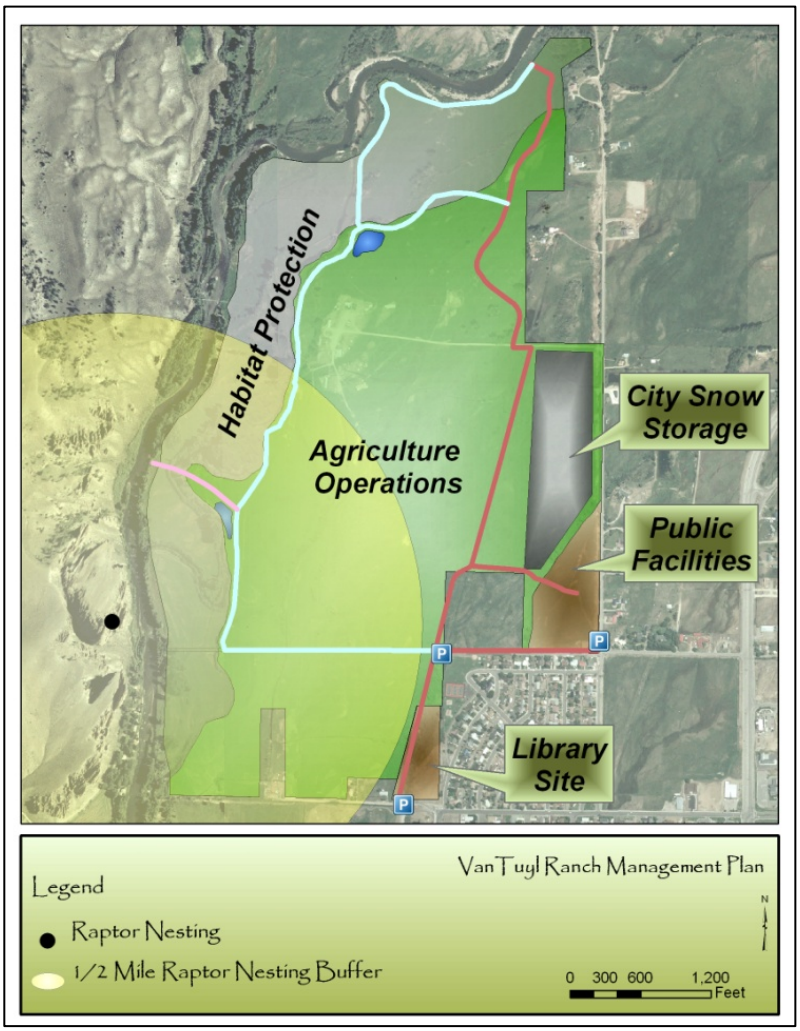

FIGURE 24 RAPTOR BUFFER ZONES

Section E Draft Annexation Agreement:

NOTE: Any terms of agreement for costs or shared costs, to include street and utility extensions will be included in the Final Annexation Agreement

THIS AGREEMENT is made and entered into this _____ day of _____, _____.
by and between the CITY OF GUNNISON, a Colorado home rule municipality, whose address is P.O. Box 239, Gunnison, Colorado 81230, hereinafter the "CITY", and GUNNISON COUNTY LIBRARY DISTRICT, a quasi judicial government agency, whose address is 307 N. Wisconsin, Gunnison, Colorado 81230, hereinafter "LIBRARY", petitioners.

RECITALS

EFFECTIVE as of the day first above written.

CITY OF GUNNISON, a Colorado home
Rule municipality
By _____
Mayor

GUNNISON COUNTY LIBRARY DISTRICT,
a quasi-judicial government agency
By _____
_____
(title)
By _____
(title)

ATTEST:

_____
City Clerk