

PLANNING AND ZONING COMMISSION
NOVEMBER 13, 2013 MEETING PACKET
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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 11/4/2013**

DATE: WEDNESDAY, NOVEMBER 13, 2013
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. UNSCHEDULED CITIZENS**
- IV. PUBLIC HEARING AND POSSIBLE ACTION: ZA 13-4, TEXT AMENDMENT TO THE *LAND DEVELOPMENT CODE*, proposing to repeal the *City of Gunnison Land Development Code* and reenact a completely revised *Land Development Code*.
Open Public Hearing.
 - A. Proof of Publication.**
 - B. Overview of the process.**
 - C. Applicant Presentation.**
 - D. Public Input.**
 - E. Staff Presentation.**
 - F. Commission Discussion.**
 - G. Close Public Hearing.**
 - H. Commission Action.****

7:30pm

- V. PUBLIC HEARING AND POSSIBLE ACTION: ZA 13-5, MAP AMENDMENT to amend the City of Gunnison Zoning Map.
 - A. Proof of Publication.**
 - B. Overview of the process.**
 - C. Applicant Presentation.**
 - D. Public Input.**
 - E. Staff Presentation.**
 - F. Commission Discussion.**
 - G. Close Public Hearing.**
 - H. Commission Action.****
- VI. RESOLUTION 1, SERIES 2013 – COMMENDING STEPHANIE WHITE FOR HER SERVICE TO THE PLANNING AND ZONING COMMISSION.**
- VII. THREE-MILE COUNTY REFERRAL – LAND USE CHANGE TO REPLACE KYLE RADIO TOWER AND SHED AT 1445 NORTH HIGHWAY 135.**
- VIII. CONSIDERATION OF THE OCTOBER 23, 2013 MEETING MINUTES**
- IX. UPCOMING MEETING SCHEDULE.** Consideration of cancelling or rescheduling the November 27 and December 25 meetings.
- X. COUNCIL UPDATE**

XI. COMMISSIONER COMMENTS

XII. PLANNING STAFF UPDATE

XIII. 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 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.

STAFF REPORT

Text Amendment to the *Land Development Code* ZA 13-4

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: November 13, 2013
RE: *Text Amendment Repealing and Reenacting the City of Gunnison Land Development Code*

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 15.150.030 specifies that a Text Amendment to the *LDC* be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission establishes a recommendation to City Council to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

A Text Amendment may be initiated by City Council, the Planning and Zoning Commission, the Community Development Director, a resident of the city, an owner of a business within the city, or any person who holds a recognized interest in real property within the city.

Governmental powers to zone, regulate land use, and apply development standards to real property are granted under Title 31, Article 23 (Planning and Zoning), and Title 29 Article 20 (Local Government Land Use Control Enabling Act) of the *Colorado Revised States*. Enacting a new *Land Development Code* is recognized as a legislative act. Processes and procedures followed by this application are consistent with the Text Amendment procedures set forth in the *City of Gunnison Land Development Code*, and as summarized above. The related process and procedures followed by this application are consistent with requirements set forth in the *Colorado Revised Statutes*.

APPLICATION

The applicant for this Text Amendment is Steven Westbay, the City of Gunnison Community Development Director. The proposed Text Amendment contemplates adoption of a revised *Land Development Code*. Specifically, the application proposal requests the repeal of the *City of Gunnison Land Development Code (LDC)* and the reenactment of a completely revised *LDC*.

PROPOSED AMENDMENT

The codified 1997 *City of Gunnison Land Development Code (LDC)* is referred to as a unified code; a single document containing zoning standards, subdivision standards, and a systematic set of review processes. The updated *LDC* is also a unified code. The intent of a unified code is to allow users to find all related land use control provisions in one source document.

The updated *LDC* represents a systematic combination of restructuring the document contents, establishing tangible and specific standards, and in some cases the elimination of certain regulations that have not been working effectively. The new *LDC* structure includes 16 sections and several appendices; the following table highlights the new content structure and its relationship to the existing *LDC* content structure.

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Text Amendment to the *Land Development Code*
ZA 13-4

New Code Sections	Existing Code
Section 1. Administration	Chapter 15.10 Administration Chapter 15.30 Interpretations
Section 2. Zoning Districts	Chapter 15.50 Zone District Standards Chapter 15.60 Purposes of Zone Districts Chapter 15.70 Use and Dimensional Standards
Section 3. Specific Use Regulations	Chapter 15.70 Use and Dimensional Standards
Section 4. General Development Standards	Chapter 15.80 Off-Street Parking Standards Chapter 15.90 Landscape and Illumination Standards Chapter 15.100 Sign Standards Chapter 15.110 Improvements Standards Chapter 15.190 Large Retail Development Design Standards
Section 5. Natural Resource Protection Standards	A new section including some components of Chapter 15.110 Improvements Standards
Section 6. Development Review Procedures	Chapter 15.120 Development Review Procedures
Section 7. Conditional Uses	Chapter 15.130 Conditional Uses
Section 8. Variances	Chapter 15.140 Variances
Section 9. Development Standard Waivers	A new section providing a waiver provision for standards in Section 4 and Section 5.
Section 10. Amendments to the <i>Land Development Code</i> and Official Zoning Map	Chapter 15.150 Amendments to the <i>Land Development Code</i> and Official Zoning Map
Section 11. Nonconformities	Chapter 15.170 Nonconformities
Section 12. Subdivision Standards	Chapter 15.160 Subdivision – PUD Subdivision
Section 13. Incentives	New Section
Section 14. Large Scale Retail Design Review Procedure	Chapter 15.180 Design Review Procedure
Section 15. Violations, Penalties and Enforcement	Chapter 15.20 Enforcement
Section 16. Definitions	Chapter 15.40 Definitions
Appendix A – Preferred Planting List	New Section
Appendix B – Landscape Submittal Requirements	New Section
Appendix C – Protection of Trees and Vegetation During Construction Activities	New Section

While many elements of the *LDC* adopted in 1997 are included in this updated *LDC*, the new *Code* has a more detailed set of standards, and it includes terms to provide more flexibility and certainty. The following summary focuses on defining relationships between the existing *LDC*, summarizes the contents of the new *LDC*, and highlights important policy provisions.

Section 1: Administration

Section 1 of the new *LDC* is nearly identical to Chapter 15.10 of the existing *Code*. This section establishes the City’s “authority” under various parts of the *Colorado Revised Statutes (CRS)* to establish local land use control standards. It also establishes the “applicability” of land control in regard to state and federal exemptions. Both the existing *LDC* and the draft *LDC* update exempt essential services activities from land development review.

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Section 2: Zoning Districts

This section combines several chapters from the 1997 *LDC*. Specifically, it includes purpose statements, use tables and dimensional standards that are found in Chapters 15.60 and 15.70 of the existing *Code*. The Entrance Overlay district has been eliminated because new buffer standards established in Section 4 are intended to fulfill the purposes of the Entrance Overlay district.

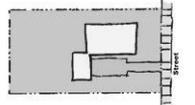
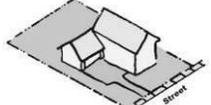
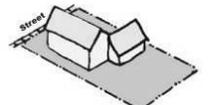
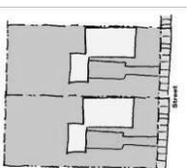
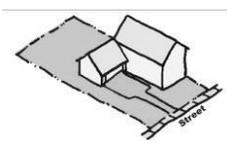
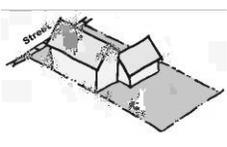
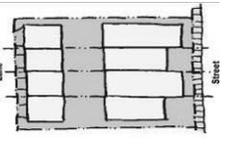
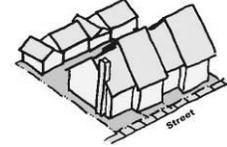
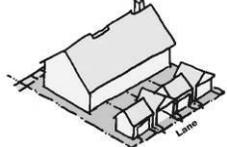
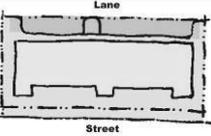
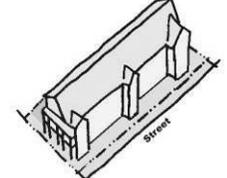
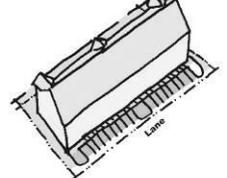
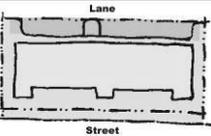
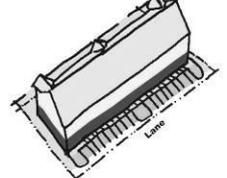
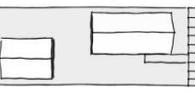
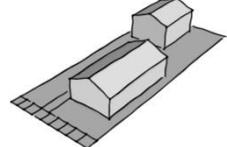
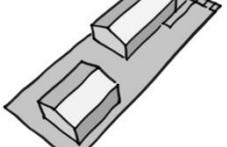
Another significant change relates to Planned Unit Developments (PUD). The PUD section in the existing *Code* only allows a variation in dimensional standards; it does not provide a means to mix land uses. The new *LDC* allows two PUD types; a PUD-Overlay (PUD-O) and a PUD-Mixed Use (PUD-M). The PUD-O is treated essentially the same as the existing *LDC* whereby a PUD can be proposed in any district, restricting the uses to those traditional uses allowed in the various districts, but allowing the developer to modify dimensional standards such as setback and proportional lot coverage. The PUD-M allows developers to mix residential development with accommodations, retail and services land use categories, and allows for modification of dimensional standards.

Table 2-1 Base Zone Districts	
Symbol	Zone District Name
Residential Zone Districts	
R-1	Single-Family Residential
R-1M	Single-Family Residential Modified
R-2	Duplex Residential
RMU	Residential Mixed Use
R-3	Multi-Family Residential
Nonresidential Zone Districts	
B-1	Professional Business
CBD	Central Business
C	Commercial
I	Industrial
Special Purpose and Planned Zone Districts	
WSCU	Western State Colorado University
PUD - O	Planned Unit Development - Overlay
PUD - M	Planned Unit Development - Mixed Use

Section 2 also includes several common definitions used regularly by staff and clients. One of the most significant definition additions is “Designated Housing Types” found in Table 2-2. The housing types defined in the new *Code* recognize several housing types that were not clearly established in the 1997 *LDC*. These new housing types include Zero Lot Line Dwellings, Townhouse Units, and Upper Story Residential Units. The new *Code* allows for zero lot line residential development if it is carried out on an entire block. Townhouses are residential units separated by a party-wall, and this definition will help in the platting of common interest communities (townhomes and condominiums). Upper story residential units would be allowed in Commercial and Industrial districts where the business would be on the ground level and the residential unit would be on the upper story of the building.

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TABLE 2-2 DESIGNATED HOUSING TYPES

<p>Single-Family Detached or Manufactured Home A detached dwelling unit located on a single lot with private yards on all four sides.</p>			
<p>Zero Lot Line Dwelling A detached dwelling unit located on a single lot with private yards on three sides. The unit has a single side yard on one side comprising the equivalent of two side yards of a single-family detached house. A zero lot line development shall be carried out for an entire block, as a row of units, or as a cluster in order to achieve an overall compatibility of design and so zero lot line dwellings are not situated immediately adjacent to traditionally sited dwellings.</p>			
<p>Two-family Dwelling Two attached dwelling units in a single structure on a single lot (often called a duplex). The two units can be located on separate floors or side-by-side.</p>			
<p>Townhouse Two or more attached dwelling units located on separately owned lots or on a single lot. The units are lined up in a row and share side walls. Dwelling units cannot be mixed vertically.</p>			
<p>Multi-Family Three or more attached dwelling units in a single structure on a single lot. A multi-family dwelling can vary in height from two to three stories. Dwelling units can be mixed vertically.</p>			
<p>Upper-Story Residential A dwelling unit located on a floor above a nonresidential use.</p>			
<p>Accessory Dwelling Unit A dwelling unit with a floor area between 300 and 700 square feet and is located on the same site as, but have a separate entrance from, a single-family dwelling.</p>			

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The new Principal Use Table (Table 2-3) is a critical component of this section. While the new table is similar to the 1997 *LDC*, it is much more comprehensive. The new table is also very specific to grouping land use types with the table format including **general use categories** (residential, industrial, etc.); **sub-categories** (i.e. household, congregate housing); and **specific use designations** (single family, duplex, nursing home).

Dimensional Use Tables (Table 2-4 and Table 2-5) establish standards for setback, height and percent coverage for buildings, landscaping and parking. The Residential Dimensional Use Table has been changed in several ways including lot sizes, setbacks, density and minimum floor area size. Lot size standards have been changed to allow for townhomes to be platted with yards, and also for multiple family developments. New side and rear setbacks have been developed to increase setback as building height increases; this change is proposed in order to provide solar access for all lots. The new *Code* also allows for minimum building sizes to be much smaller than the existing *LDC*.

Section 3: Specific Use Standards

The 1997 *LDC* contains special use standards for home occupation and home business, temporary commercial activities, RV resorts and mobile home parks. The new Section 3 contains a significantly expanded list of Specific Use Standards. All Specific Use Standards are cross-referenced on the Principal Use Tables (Tables 2-4 and 2-5). In terms of residential uses, this section includes provisions for zero lot line development; outlines standards for townhome developments; defines criteria for developing accessory dwellings; and addresses mobile home parks and group home uses. In terms of non-residential uses it addresses standards for uses that include, but are not limited to: daycare uses; churches; hotel and accommodation units; conveniences stores with fuel pumps and canopies; and, provisions applied to industrial uses.

This section also includes standards for renewable energy systems which address photovoltaic arrays and wind turbine systems. It also contains a detailed section for mineral extraction uses.

Section 4: General Development Standards

The General Developments Standards section is the most comprehensive section of the new *LDC*. Section 4.1 contains a comprehensive set of policy standards related to utility and infrastructure services. Section 4.1 addresses the need for domestic water, sewer utilities, transportation system, irrigation and electric service levels to be established in conjunction with new development.

Section 4.2, Road Construction, and Section 4.3, General Site Access, establish standards for the design of the street system and driveways. These standards define the geometric design (i.e. street widths, curve radii) of streets, intersections, and driveways. These sections also establish site distance requirements and intersection separation provisions.

The existing *LDC* does not contain driveway design standards, which has created some development problems by allowing unsafe and/or dysfunctional driveway designs. Additionally, the existing *LDC* contains only basic geometric street standards. Driveway standards in the new *Code* will help to eliminate the development of unsafe access and the new street geometric design standards reflect proper engineer design directions. The new street standards also include

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new road section designs that provide more variety for future development and appropriate rights-of-way (ROW) area to accommodate vehicular movement, pedestrian circulation and installation of utilities.

Section 4.4, Off-Street Parking and Loading, is similar the standards in Chapter 15.80 of the existing *LDC* which were amended in 2004 with the adoption of the Large Scale Retail Design Standards. Table 4-7, Off-Street Parking Requirements, establishes the minimum parking requirements for related land use types, and has been expanded to include a more comprehensive list of land uses. Section 4.4 also addresses the design of disabled parking which is mandated by the *Americans with Disabilities Act*. This section establishes geometric design standards for parking space size and aisle width. Facilitating emergency access is one of several factors associated with geometric parking design. A major emphasis of this section has been to minimize the number of required parking spaces, while providing safe and functional access. The new *LDC* provides developers the opportunity to justify reduced parking demand numbers where a mixture of uses generates demand at different time intervals. This section also includes design standards for loading facilities when they are a part of a development and land use application.

The *LDC* update includes a new sub-section, Section 4.5, Pedestrian Circulation Facilities. This section is intended to promote policies of the *City of Gunnison Master Plan* related to non-motorized transportation. Sidewalks, accessways, and multi-use trails are the three types of pedestrian facilities contemplated by the new *LDC*. The *LDC* update requires that new subdivisions have sidewalks on both side of the street, and that sidewalk extensions within existing developed areas of the city be developed in accordance a sidewalk extension plan as shown in the recently adopted *Non-Motorized Transportation Plan*.

Section 4.6, Landscaping, Buffering, and Screening, contains several new components including, but not limited to: a plant list with xeriscape and other native species; revisions to landscape standards in the Industrial zone district; and buffer standards for street frontage and addresses screening standards for outdoor storage, trash dumpsters and mechanical equipment. A Plant Species List (Appendix A) was developed with the help of CSU Extension Office staff and is intended to provide customers with a comprehensive list of plants that can survive in the Gunnison climate. This list provides plant species information regarding drought tolerance, size and solar exposure requirements. Xeriscape planting will be permitted on lots and previously disturbed areas that may not be suitable for manicured lawn areas.

The buffer section is new to the *LDC* but is consistent with existing *City Code* polices for the landscaping of the street and front yard areas. The buffer standards replace the existing Highway Entrance Overlay zone district. The Highway Entrance Overlay zone has been cumbersome to administer and ineffective in cases where lots are being redeveloped. The new buffer standards establish a systematic program to address all streetscape areas in the city. Generally, the buffer area is established from the street edge to the front yard setback. It includes planting standards for trees and ground cover, but is also intended to be flexible for existing lots along the highways that cannot accommodate the minimum buffer requirements.

Section 4.7 addresses Outdoor Storage and Display. **Outdoor display** is display of merchandise for available for immediate sale and **outdoor storage** is merchandise or material in boxes, in

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crates, on pallets or other kinds of shipping containers; fleet vehicles; and other similar merchandise, material or equipment. The standards of this section address ingress and egress from the building entrance, accessways and parking areas. It also addresses screening and setbacks of outdoor storage.

The updated Sign Code is contained in Section 4.8. The Sign Code was updated and adopted by City Council in early 2013.

Outdoor Lighting Standards are contained in Section 4.10. These standards differ from standards in the existing *LDC*, but are very similar to those in the *Gunnison Rising PUD Development Standards*. Specific standards require full cut-off fixtures and the lighting from one lot may not project glare onto adjacent lots.

Section 4.11, Large Scale Retail, is basically identical to the Large Retail Development Design Standards contained in the existing *LDC*.

Section 5: Natural Resource Protection Standards

The Natural Resource Protection Standards contain criteria for stormwater management, slope protection, grading and erosion control and wetland/stream corridor protection. The stormwater protection standards reference the draft *City of Gunnison Stormwater Management Manual*. The *Stormwater Management Manual* contains a list of related policies, a section defining application materials for different types of development, and defines comprehensive engineering criteria for the design and construction of new stormwater utilities.

The Slope Protection Standards are new standards which have been included in response to future development in Gunnison Rising that will occur on slopes and ridgeline areas. The Slope Protection Standards include ridgeline development criteria requiring structures to step the building mass with the slope angle. There are also limits on the amount of cut and fill change that can occur on developed sites. This section contains standards for the design and construction of retaining walls and requires that restoration standards are fulfilled on all projects with soil disturbance.

The wetlands and stream corridor protection standards have been developed in response to the *Master Plan* policies calling for the development of related resource protection standards. The draft standards establish a 50 foot setback from stream corridor banks and floodway channels. However, it does allow development within designated floodplains. This section also establishes setback provisions from the major ditches to ensure that future access and maintenance areas are available.

Section 6: Development Review Procedures

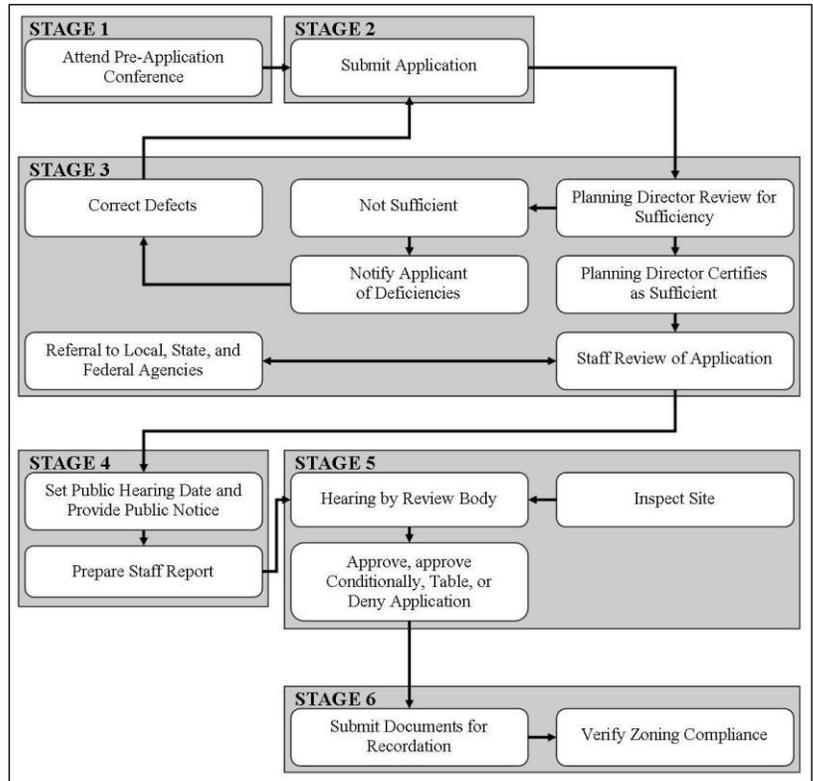
The contents in the new *LDC* from this point forward are very similar to the existing *LDC*. Section 6 is a general reference section setting forth the process and procedures for reviewing development applications. One change is that development reviews are now segregated into two classes. The first class, *Land Use Development Applications*, includes conditional uses, variances, vesting requests, subdivisions and zoning map amendments. The other category is called a *Site Development Application*, which includes all administrative reviews such as a

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building permit review, grading permits, flood development permits, fire code requirements and other site-specific development applications.

The development review process contains six stages as noted in the diagram. This is the same process used in the existing *Code*. This process is applied to all development applications, but administrative application processes are modified for efficiency purposes.

Section 6 establishes other elements to ensure that due process responsibilities are set forth in the *Code*. For example, it defines public hearing notice contents, publication requirements, mailing requirements, property posting mandates, and minimum application contents.



Section 7: Conditional Uses

Conditional Uses are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of location, design, intensity, configuration, and operating characteristics. This section of the new *LDC* is, for the most part, identical to the existing *Code*. Conditional Use application approvals require conformance with Dimensional Standards found in Section 2 and Specific Use Standards found in Section 3 of the new *LDC*.

Section 8: Variances

The variance component of the new *Code* is very similar to the existing *Code*. Variances are granted for development requiring lenience from the Dimensional Standards (i.e. setback, lot coverage, height) because of site or building conditions.

Section 9: Development Standard Waivers

The existing *LDC* contains a “deviation” provision but it only allows departure from road and sidewalk design standards; no other standards may be considered for a waiver. The new *LDC* contains a very comprehensive waiver provision whereby the majority of standards established in Section 4, General Development Standards, and Section 5, Natural Resource Protection Standards, may be granted a waiver, but only if the waiver meets a specific set of criteria.

The decision-making body for a waiver request is the City Council, the Planning and Zoning Commission or staff, depending upon the specific standards being considered for waiver.

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Some inherent cautions were considered in drafting the waiver provisions. First, the decision authority corresponds to the standard's magnitude of importance; the assignments are qualitative. For example, staff waiver authority was generally assigned to technical detail matters, and waivers affecting neighboring property; City services or other critical functions were assigned to the Planning and Zoning Commission and/or City Council.

The waiver process was also considered. Waivers associated with land use development applications (subdivision, rezoning etc.) are tied to the due process matters, which include public hearings with the Council and/or P&Z. Administrative waivers processed with site development applications are considered under a formal process with application and review procedures, but they are not subject to notification requirements. Waiver decisions must be considered in relation to an appropriate set of criteria. For example, the City may not approve a waiver, wetland encroachment or other matter that is contrary to state or federal law.

Section 10: Amendments to the Land Development Code and Official Zoning Map

The existing *LDC* addresses PUD applications in three separate chapters. The proposed *LDC* combines those chapters into Section 10. Text and rezoning amendments from the existing *LDC* are essentially identical, with the exception of more detailed application content requirements.

PUD application contents were modified to address some of the issues that came up during the Gunnison Rising PUD application. Submittal requirements refer to new Section 5, Protection of Natural Resources, and the *City of Gunnison Stormwater Management Manual* to ensure resource protection.

New requirements and standards for a PUD were made more comprehensive and the review criteria and the wording changed slightly.

Section 11: Nonconformities

Nonconformities are existing uses, structures and lots which were lawfully established pursuant to the zoning and building regulations in effect at the time of their development but which, because of subsequent *Code* amendments, do not conform to the existing *LDC*. This section is identical to the existing *LDC* Chapter 15.170 Nonconformities.

Section 12: Subdivision Standards

The most significant change to the Subdivision section is the updated application content requirements. The revised application contents are more specific, to ensure that final engineering plans are adequate for development and that plat contents are complete.

A "modification provision" has been included that allows some application contents to be omitted from the application submittal. Preliminary and Final subdivision application materials may also be omitted by this modification provision. All modification requests are subject to approval by the Planning and Zoning Commission and the applicant must demonstrate that the modification is justified and not contrary to the purposes for subdivisions.

Subdivision review standards, subdivision improvements agreement criteria, and road vacation plat provisions are identical to those in the existing *LDC*.

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The PUD Subdivision review standards found in the existing *LDC* were modified and linked to related rezoning criteria found in Section 9 of the proposed *LDC* update.

Section 13: Incentives

The Incentives section is new. The purpose of this section is to provide incentives for specific development applications. Incentives may be granted for Site Development Plans that exceed the minimum requirements of the *LDC* and accomplish high-priority planning goals such as the preservation of open space and natural features, and development of affordable housing. The *LDC* update includes a density bonus provision if a development plan includes affordable housing units.

Section 14: Design Review Procedure

This section is nearly identical to the existing *LDC* Chapter 15.180, Design Review Procedures, which addresses Large Retail Development Standards.

Section 15: Violations, Penalties and Enforcement

This section is also nearly identical to the existing *LDC* Chapter 15.20, Enforcement. This section was updated to clarify procedures for enforcement of the *LDC*.

Recently, the Colorado Legislature passed a bill allowing for the increase of civil penalties that local jurisdictions may levy. Present fines are set at \$1000 and/or 90 days in jail. Local government may now impose fines up to \$2,650 and one year in jail. Staff would like Council to provide direction on any change to the existing fine structure.

Section 16: Definitions

This section replaces the existing *LDC* Chapter 15.40, Definitions, and has been updated with abbreviations and definitions applicable to the revised *LDC*. Some inaccurate definitions have been removed and numerous new definitions have been added.

PUBLIC OUTREACH

A public scoping process for the *LDC* update and Zoning Map revision was initiated in mid-September. Invitations to two open houses were mailed to 61 realtors, appraisers, and contractors to provide an opportunity to comment on the *LDC* update. Notices for the open houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.

Approximately 16 community members contacted staff directly regarding aspects of the *LDC* and Zoning Map updates prior to the open houses. The first open house was held on October 2nd with nine people attending the function. Discussion was mostly focused on the proposed zoning changes and no opposing comments were received. The second open house was hosted by the P&Z during a work session on October 9th with eight community members in attendance.

A presentation was given to the Gunnison Rotary Club by Steve Westbay on October 14th. The Planning and Zoning Commission held a work session on October 23rd to discuss comments

STAFF REPORT

Text Amendment to the *Land Development Code* ZA 13-4

gathered through the public scoping process and made final changes to both the draft LDC and the Zoning Map.

DEPARTMENTAL COMMENTS

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

City Attorney, Kathy Fogo:

STAFF OBSERVATIONS

1. The proposed Text Amendment requests the repeal of the existing *City of Gunnison Land Development Code (LDC)*, and the reenactment of a completely revised *Land Development Code*.
2. The new *Land Development Code* will become a separate standalone document, recognized only by reference in the *City of Gunnison Municipal Code*. It will not be a codified document, due to the fact it is a living document, subject to change through time, and codification processes can be cumbersome and expensive.
3. The 1997 *City of Gunnison Land Development Code* and updated *LDC* are structured as unified codes. A unified code is a single document containing zoning standards, subdivision standards, and a systematic set of review processes. A unified code allows users to find all related land use control provisions in one source document.
4. Detailed focus on land use regulations is warranted because in some cases, the existing *Code* lacks necessary specificity, directives are sometimes confusing, and it does not address modern technologies and practices related to development.
5. While many elements of the *LDC* adopted in 1997 are included in the updated *LDC*, the new *Code* has a more detailed set of standards, and it includes terms to provide more flexibility and certainty.
6. The revised *LDC* is more comprehensive; it is more predictable, which helps developers; it addresses new trends in development such as solar access and the use of solar panels; and, it is more flexible due to the inclusion of the Waiver section.
7. The Planning and Zoning Commission and City staff have carefully researched, drafted and reviewed the revised *LDC*.
8. While public safety is a paramount consideration, the character of the community has also been considered a critical element for developing the revised *LDC*.

STAFF REPORT

Text Amendment to the *Land Development Code* ZA 13-4

9. A public scoping process for the *LDC* update was initiated in mid-September. Invitations to two open houses were mailed to 61 realtors, appraisers, and contractors to provide an opportunity to comment on the *LDC* update. Notices for the open houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.

REVIEW STANDARDS FOR TEXT AMENDMENTS

Reader note: Direct quotes from the LDC are highlighted. *LDC* Section 15.120.060.C, states that "...an application that fails to comply with any applicable review standard shall be denied." The *LDC* Section 15.150.050 states that "...an application for an amendment to the text of this *Land Development Code* shall comply with the following four standards:"

15.150.050 A. Consistent with Purposes. The proposed amendment shall be consistent with the purposes of this *Land Development Code*.

No Conflict. Purposes of the *LDC* are cited in Section 15.10.030 and include the following headings:

1. *Establish Development Standards* for the review of all proposed development in the City.
- 2) *Protect Quality of Life* by promoting the community's general health, safety and welfare.
- 3) *Establish Review Process* that is clear, consistent, predictable and efficient.
- 4) *Provide for Orderly Development* of the City that is well-ordered and safe.
- 5) *Conserve Property Values* and respect interests of property owners and citizens.

The proposed *LDC* fulfills the purpose of the existing *LDC* and the use of a performance-based structure. The revised *LDC* is more comprehensive; it is more predictable, which helps developers; it addresses new trends in development such as solar access and the use of solar panels; and it is more flexible due to the inclusion of the Waiver section.

15.150.050 B. No Conflict with Other Provisions. The proposed amendment shall not conflict with any other applicable provisions of this *Land Development Code*, or shall repeal or amend provisions of this *Land Development Code* which are inconsistent, unreasonable or out-of-date.

No Conflict: The revised *LDC* establishes tangible and specific standards, and in some cases the elimination of certain regulations that have not been working effectively.

15.150.050 C. Consistent with *Master Plan*. The proposed amendment shall be consistent with the *Master Plan*, or shall implement a new portion of the *Master Plan*, or shall implement portions of the *Master Plan* which have proven difficult to achieve under the existing provisions of this *Land Development Code*.

No Conflict:

Chapter 2, Community Character, Policy 1.2: Evaluate the *Land Development Code* for issues relating to non-conformities and consistency with maintaining community character.

Chapter 2, Community Character, Policy 1.3: Determine appropriate height restrictions for residential buildings, commercial buildings, and accessory buildings.

STAFF REPORT
Text Amendment to the *Land Development Code*
ZA 13-4

Chapter 2, Community Character, Policy 4.2: Educate the Community on plants that will thrive in Gunnison’s climate to better facilitate the live cover requirement in the *Land Development Code*.

Chapter 2, Community Character, Policy 4.4: Evaluate the *Land Development Code* for altering landscaping requirements in locations where irrigation water is not available.

Chapter 4, Environment, Policy 1.2: Develop a wetlands ordinance, (including the creation of setback buffers near well head and along river corridors) that will function to preserve the quality and quantity of wetlands within the region, especially those areas which affect the city’s water resources.

Chapter 4, Environment, Policy 3.1: Amend the *Land Development Code* for exterior lighting standards to consider (1) nuisance factors, (2) safety factors, and (3) preservation of night-time dark skies.

Chapter 4, Environment, Policy 7.2: Adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities.

Chapter 5, Land Use and Growth, Policy 1.4: Amend standards to encourage mixed use developments and modify the *Land Development Code* accordingly.

Chapter 5, Land Use and Growth, Policy 1.11: Evaluate the criteria in the *Land Development Code* for light industrial uses that are permitted to operate in the Commercial zone with a Conditional Use permit.

Chapter 5, Land Use and Growth, Policy 2.5: Develop a definition and development standards for light industrial areas, including low impact development; and amend the *Land Development Code* accordingly.

Chapter 6, Housing, Policy 2.8: Review the standards and dimensions for accessory dwelling units (ADUs) and revise the standards, if appropriate.

Chapter 6, Housing, Policy 2.9: Evaluate the *Land Development Code* to determine appropriate locations for ADUs without a Conditional Use permit.

Chapter 6, Housing, Policy 2.10: Implement density bonuses in exchange for affordable housing.

Chapter 6, Housing, Policy 2.11: Review the dimensional standards in the *Land Development Code* to encourage residential home affordability.

Chapter 6, Housing, Policy 4.1: Update the *Land Development Code* to amend design standards for new mobile home parks.

Chapter 7, Economics, Policy 4.4: Revise sidewalk vending regulations and signage to promote commercial vibrancy, taking into account pedestrian circulation and safety issues.

Chapter 7, Economics, Policy 5.3: Revise the list of permitted uses and dimensional standards for the B-1 zone in order to encourage mixed uses.

Chapter 8, Transportation, Policy 1.6: Require five-foot wide, detached sidewalks, as well as four-foot wide landscape snow storage buffers on both sides of new streets and retrofit these amenities wherever feasible on existing streets.

Chapter 8, Transportation, Policy 1.9: Establish driveway standards based on the number of units served.

Chapter 8, Transportation, Policy 3.4: Implement street widths and design standards that take into consideration safety, social vibrancy, maintenance costs and non-motorized travel.

Chapter 9, Utilities and Infrastructure, Policy 6.3: implement a policy for reducing light pollution, such as utilizing full cut off light fixtures.

STAFF REPORT

Text Amendment to the *Land Development Code* ZA 13-4

15.150.050 D. Public Health, Safety and Welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

No Conflict:

The proposed standards are intended to preserve the public health, safety and general welfare of the community.

RECOMMENDATION

During the Planning and Zoning Commission meeting held on November 13, 2013 Commissioner _____ moved, Commissioner _____ seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 13-4, for a Text Amendment repealing the existing *Land Development Code* and reenacting a new *Land Development Code*, based on the following findings of fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 15.150.050).
3. The Planning and Zoning Commission finds that the Text Amendment repeals the *City of Gunnison Land Development Code (LDC)*, and reenacts a completely revised *Land Development Code*.
4. The Planning and Zoning Commission finds that the new *Land Development Code* will become a separate standalone document, recognized only by reference in the *City of Gunnison Municipal Code*.
5. The Planning and Zoning Commission finds that an update of the existing *Land Development Code* is warranted because in some cases the existing *Code* lacks necessary specificity, directives are confusing, and it does not address modern technologies and standards.
6. The 2013 *City of Gunnison Land Development Code* is a unified code. The Planning and Zoning Commission finds that a unified code allow users to find all related land use control provisions in one source document which improves the efficiency and understanding of the city's development process.
10. The Planning and Zoning Commission finds that while many elements of the *LDC* adopted in 1997 are included in this updated *LDC*, the new *Code* has a more detailed set of standards, and it includes terms to provide more flexibility and certainty.

STAFF REPORT
Text Amendment to the *Land Development Code*
ZA 13-4

11. The Planning and Zoning Commission finds the revised *LDC* is more comprehensive; it is more predictable, which helps developers; it addresses new trends in development such as solar access and the use of solar panels; and it is more flexible due to the inclusion of the Waiver section.
12. The Planning and Zoning Commission finds that the revised *LDC* fulfills numerous action items for implementation within the *City of Gunnison Master Plan* policies.
13. The Planning and Zoning Commission finds that the Commission and City staff have carefully researched, drafted and reviewed the revised *LDC*.
14. A public scoping process for the *LDC* update was initiated in mid-September. The Planning and Zoning Commission finds that this process was successful in that community members were given ample opportunities to discuss the related details in an open and inclusive environment, and the public scoping manifested changes that improve the document.
15. The Planning and Zoning Commission finds that based on the record of this Text Amendment application the recommended approval of this Text Amendment protects the community's health, safety and welfare.

STAFF REPORT
Map Amendment to the Official Zoning Map
ZA 13-5

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: November 13, 2013
RE: *Map Amendment to the City of Gunnison Official Zoning Map*

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 15.150.030 specifies that a Zoning Map Amendment be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission establishes a recommendation to City Council, to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

An amendment to the Official Zoning Map may be initiated by City Council, the Planning and Zoning Commission, the Community Development Director or the owner of, or holder of, a recognized interest in that real property whose zoning is proposed to be amended.

Governmental powers to zone, regulate land use, and apply development standards to real property are granted under Title 31, Article 23, Part 3 (Sections 31-23-301 through 31-23-314) of the Colorado Revised States. Establishing boundary lines between different districts is recognized as a legislative act. Processes and procedures followed by this application are consistent with the Map Amendment procedures set forth in the *City of Gunnison Land Development Code*, and as summarized above. The related process and procedures are consistent with requirements set forth in the Colorado Revised Statutes.

APPLICATION

The applicant is Steven Westbay, the City of Gunnison Community Development Director. The request is to amend the Official City of Gunnison Zoning Map. The Official Zoning Map was last updated by City Council in 2002. The City has approved many Zoning Map Amendments and two annexations since the last update to the Official Zoning Map.

The amended Zoning Map is proposed in conjunction with the *LDC* update. The Official Zoning Map is part of the *LDC* as fully as if it were set out in the *LDC* in detail. The Official Zoning Map is maintained in the office of the City Clerk and displayed in the Community Development Department.

Once the Official Zoning Map is adopted the map shall contain the signatures of the Chairman of the Planning and Zoning Commission and Mayor and be attested by the City Clerk.

PROPOSED AMENDMENTS

Existing R2M (Duplex/Multi-family Residential) Zone Districts

The *Land Development Code* update proposes a new zone district, Residential Mixed Use (RMU) that replaces the existing R2M zone district. The RMU district, as specified in the *LDC*

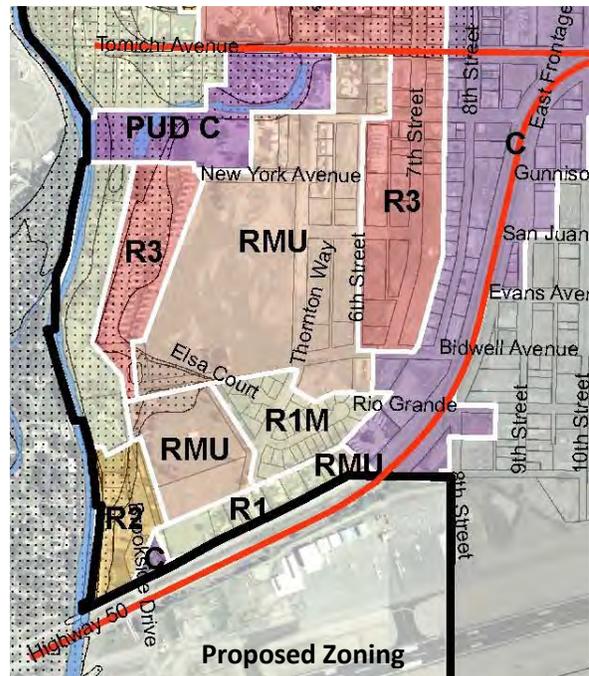
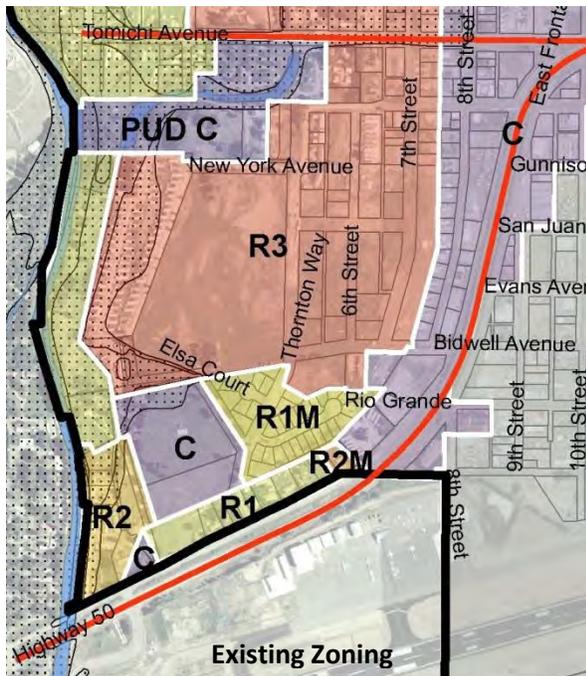
STAFF REPORT
Map Amendment to the Official Zoning Map
ZA 13-5

update, is essentially identical to the R2M district, and is established to provide for relatively high density single-family, duplex and multi-family residential areas, including primarily triplex, townhouse and multi-family dwelling uses. The RMU and R2M zone districts allow 16 units per acre. All existing R2M zone districts are proposed as RMU zone districts throughout the City with exception of the proposed amendments indicated below.

West Gunnison Neighborhood

The *West Gunnison Neighborhood Plan* was adopted in 2008. The Plan addresses future development and build-out with utility capacity. The majority of undeveloped land in West Gunnison is zoned R3, Multi-family Residential (30 units per acre). The current water and sewer system capacities will not support the number of units that could be allowed in the R3 zone district. The *West Gunnison Neighborhood Plan* proposes a lower density zone district that will be accommodated with current utility capacities. Staff is proposing the following zoning changes in West Gunnison (see maps below):

- Existing Commercial parcels in the southwest corner of the city, which is the old drive-in movie theater and is currently hay meadow. The proposal is to change the zone from Commercial to RMU at 16 units per acre.
- A Large R3 area that is mostly undeveloped will be change to RMU. Large vacant parcels in the center of West Gunnison, including the West Haven Condos and single-family homes south of Tomichi Avenue, are proposed as RMU (16 units per acre).
- The West Cove Condos (part of the Lazy K PUD) are proposed to change from a PUD Commercial to RMU. The existing site contains three buildings configured with four units in each building. The RMU district would allow for an additional fourplex to the south of the property.



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Map Amendment to the Official Zoning Map
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MacIntosh Townhomes

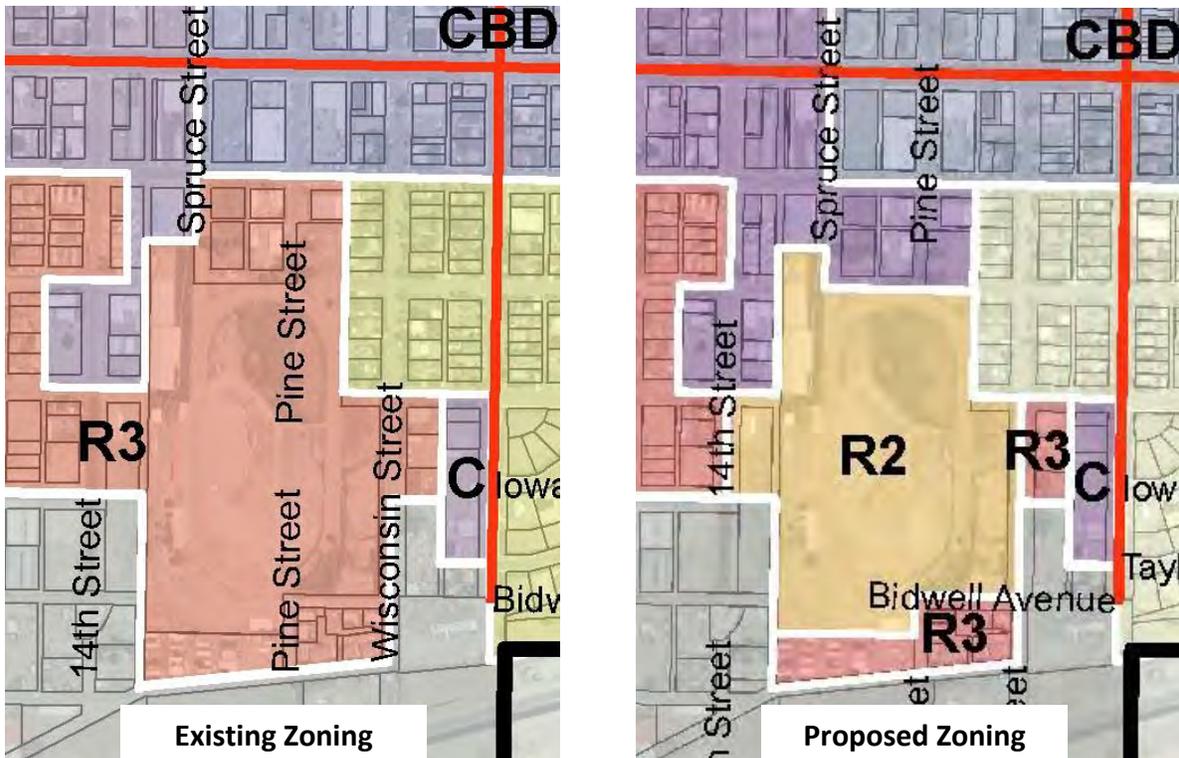
The MacIntosh Townhomes are located at Ohio Avenue and 11th Street. The parcel (Lots 7-12, Block 58) contains eight units that were constructed in 2003. The process used to approve the Townhome Plat was a Zoning Amendment instead of a Subdivision. Staff is recommending changing this parcel from PUD R3 to R3.

Community School

The Community School is currently zoned PUD R1. The proposal is to change the zone to R1.

Fred R. Field Western Heritage Center

The Fairgrounds is currently zoned R3. The City granted a street vacation plat for the fairgrounds site and because the street grid system no longer exists on this property R3 zoning become problematic. In the event the Fairgrounds changed locations and this site were redeveloped into another use, it is appropriate to minimize the potential traffic impacts to adjacent neighborhoods by rezoning the property to R2, Duplex Residential.



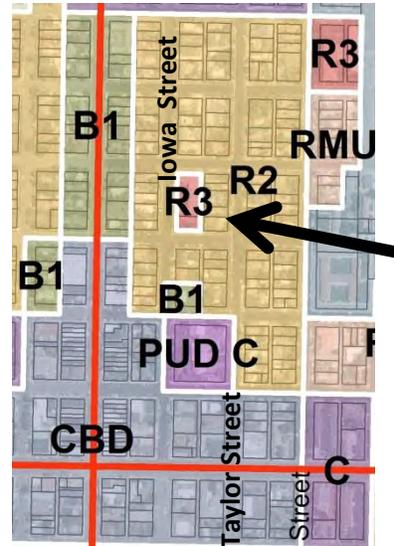
Area North of the Fairgrounds

The Colorado Division of Parks and Wildlife and Fire Station are currently zoned R3 as well as a small strip (1/4 of a block) along the second block of South 14th Street. Staff is recommending the Commercial zone district be expanded to include these properties (as shown above).

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 Map Amendment to the Official Zoning Map
 ZA 13-5

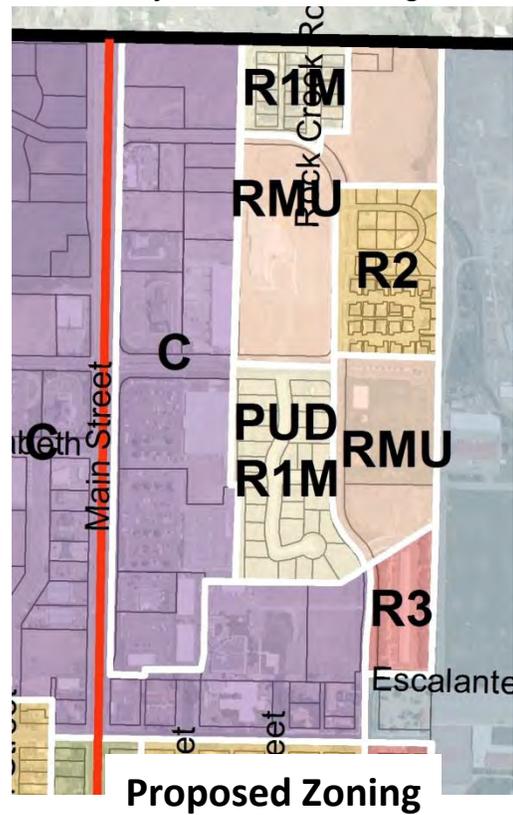
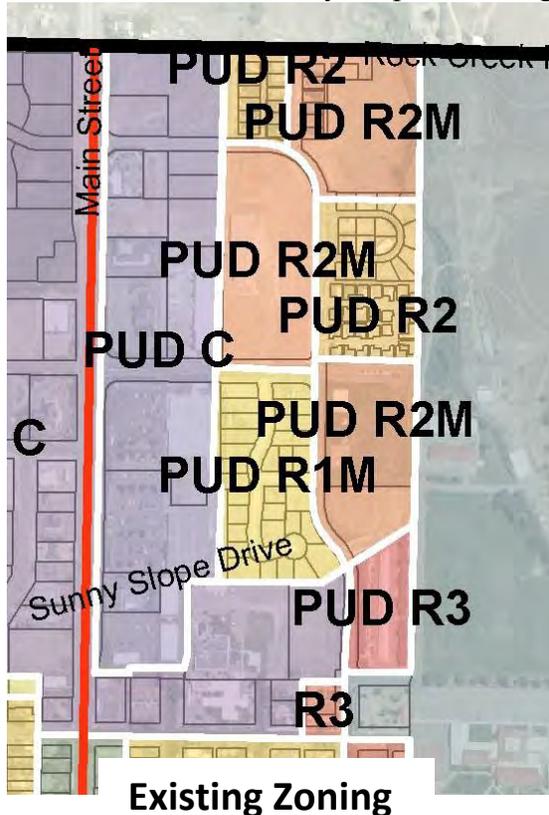
Four Seasons Apartments

Marlene and Frank Zanetell, have requested a change to the existing zoning of the Four Seasons Apartments from R2 (Duplex Residential) to R3 (Multi-family Residential). The property is located on the 400 block of North Iowa Street (Lots 1-12, Block 78, First Gunnison) and contains 30 apartments and one single-family home. The apartments are currently a nonconforming use. Staff proposes to change the property to a R3 zone district. Please note that even with the zone change the apartments are nonconforming in regard to density. Should the structures be damaged by fire or other cause to the extent of more than 80 percent of its replacement cost, as determined by the zoning administrator, it shall only be reconstructed in compliance with the LDC. Based on the recommended R3 zone district (30 units per acre) a maximum of 25 units are allowed on this site.



Gunnison Center and the Meadows PUD

The Gunnison Center and Meadows Mall area include the parcels bounded by North Main Street on the west, the City boundary to the north, WSCU on the East and Denver Street / Hospital to the south. This area was created as a PUD in the 1980's and 1990's with an underlying zoning that is consistent with the LDC. The PUD was not set up with standards other than a private covenant. The PUD did have a provision for two multi-tenant signs that at the time were not allowed in the LDC. The City adopted new sign standards in early 2013. The new sign



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ZA 13-5

standards now allow multi-tenant signs in the large Commercial areas along Main Street making the one provision in the PUD irrelevant. Staff is proposing to change the zoning from a PUD to the underlying zoning within the *LDC* (for example the PUD Commercial changes to Commercial, PUD R3 to R3, etc.). The underlying zoning is proposed the same as existing except for the following:

Meadows Village was rezoned in 2005 in conjunction with their subdivision application. The property was rezoned from PUD R2M and PUD R3 to a lower density district, PUD R1M. This subdivision should remain PUD R1M because explicit dimensional standards are accompanying this property.

The Rock Creek area is proposed to change from PUD R2 and PUD R2M (where the single-family residences are located) to the R1M (single-family modified) zone district.

The existing PUD R2M zone districts would change to the RMU zone district.

Corner of Denver Avenue and Colorado Street

Property situated on the northwest corner of Denver Avenue and Colorado Street is proposed to change from R3 to Commercial. The Hospital (Board of County Commissioners) owns both properties that are currently zoned R3 (Rocky Mountain Rose and Elk Crest Condominiums). Commercial zoning on these properties makes sense for the existing use of the flower shop and future expansion of the Hospital.

Western State Colorado University

The existing WSC (Western State College) zone has been changed to WSCU to reflect the name change to Western State Colorado University.

The WSCU entrance off Tomichi, bounded by Loveland, Adams and Georgia (old Ruland School site), is currently in the R1 zone district. The site has been changed to reflect University property in the WSCU special zone district.

Meldrum Townhomes

The Meldrum Townhomes are located south of Georgia Avenue / Escalante and north of College Avenue. The property is currently in the Commercial zone district. The proposal is to change the parcel to RMU, Residential Mixed Use.

Annexations to the City

The Gunnison Rising Annexation (2010) and the VanTuyl Ranch / Library Annexation (2013) have been added to the proposed Official Zoning Map.

PUBLIC OUTREACH

A public scoping process for the Zoning Map revision and *LDC* update was initiated in mid-September. Invitations to two open houses were mailed to 220 property owners affected by the proposed zoning changes and to 61 realtors, appraisers, and contractors to provide them an opportunity to comment on the proposed Zoning Map and *LDC* update. Notices for the open

STAFF REPORT
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ZA 13-5

houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.

Approximately 16 community members contacted staff directly regarding aspects of the *LDC* and Zoning Map updates prior to the open houses. The first open house was held on October 2nd with nine people attending the function. Discussion was mostly focused on the proposed zoning changes and no opposing comments were received. The second open house was hosted by the P&Z during a work session on October 9th with eight community members in attendance.

A presentation was given to the Gunnison Rotary Club by Steve Westbay on October 14th. The Planning and Zoning Commission held a work session on October 23rd to discuss comments gathered through the public scoping process and made final changes to both the draft *LDC* and the Zoning Map.

DEPARTMENTAL COMMENTS:

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

STAFF OBSERVATIONS

1. The request is to adopt a new Official Zoning Map which amends the district boundaries of several properties in the city. This is a legislative action following the due process considerations of a Map Amendment under the confines of the City's *Land Development Code*.
2. The last revision to the Official Zoning Map was in 2002.
3. The proposed rezoning sites are compatible with the surrounding neighborhood.
4. The rezoning is in conjunction with the update of the *LDC*.
5. Many of the proposed changes have occurred within the City since the last update that warrant an updated Zoning Map including annexations to the city and neighborhood changes.
6. All of the proposed changes are considered to be in compliance with directives of the *City of Gunnison Master Plan (2007)* and the sub-area plans adopted subsequent to the 2007 Master Plan.
7. A public scoping process for the Zoning Map and *LDC* update was initiated in mid-September. Invitations to two open houses were mailed to 220 property owners, affected by the zoning change and 61 realtors, appraisers, and contractors to provide an opportunity to comment on the updates. Notices for the open houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.
8. The goal of the public scoping process was to find consensus with the individual property owners affected by the zoning changes. The staff is confident that all potential conflicts

STAFF REPORT
Map Amendment to the Official Zoning Map
ZA 13-5

have been resolved and the public members participating in the scoping process have unanimously endorsed the final draft Zoning Map.

9. The Zoning Map Amendment protects the community's health, safety and welfare.

REVIEW STANDARDS

The *Land Development Code* "LDC" (15.150.060) contains four specific standards to be applied to an Amendment to the Official Zoning Map. Based on the LDC 15.120.060 C1, *an application that fails to comply with any applicable review standard shall be denied.*

A. Consistency with Master Plan. *The proposed amendment shall be consistent with the City of Gunnison Master Plan.*

No Conflict. The proposed amendment is consistent with the goals and policies of the LDC.

Chapter 5, Land Use and Growth, Goal: Residential, commercial and industrial land uses are appropriately located and interspersed with parks and open space, providing a balanced environment in which to live, work and play.

Chapter 5, Land Use and Growth, Policy 1.1: Amend the zoning standards and the zoning boundaries for the existing multiple family districts (R2, R2M, R3) to promote infill and to increase housing opportunities.

Chapter 5, Land Use and Growth, Policy 1.8: Assess extensions to the Central Business District, the B-1 District, and Commercial District, and incorporate these districts into neighborhood developments where appropriate.

Chapter 5, Land Use and Growth, Policy 1.10: Evaluate locations for additional industrial zoning within the City.

Chapter 5, Land Use and Growth, Policy 1.13: Discourage sprawling commercial strip corridors.

The Zoning Amendment is consistent with concept land use plans and objectives within the *West Gunnison Neighborhood Plan* and the *VanTuyl Ranch Management Plan* which are sub-area plans of the *City of Gunnison Master Plan*.

B. Consistent With Purposes of Zone District. *The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.*

No Conflict. The zoning changes are consistent with the purposes of those zone districts and with existing and proposed land uses.

C. Compatibility with Surrounding Zone Districts and Uses. *The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.*

No Conflict. The rezoning is compatible with the surrounding districts and uses. The Map Amendment provides consistency and protects the rights and use of property throughout the city.

D. Changed Conditions or Error. *The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect*

STAFF REPORT
Map Amendment to the Official Zoning Map
ZA 13-5

assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.

No Conflict. The zoning changes are necessary due to changes in neighborhoods and the character of the community and annexations to the City. The Official Zoning Map has not been updated since 2002.

ACTION

During the regular Planning and Zoning Commission meeting held on November 13, 2013, Commissioner _____ moved, and Commissioner _____ seconded, and the Commission voted to recommend APPROVAL to the City Council, Zoning Amendment application ZA 13-5, to approve the amendments to the Official Zoning Map, based on the following findings of fact:

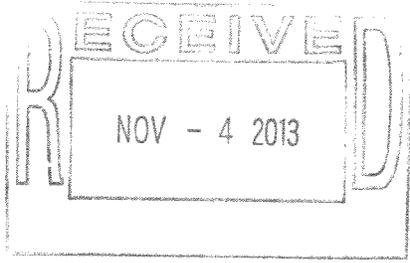
FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Zoning Amendment application is to rezone certain areas within the City of Gunnison.
3. The Planning and Zoning Commission finds that the rezoned areas are compatible with surrounding neighborhoods and existing and potential future uses.
4. The Planning and Zoning Commission finds that the Official Zoning Map has not been updated since 2002.
5. The Planning and Zoning Commission finds that many changes have occurred within the City since the last update that warrants an updated Zoning Map including annexations to the City and neighborhood changes.
6. The Planning and Zoning Commission finds that this Map Amendment is in conjunction with the *LDC* update.
7. A public scoping process for the Zoning Map and *LDC* update was initiated in mid-September. The Planning and Zoning Commission finds that invitations to two open houses were mailed to 220 property owners, affected by the zoning change and 61 realtors, appraisers, and contractors to provide an opportunity to comment on the updates. Notices for the open houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.
8. The goal of the public scoping process was to find consensus with the individual property owners affected by the boundary changes. The Planning and Zoning Commission finds

STAFF REPORT
Map Amendment to the Official Zoning Map
ZA 13-5

that all potential conflicts have been resolved and the public members participating in the scoping process have unanimously endorsed the final draft Zoning Map.

9. The Planning and Zoning Commission finds that the Zoning Map Amendment protects the community's health, safety and welfare.



November 2, 2013

To: The City of Gunnison___staff, planning commissioners, Mayor
and Council Members

From: Marlene and Frank Zanetell

Re: Proposed zoning revisions

Dear Sirs and Ladies:

We are respectfully requesting that the Four Seasons Apartments property on North Iowa Street, which we have long owned, be zoned R3 Multi-family Residential to comport with the City approved development and use of this property: a 30 unit apartment complex that has long and well served the community and its residents.

As you may know, Frank personally manages and maintains the apartments, in which we have steadily invested to update and improve over time--with, for example, more energy efficient appliances, windows, as well as a new roof. We are proud of our property, and we appreciate the positive way City staff has worked with us over the years. Please note that the quality and durability of the brick construction stands out in Gunnison and should ensure continued service to the community for many years to come.

Also, please note on your proposed zoning map (*Gunnison Times* 10/24/13) other Multi-family Residential properties that are accurately designated R3 include the French Gardens, Richardson Condos, Palisades Apartments, Mountain View Apartments, among others.

When the Four Seasons complex was constructed the investment was welcomed by the City. It complied with the City's economic and development goals. It continues to comply with and serve our communities goals and residential needs. We are seeking a zoning designation (R3) that reflects our long-term compliance with the City. This would protect our investment from legal uncertainties that could potentially be associated with ownership of property deemed (zoned) non-compliant. Being "grandfathered" does not fully remove that uncertainty--which, in and of itself, could adversely affect value and thus harm our interest.

Somewhere along the way, surely as an oversight and unbeknownst to us, our Four Seasons property was rezoned R2 and thus became non-compliant. Now that we are aware of this we are very concerned. As you reconsider City Zoning, we are seeking your help to rectify this and so assure that our financial investment is not unintentionally harmed.

In conclusion, a zoning designation of the 400 block (East side) of North Iowa is warranted and only fair for the reasons we have herein given.

We appreciate your attention and concern with this matter, which is very important to us.

Sincerely,

Marlene Zanetell
Frank Zanetell

Marlene and Frank Zanetell

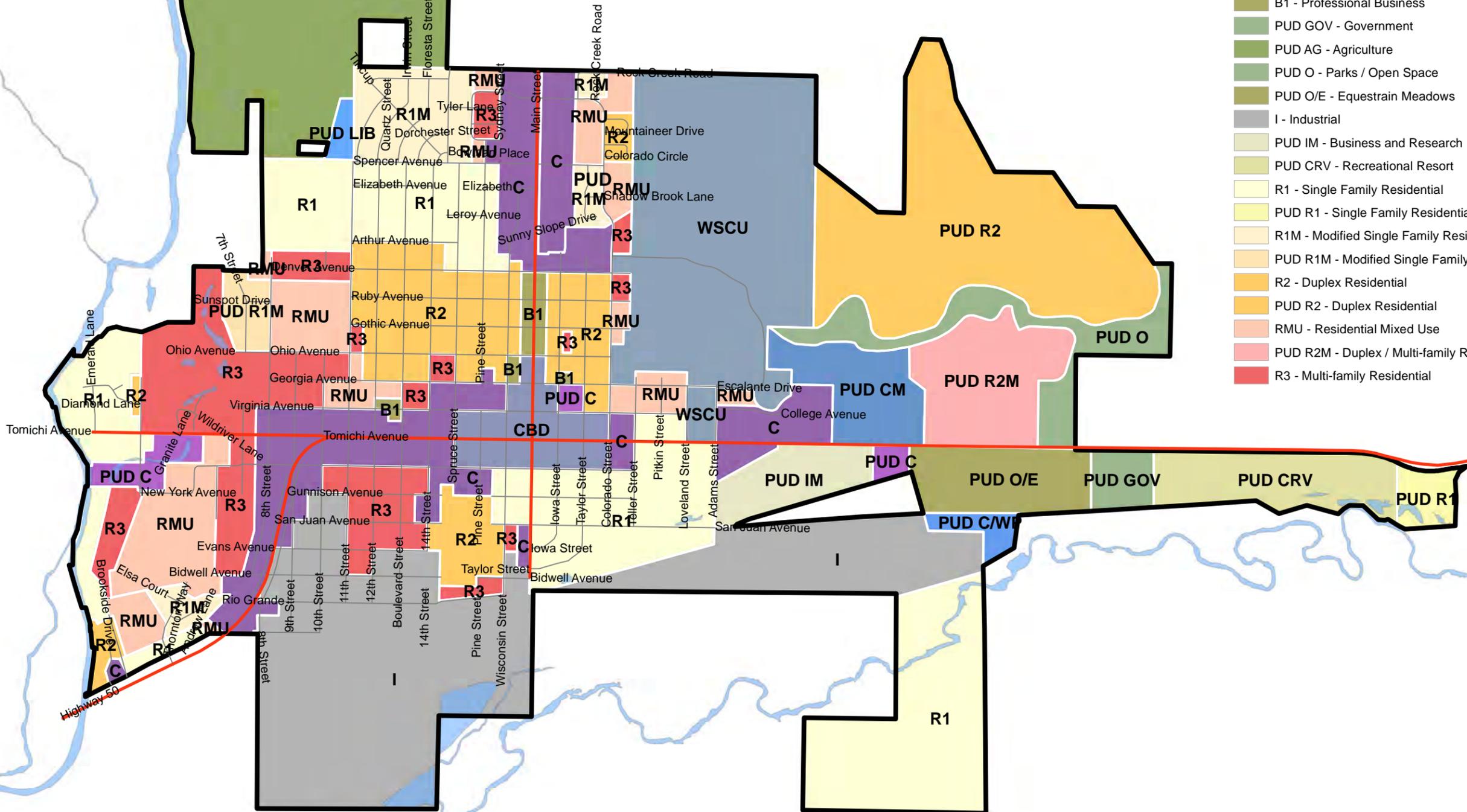
Postscript for staff: In the official plat of record with the Gunnison County Clerk and Recorder this "parcel is Lots 1-12, both inclusive, in Block 78, first addition to Gunnison" (Book 547, page 997)

City of Gunnison Proposed Zoning Map

Legend

Proposed Zoning 11-8-13

- C - Commercial
- PUD C - Commercial
- CBD - Central Business District
- PUD CM - Commercial / Mixed Use
- PUD C/WP - Western Pavilion
- PUD LIB - Library
- WSCU - Western State Colorado University
- B1 - Professional Business
- PUD GOV - Government
- PUD AG - Agriculture
- PUD O - Parks / Open Space
- PUD O/E - Equestrain Meadows
- I - Industrial
- PUD IM - Business and Research Park
- PUD CRV - Recreational Resort
- R1 - Single Family Residential
- PUD R1 - Single Family Residential
- R1M - Modified Single Family Residential
- PUD R1M - Modified Single Family Residential
- R2 - Duplex Residential
- PUD R2 - Duplex Residential
- RMU - Residential Mixed Use
- PUD R2M - Duplex / Multi-family Residential
- R3 - Multi-family Residential



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Number

SERIES 2013

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GUNNISON, COLORADO, COMMENDING STEPHANIE WHITE FOR HER CONTRIBUTIONS TO THE CITY OF GUNNISON PLANNING AND ZONING COMMISSION.

WHEREAS, Stephanie White has served on the City of Gunnison Planning and Zoning Commission from May 2013, through September 2013; and,

WHEREAS, Stephanie, by her thoughtful consideration of matters before the Commission has served the best interests of the City of Gunnison, resulting in substantial benefits to the citizens of today and the future; and

WHEREAS, during her service on the Planning and Zoning Commission, Stephanie participated in the development and passage of the City's *Marijuana Code*, contributed to review and revision of the *Land Development Code*, and reviewed and participated in processing numerous land use applications; and

WHEREAS, Stephanie White has unselfishly given of her time and sound judgment to successfully carry out the duties of Planning and Zoning Commissioner.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GUNNISON, COLORADO, THAT:

Stephanie White is hereby commended and thanked for his generous donation of time, knowledge and dedicated service to the City of Gunnison Planning and Zoning Commission; and

is wished continuous success and good fortune in future endeavors.

INTRODUCED, READ, PASSED AND ADOPTED this 13th day of November, 2013.

Chair

(SEAL)

ATTEST:

Pam Cunningham, Secretary

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November 13, 2003

Gunnison County Planning Commission
221 North Wisconsin Street, Suite D
Gunnison, CO 81230

Hand Delivered

RE: KVLE Radio LUC-2013-23 – County Referral

Dear Commissioners:

Thank you for giving the City the opportunity to comment on the application for the Pilgrim Communications (KVLE Radio) Use Change request. The following comments are based on the submitted application material, and its relation to the *Gunnison Three Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado* and the *City of Gunnison Master Plan*.

Based on our existing Three-Mile Map, the property is designated as Moderate Density Residential (1 to 6 units per acre) and is located in the Urban Growth Boundary. The application states the request is to remove the existing radio tower and equipment shed and replace with a new tower and shed. The City does not have any objection to this request because it seems to be a technical issue and has no material effect upon intensity of the existing land use, other community oriented elements of interest to the City.

Sincerely,

Greg Larson
Chair, Planning and Zoning Commission

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**Gunnison County Community
Development Department**

Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

**TO: Steve Westbay, CD Director
City of Gunnison**

FROM: Neal Starkebaum, Assistant Director

RE: Three Mile Plan Referral

DATE: October 23, 2013

Please find the attached land use change permit application for Pilgrim Communications, KVLE-FM. We are referring this application to you for your review and comments and request that comments be received in our office no later than November 13, 2013.

If you have questions, please contact me at (970)641-0360. Thanks for your time and assistance.

Stamp: OCT 23 2013

City of Gunnison Referral

LUC-13-0023



GUNNISON COUNTY, COLORADO
MINOR IMPACT REVIEW PROJECT
LAND USE CHANGE PERMIT APPLICATION

GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING OFFICE

221 N. WISCONSIN ST, STE D., GUNNISON, CO 81230

TELEPHONE: 970-641-0360 FAX: 970-641-8585

Website: <http://www.gunnisoncounty.org/planning.html> Email: planning@gunnisoncounty.org

[Handwritten signature]

DATE RECEIVED BY COMMUNITY DEVELOPMENT DEPARTMENT :: / /
APPLICATION FEE \$1,000.00 - SUBMITTED AT TIME OF APPLICATION : / /

APPLICANT:

RONALD CRIDER / PILGRIM COMMUNICATIONS

MAILING ADDRESS:

PO BOX 884

CITY:

GUNNISON

STATE:

CO

ZIP:

81230

PHONE (day):

970-648-4253

(evening):

(KULF)

FAX:

E-MAIL ADDRESS:

marty@gunnisonradio.com

PROPERTY OWNER (If other than applicant, a copy of a contract of sale or lease between applicant and owner, or a notarized letter from the property owner consenting to this application, must be submitted.):

NAME:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE (day):

(evening):

FAX:

E-MAIL ADDRESS:

PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE (The person the Community Development Department should contact regarding scheduling of meetings and information for this application. A NOTARIZED LETTER from the property owner authorizing the representative must be submitted.)

NAME: MARTY GRANTHAM

MAILING ADDRESS:

PO BOX 884

CITY:

GUNNISON

STATE:

CO

ZIP:

81230

PHONE (day):

970-648-4253

(evening):

FAX:

E-MAIL ADDRESS:

marty@gunnisonradio.com

SCANNED

received
10-2-13ms

PROPERTY LOCATION and LEGAL DESCRIPTION OF PROPERTY:

1. **Legal Description.** Cite lot and block or tract numbers, mining claim or homestead references; attach copy of deed and/or metes and bounds description(s).
1445 HWY 135 N, GUNNISON - 1.2 acres in NW 1/4 of SW 1/4 of Sec. 25, T50N, R1W, N10PM (KULE RADIO TOWER)
2. **Property Address.** 1445 HWY 135 N, GUNNISON
3. **Common Description (include mileage from highway or County road, or other recognized landmarks).**
KULE RADIO TOWER, NORTH OF TOWN +/- 2 miles on WEST side of HWY.

AFFECTED LANDOWNERS. List all landowners and land uses that are within 500 feet of the boundaries of the entire parcel on which the land use change is proposed, including all properties separated from the parcel by a road or would be adjacent if the road did not exist. The best-available, most current information of this listing of current owners is in the Gunnison County Assessor's Office:

AFFECTED LANDOWNER'S NAME	PARCEL LOCATION RELATIVE TO PROPOSED LAND USE CHANGE PARCEL	CURRENT LAND USE ON ADJACENT PARCEL
SNOWFLAKE FAMILY TRUST	WEST & NORTHWEST	VACANT
JOHN GREGORY, CRAWFORD	NORTH	VACANT
DOAL WILSON, GUNNISON	EAST & SOUTH	RESIDENTIAL
KATH. HAYNES LIVING TRUST	SOUTH WEST	AGRICULTURAL

PROJECT DESCRIPTION. Describe in detail what the applicant wants to do on the parcel, including new uses, division of land, adjustment of boundaries, expansion of existing uses, number of units, estimated amount of new traffic, new structures to be constructed, proposed phases and a description of off-site resources and haul routes (including those used by vehicles related to construction) necessary to accomplish the project. If the proposed land use change is a subdivision, identify the use of each lot (single family residence, duplex, commercial, etc.):

- REPLACE & REMOVE EXISTING RADIO TOWER FOR KULE, VERIZON, GOGO. ORIGINAL TOWER WAS PUT UP IN 1978.
- REPLACE EXISTING EQUIPMENT SHED (NON-HEATED) w/ 11.5' x 14' SHED
- REPLACE EXISTING ELECTRIC LINES TO TOWER
- NO INCREASED TRAFFIC AFTER CONSTRUCTION MAINTENANCE 1x PER MONTH +/- .
- EXISTING ROAD & ACCESS WILL BE REUSED. NO NEW ROAD/FACILITIES OTHER THAN SHED NEEDED

MINING AND CONSTRUCTION ACTIVITIES. As applicable, information pursuant to the individual sections of Division 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials.*

✓ ONLY CONSTRUCTION OF REPLACEMENT TOWER & SITED REQUESTED.

COMMERCIAL AND INDUSTRIAL USES. As applicable, information pursuant to the individual sections of Division 9-300: *Commercial and Industrial Uses.*

- RADIO STATION & RADIO TOWER

PRESENT LAND USE: identify present land uses and locations and sizes of structures that exist on the property:

- RADIO STATION & RADIO TOWER, 2 EXIST. EQUIP SITEDS FOR TOWER
- RENTAL / RESIDENCE (1 UNIT) w/OFFICE SINCE 1978

IDENTIFY PREVIOUSLY-APPROVED USES. List Land Use Change Permits and/or subdivision approval have been previously approved for the property, and the year in which they were approved.

N/A - RADIO TOWER GRAND FATHERED IN.

CHARACTERISTICS and CURRENT CONDITION OF LAND. List physical characteristics and conditions of the land, including streams, irrigation ditches, ponds, soils, roads, vegetation, geologic hazards, any work that has been done to clear the property, etc.) - NO CLEARING OF PROPERTY NECESSARY.

TWO DITCH - ONE OLD VAN TUYL DITCH NOT ACTIVE, ONE LATERAL VAN TUYL USED FOR IRRIGATION ON SOUTHERLY PROPERTY.

PROJECT DESIGN. As applicable, all elements of the project design must address and comply with the individual sections of Article 13: *Project Design Standards* in the *Gunnison County Land Use Resolution*; the staff will advise the applicant which of these requirements apply to a specific application:

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

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

SECTION 13-105: *Residential Building Sizes and Lot Coverages.*

SECTION 13-107: *Installation of Solid-Fuel-Burning Devices.*

SECTION 13-108: *Open Space and Recreation Areas.*

SECTION 13-109: *Signs.*

SECTION 13-110: *Off-Road Parking and Loading.*

SECTION 13-111: *Landscaping and Buffering.*

SECTION 13-112: *Snow Storage.*

SECTION 13-113: *Fencing.*

SECTION 13-114: *Exterior Lighting.*

SECTION 13-115: *Reclamation and Noxious Weed Control.*

SECTION 13-116: *Grading and Erosion Control.*

SECTION 13-117: *Drainage, Construction and Post-Construction Storm Water Runoff.*

SECTION 13-118: *Water Impoundments.*

SECTION 13-119: *Standards to Ensure Compatible Uses.*

ADDITIONAL SUBMITTALS BASED UPON INFORMATION AVAILABLE ON MAPS USED BY THE COUNTY. If a land use change is proposed on a parcel located within any of the following areas additional submittals may be required to be submitted (Section numbers refer to sections in the *Gunnison County Land Use Resolution*). The Community Development Department will provide assistance to the applicant to determine the specific information that must be submitted:

1. **LOCATION OF SITE WITHIN FLOODPLAIN HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a floodplain hazard area, pursuant to Section 11-103: *Development in Areas Subject to Flood Hazards*.
2. **LOCATION OF SITE WITHIN GEOLOGIC HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located in a geologic hazard area may be required to submit a geotechnical report that evaluates and predicts the impact of specific geologic conditions on the proposed land use change and measures to mitigate these hazards, pursuant to Section 11-104: *Development in Areas Subject to Geologic Hazards*.
3. **LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a wildfire hazard area, pursuant to Section 11-105: *Development in Areas Subject to Wildfire Hazards*.
4. **LOCATION OF SITE WITHIN AREA POTENTIALLY AFFECTED BY WETLANDS AND WETLANDS PERMITTING.** As applicable, an application proposing a land use change on a parcel located in an area in which there are wetlands, pursuant to Section 11-107: *Protection of Water Quality*.
5. **LOCATION OF SITE VISIBLE FROM RIDGELINE VANTAGE.** As applicable, an application proposing a land use change that is visible from a ridgeline vantage, pursuant to Section 11-108: *Standards for Development on Ridgelines*.
6. **DEVELOPMENTS IMPACTING AGRICULTURAL LANDS.** If a proposed project adjoins agricultural lands, involves land through which irrigation ditches flow, or over which there are general or exclusive easements for stock drives, the application shall address the requirements of Section 11-109: *Development That Affects Agricultural Lands*, and Section 15-103: *Right-to-Ranch Policy* which shall identify, in written and/or graphic form, the following:
 - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
 - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
 - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
7. **AGRICULTURAL LAND OWNER.** The location(s) and name(s) of owner(s) of any agricultural land(s) adjoining or possibly impacted by the proposed land use change.
 - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
 - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
 - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
8. **DEVELOPMENT ON LAND BEYOND SNOWPLOWED ACCESS.** As applicable, an application that proposes development at a location that currently receives no snowplowing services for access, pursuant to Section 11-110: *Development of Land Beyond Snowplowed Access*.
9. **DEVELOPMENT ON LAND ON AN INHOLDING WITHIN NATIONAL WILDERNESS.** As applicable, an application that proposes development on an inholding within a National Wilderness Area, pursuant to Section 11-111: *Development on Inholdings in the National Wilderness*.
10. **DEVELOPMENT ON PROPERTY ABOVE TIMBERLINE.** As applicable, an application that proposes development on a parcel located above timberline, pursuant to Section 11-112: *Development on Property Above Timberline*.

VICINITY MAP: (Submit 12 copies). The attached sample vicinity map can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". The following are required to be included on a vicinity map:

1. **PROPERTY LOCATION AND NEARBY PARCEL SIZES AND LAND USES.** Location of the property on a United States Geological Survey quadrangle map or on a recorded plat if the proposed development is within an approved subdivision, with the location highlighted so that it is easy to see, and that clearly shows sizes of parcels and land uses within a half-mile of the proposed project.
2. **ROADS.** All U.S. and state highways and nearest County or Forest Service, Bureau of Land Management, and/or subdivision/private roads that provide access to the proposed project.
3. **EASEMENTS.** Easements recorded or historically used that provide access to or across, or other use of, the property.
4. **BOUNDARIES OF DISTRICTS, MUNICIPALITIES OR SUBDIVISIONS.** Locations of special district boundaries, municipalities or residential subdivisions within a half mile of the property.
5. **PROXIMITY OF MINING OR PROCESSING ACTIVITY.** Any parcel located within 1,000 feet of the property

-Page 4-

06/05/12

proposed for land use change on which there exists an operation involving mineral exploration or extraction or construction materials processing.

SITE PLAN/LAYOUT. (Submit 12 copies.) This is a drawing; the attached sample site plan can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". When multiple sheets are used, provide an index sheet stating the contents of each sheet. All the listed information MUST be shown on the drawing before you can be scheduled to meet with Planning Commission.

1. **ALL PROPERTY PROPOSED FOR DEVELOPMENT.** Include all land proposed for immediate and anticipated for future development. This can be a simple, hand-drawn layout, but it must be legible, clearly marked, drawn to scale, and signed and dated by the person who drew it.
2. **PHASING.** Any proposed phases of the development, and their timing.
3. **TOTAL ACREAGE OF CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.** Total acreage and location of all contiguous property owned by the applicant.
4. **TOTAL ACREAGE IN PROPOSED LAND USE CHANGE PERMIT AREA.** Total acreage of the site on which the applicant wants to obtain approval for the Land Use Change Permit.
5. **ADJACENT LOT SIZES.** Lot size(s) of properties adjacent to and in the impact area of the site proposed for the land use change.
6. **ADJACENT LAND OWNERS.** Names and actual land uses of adjacent landowners (including federal, State of Colorado and other publicly owned lands), to the site (in addition to the separate narrative listing). This includes properties that may be across a road, stream or river from the applicant's property.
7. **UTILITY LOCATIONS IN AREA.** Location of all existing utilities on the property (septic tanks, wells, electric, gas, telephone or cable lines) that will serve the property.
8. **TOPOGRAPHIC FEATURES.** Streams, lakes, ponds, wetlands, contour lines and elevations, any prominent ridgelines, and any other significant visual resource areas on the property.
9. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
10. **IRRIGATION DITCHES.** The location(s), and name(s), of any irrigation ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records. **ABANDONED OLD VAN TUYL? DITCH & ONE LATERAL DITCH TO FEED SOUTH PARCEL**
There are no irrigation ditches on or adjacent to the subject parcel.
11. **DRAINAGE.** Drainage patterns, on and adjacent to the project property.
12. **DRIVEWAYS AND PARKING.** Driveways/parking areas, both existing and proposed.
13. **EXISTING STRUCTURES.** Locations and sizes of existing structures.
14. **PROPOSED STRUCTURES.** Locations and sizes of proposed structures.
15. **BOUNDARIES.** Boundaries and related measurements.

ACCESS: Indicate the name of the road or highway (name and number) that is the primary access for the proposed land use change. If either a County Access Permit or a Colorado Department of Transportation Highway Access Permit exists for existing access, submit a copy of the permit. Submit copies of deeded easements over the area of private or public lands that will provide access to the parcel proposed for land use change.

- ALL SETTLED @ B485 P 495**
1. County Access Permit attached: _____ **SEE ATTACHED (1975)**
 2. Colorado Department of Transportation Highway Access Permit attached: _____
 3. Easement documents attached: **X**

TRAFFIC: Estimate traffic to be generated by the proposed project, including whether it will be residential, commercial or industrial, or a mix of all uses, and the estimated numbers of vehicle trips per day.

1. Residential trips (estimate ten trips per day per dwelling unit): 10
2. Commercial or industrial uses (describe type and/or weight of vehicles, estimated trips per day and time of day trips will occur):
1 COMM. PICKUP TRUCK / MONTH FOR MAINTENANCE & 10 TRIPS FOR OFFICE / DAY
3. Easement documents attached: _____
B P

N/A ROAD SYSTEM. If the development is to include a road or roads, location and design, must be submitted with this application, in compliance with Section-103: Road System and the Gunnison County Specifications for Road and Bridge Construction Standards.

N/A **TRAILS.** If the parcel on which the development is proposed is land over which there is a public trail, the application must comply with Section 12-104: *Trails*. Applicants also are encouraged to include public trails and other amenities for non-motorized travel in an application to link existing adjacent public trails or trails easements, and should provide information pursuant to that section if they are interested in providing such trails.

WATER SUPPLY. Indicate which of the following will be used to supply water for the proposed use (s):

N/A **WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate the name of the municipality, district or other existing system which will provide the service. Attach a copy of a notarized letter of intent to provide, signed agreement or contract between the applicant and the supplier indicating the amount of water and conditions of tie-on.

N/A **WILL PROVIDE NEW CENTRAL SYSTEM.** Attach copies of approved well permits, court decrees, augmentation plan, or other deeded water rights. Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, and including information about water available for fire suppression.

N/A **WILL HAVE AN INDIVIDUAL WELL OR SPRING SYSTEM.** List, and attach copies of approved well permits, court decrees, augmentation plans, or other deeded water rights. If the source of the supply is not located on your property, indicate on the vicinity map where it is located.

N/A **WATER AUGMENTATION PLAN.** If the Colorado Division of Water Resources requires that a plan of water augmentation be approved for the project, a copy of the application for the augmentation, as submitted to the Division.

N/A **SUBDIVISION WATER SUPPLY INFORMATION SUMMARY SHEET.** If the application is for a subdivision, complete the attached Colorado Division of Water Resources State Engineer's Office Memorandum and *Water Supply Plan Information* for subdivisions. The County is required to submit this information to the Division for review.

FIRE PROTECTION. An applicant for a land use change classified as a Minor Impact project that is located in a specific fire protection district must contact the district before submitting the application, for the purpose of being informed of the District's design and construction standards that will apply to the application. Section 12-107: *Fire Protection*.

- Parcel located in Crested Butte Fire Protection District
- Parcel located in Gunnison County Fire Protection District
- Parcel located in Carbondale and Rural Fire Protection District

WASTEWATER TREATMENT:

N/A **WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate which system (municipal, special district, subdivision, as applicable), and attach a copy of a notarized letter of the service provider's intent to provide, or contract between applicant and the provider that the provider has capacity and is willing to provide.

N/A **WILL PROVIDE NEW CENTRAL SYSTEM.** Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, as required by the Colorado Department of Public Health and Environment.

N/A **INDIVIDUAL SEWAGE DISPOSAL SYSTEM(S).** Contact the Gunnison County Environmental Health Office (641-5105) to determine if your existing system is adequate for the proposed use, and/or requirements for any new system. You will be required to pay the standard site-visit costs that may be necessary for that office to review your proposed site. An individual sewage disposal system permit will be issued only after a land use change permit has been approved, unless the Community Development Department approves the issuance of a system repair permit for an existing system.

MINERAL RESOURCES:

Is this property known to contain, or reasonably believed to contain mineral resources?

Yes No

Has this area been the site of underground or surface mining activity in the past?

Yes No

Has an original patent been issued to this property under the mining laws of the United States or Colorado?

Yes No

On a separate sheet, list the owners or lessees of underlying mineral estates, if applicable.

PROTECTIVE COVENANTS, CONDOMINIUM OR TOWNHOME DECLARATIONS, OR DEED RESTRICTIONS. Any existing, or a draft of proposed, protective covenants, a condominium declaration or deed restrictions that will be imposed on the development.

Covenants and/or deed restriction document attached.

Homeowners'/ property owners' association letter attached

Not applicable.

COPY OF PROPERTY TAX CERTIFICATE. Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. *Treasure will bring up ms*

LOCATION OF SITE WITHIN SPECIAL GEOGRAPHIC AREA OR DISTRICT. As applicable, an application proposing a land use change on a parcel located within a designated Special Area or special district may be required to comply with regulations of that Area or district. The Community Development Department will assist the applicant in determining if the property lies within a district or special geographic area, and if so, what regulations apply.

ASR Application Search

Application A0356210

Application Detail

File Number	A0356210	Constructed	01/01/1978
Registration Number	1064204 FAA	Dismantled	
NEPA	No	EMI	No

Application Information

Status	Granted	Received	12/01/2003
Purpose	Notification	Entered	12/01/2003
Mode	Interactive		

Antenna Structure

Structure Type TOWER - Free standing or Guyed Structure used for Commu

Location (in NAD83 Coordinates)

Lat/Long	38-33-53.0 N 106-55-40.0 W	Address	1455 Highway 135
City, State	GUNNISON , CO		
Zip		County	
Center of AM Array		Position of Tower in Array	

Heights (meters)

Elevation of Site Above Mean Sea Level	2359.8 (m)	Overall Height Above Ground (AGL)	61.0 (m)
Overall Height Above Mean Sea Level	2420.8 (m)	Overall Height Above Ground w/o Appurtenances	60.0 (m)

Proposed Marking and/or Lighting

FAA Notification

FAA Study	78-RM-551-OE	FAA Issue Date	01/29/1979
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Owner & Contact Information

FRN	0006162473	Owner Entity Type	
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Owner

PILGRIM COMMUNICATIONS	
Attention To: KEVIN WEBB	P: (317)655-9999
54 MONUMENT CIRCLE STE 250	F:
INDIANAPOLIS , IN 46204	E:

Contact

Matheny , Marilyn	
10 Sylvan Drive, Suite 26	P: (912)638-8028
P.O. Box 24466	F:
St. Simons Island , GA 31522	E: marilyn@grahambrock.com

Certification

Authorized Party Matheny, Mariyln Title Graham Brock, Inc. - Tower Coordinator

Receipt Date 12/01/2003

Comments

Comments

None

History

Date	Event
12/01/2003	Application Granted
12/01/2003	Construction Notification Received

Trans Log

Date	Description	Existing Value	Requested Value
None			

Pleadings

Pleading Type	Description	Date Entered
None		

Automated Letters

Date	Description
None	

Attachments

Type	Description	Date Entered
None		

CLOSE WINDOW

August 9th, 2013



Ron Crider
2300 5th Avenue, Suite 131
Vero Beach, Florida 32960

1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
Phone: 270-247-3642
Fax: 270-247-0909
www.worldtower.com

Re: Fall zone requirements for 200' 36SR Guyed Tower – Gunnison, CO

Tower design is based on EIA/TIA-222G standards for a 90 MPH wind with no ice.

Guyed towers are extremely slender structural members subjected to both lateral and vertical loads. The lateral loads are produced by the wind. Tower weight and the vertical component of the guy wires produce the vertical loads. These combine to produce, in the event of collapse, the primary failure mode of buckling. That is, the tower mast tends to collapse upon itself rather than lay straight out. Variables which have an impact on the orientation of the collapsed debris include, but are not limited to, member sizes, guy wire sizes, face dimensions, bracing scheme, guy anchor distances, the type of loading, and the direction of the winds relative to the mast.

Historical data indicates that this type of tower generally collapses with debris landing less than 48% of the tower height from the base of the structure. This value would produce a fall radius of 96' for a 200' tower.

Please see attached report for additional information.

Thank you for this opportunity to work with you and if you should have any questions, do not hesitate to call at the above number.

Sincerely,

Brent Walker
Vice President
World Tower Company, Inc.



WORLD TOWER
COMPANY, INC.

P.O. Box 405
2579 State Route 45N
Mayfield, KY 42066
502-247-3642
FAX: 502-247-0909
E-mail: worldtow@tdt.net

FALL RADIUS FOR GUYED TOWERS

AVERAGE = 24%
MAXIMUM = 48%

LOCATION	TOWER HEIGHT (feet)	MAXIMUM DISTANCE from base to debris (feet)	FALL RADIUS TO HEIGHT (%)
KCRG - TV Cedar Rapids, IA	2000	300	15
KWWL - TV Waterloo, IA	2000	500	25
WNFY - TV Palatka FL	949	300	32
Senior Road Antenna Project Houston TX	2000	300	15
KANU - FM Lawrence KS	605	290	48
KSLA - TV Shreveport LA	1830	125	7
KLDH - TV Topeka KS	1440.5	350	24.3
*	528	225	42.6
*	1406	410	29.2
*	1795	460	25.6
*	1910	300	15.7
*	1334	250	18.7
**	920	599	65.2
*	370	75	20.3

* Data obtained from Stainless, Inc., North Wales, Pennsylvania, LeBlanc & Royle Communications, Inc., Oakville, Ontario, Utility Tower Company, Oklahoma City, Oklahoma

** Of total data relating to 14 actual collapse radii for guyed towers, only (1) had a fall radius to height over 50% and this was a controlled fall to develop engineering data. (Nine guys on one side were connected to one guy and one anchor, and this single guy wire was then cut, freeing support at all nine levels on one side of the tower.)

X



CHARLES STECKLY ARCHITECTURE, INC.

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Construction Clarification #1

October 09, 2013

To: World Telecom Sites
Ron Crider
2300 5th Ave.
Suite 131,
Vero Beach, FL 32960
Phone: 772.770.9000
Cell: 772.913.2209

Site Name: **Gunnison Colorado KVLE Communications Tower**
Site Address: 1445 State Highway 135, Gunnison, Colorado 81230

This is a construction clarification for redlines received from the client. Please replace sheets A1.0, A2.0, A3.1, A4.0 & E2.0 dated 07/26/13 revision 0, with sheets dated 10/10/13 revision 1.

Architectural

Item 1

On sheets A1.0, A2.0 & E2.0, the guy anchor points are now shown with a dead man anchor in lieu of the pier type anchor. Also, an 80'-0"x30'-0"x6'-0" high fence with (2) 12'-0" wide gates have been added around the perimeter of the telecom equipment and tower per Gunnison County requirements. On sheet A3.1, an elevation of the new fence has been shown. On sheet A4.0 details for this fence have been added.

END

**Thank you,
Shawna Keen**

World Telecom Sites

2900 8th Avenue, Suite 31
MERO, FL 32899

PROJECT INFORMATION

GUNNISON COLORADO COMMUNICATIONS TOWER

KYLE FMI
1444 STATE ST
BLUESHIRE, CO 81229

gogo

ONLINE

1250 N. ARLINGTON HEIGHTS RD
SUITE 300
ILVCS, IL 60143
833.647.1400

PLANS PROVIDED BY

CSAI

CONSTRUCTION SERVICES, INC.
1000 SOUTH LAKE STREET, SUITE 200
DENVER, COLORADO 80202
781.300.8881
FAX: 781.300.8881

LICENSE NO.

REV. DATE. DESCRIPTION. BY.

1	07/27	18 IN W	
2	08/07	18 IN W	
3	08/07	18 IN W	
4	08/07	18 IN W	
5	08/07	18 IN W	
6	08/07	18 IN W	
7	08/07	18 IN W	
8	08/07	18 IN W	
9	08/07	18 IN W	
10	08/07	18 IN W	
11	08/07	18 IN W	
12	08/07	18 IN W	
13	08/07	18 IN W	

DRAWN BY: CHK: APV: CS

SMK: TN: CS

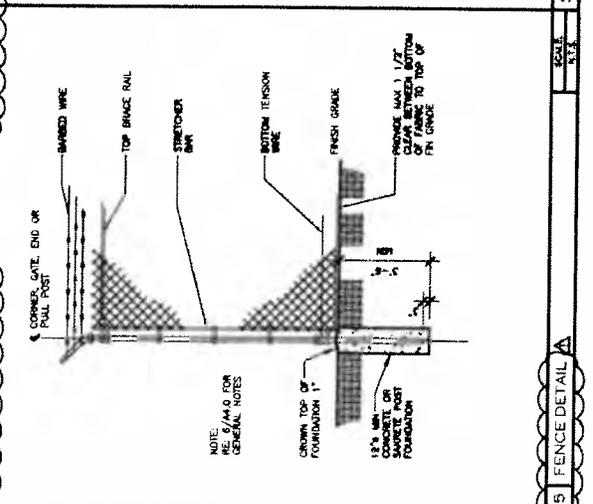
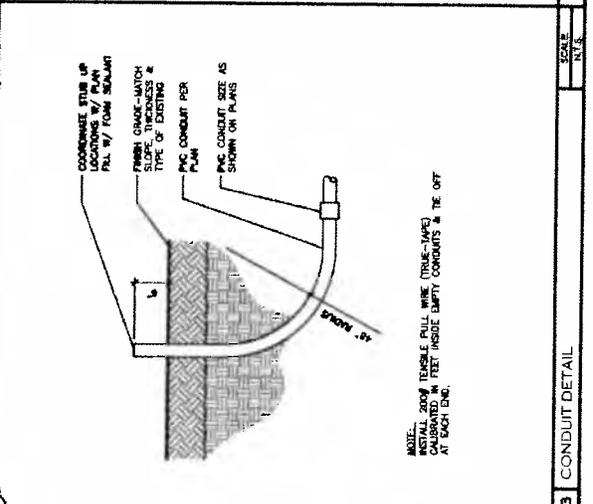
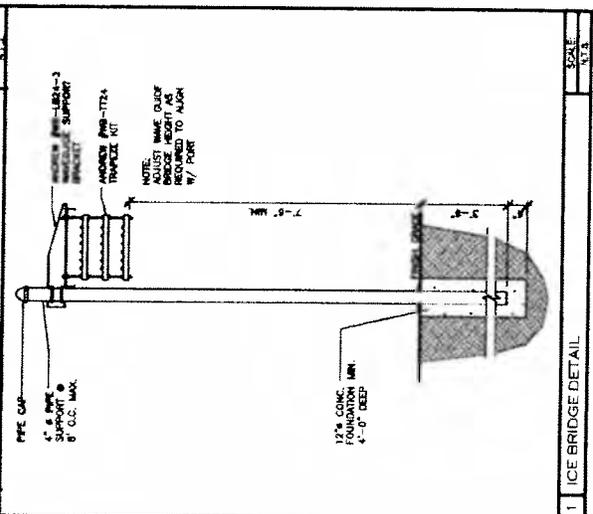
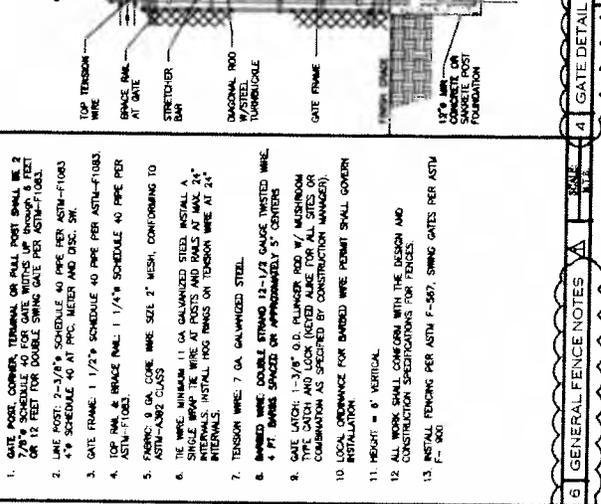
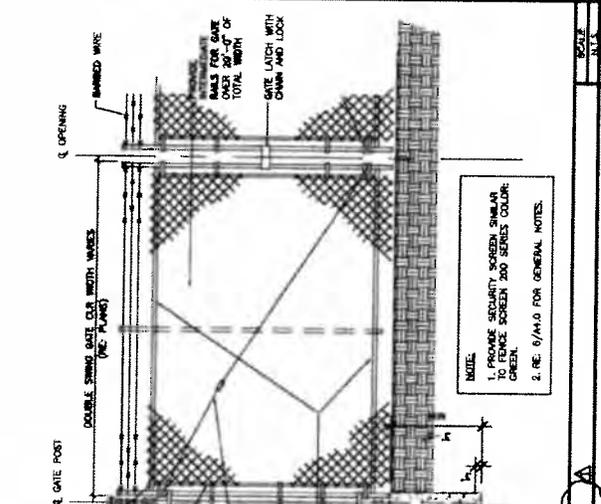
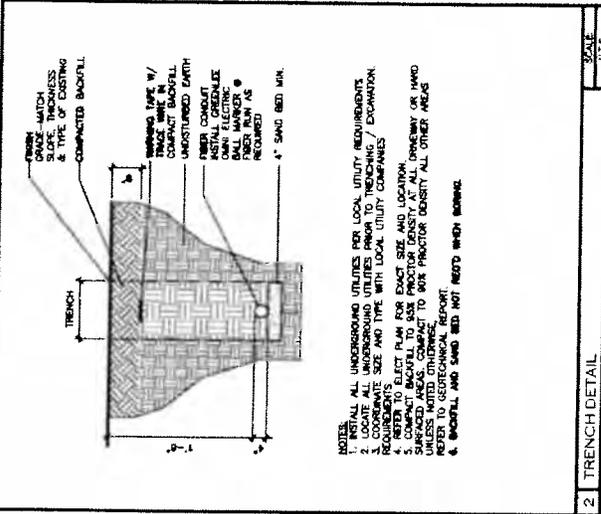
CONSULTANT:

SHEET TITLE

DETAILS

SHEET NUMBER

A4.0



1. GATE POST CORNER, TENSION OR PULL POST SHALL BE 2 7/8" SCHEDULE 40 FOR GATE WITHS UP TO 12 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.

2. LINE POST: 2-3/8" SCHEDULE 40 PIPE PER ASTM-F1083.

3. SCHEDULE 40 AT PFC, METERS AND DISC. SK.

4. GATE FRAME: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1083.

5. TOP RAIL & BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083.

6. FENCING: 8 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A82 CLASS.

7. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL, INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX 24" INTERVALS. INSTALL 100 TRANS ON TENSION WIRE AT 24" INTERVALS.

8. TENSION WIRE: 7 GA. GALVANIZED STEEL.

9. BARRIED WIRE: DOUBLE STRAND 12-1/2 GAUGE TWISTED WIRE. 4 FT. BARRIED SPACED ON APPROXIMATELY 3" CENTERS.

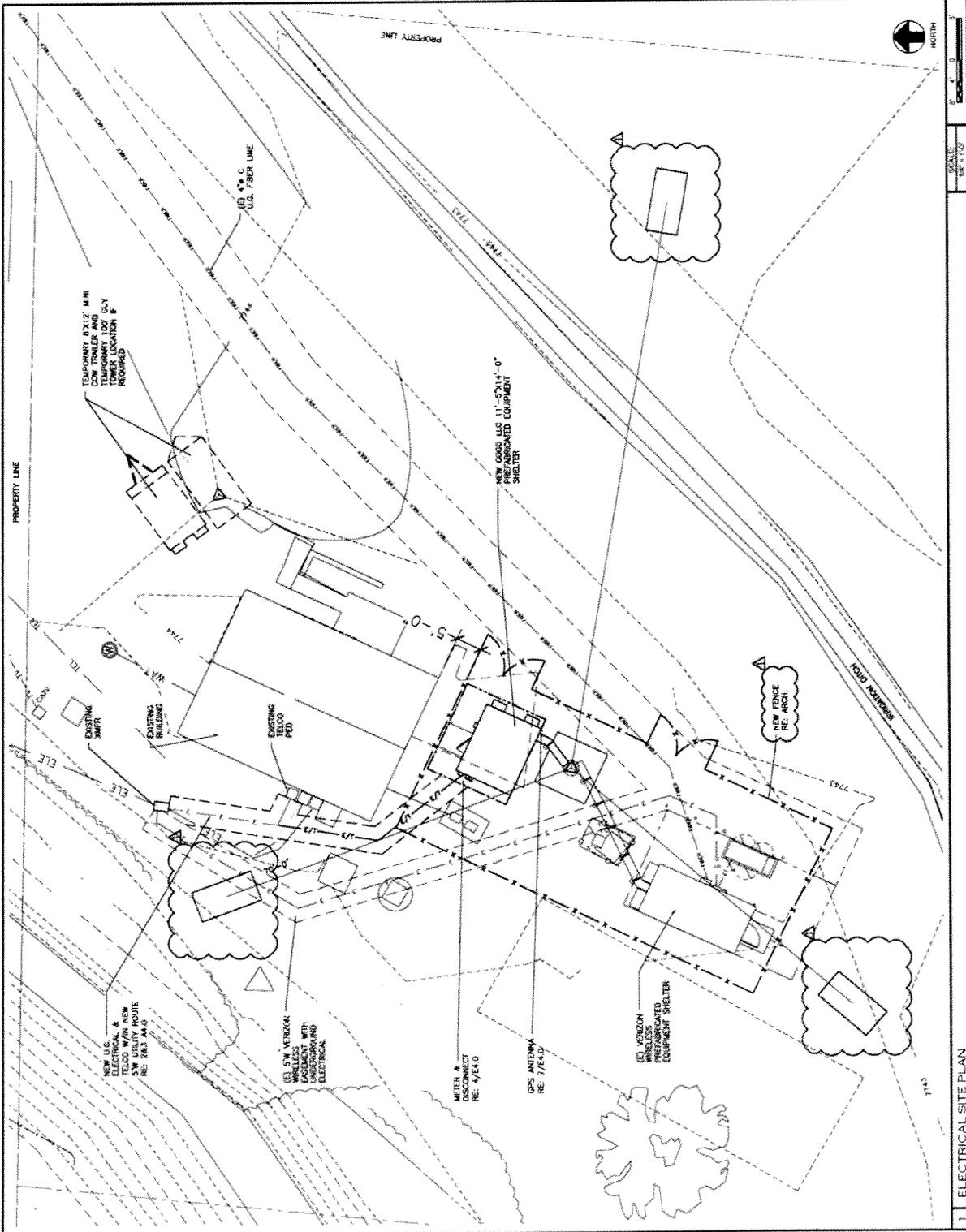
10. GATE LATCH AND LOCK (NOTED ALIKE FOR ALL SITES OR COMBINATIONS AS SPECIFIED BY CONSTRUCTION MANAGER).

11. LOCAL ORNANCE FOR BARRIED WIRE POINT SHALL GOVERN INSTALLATION.

12. ALL WORK SHALL CONFORM WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR FENCES.

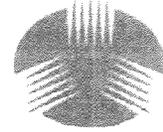
13. INSTALL FENCING PER ASTM F-507, SWING GATES PER ASTM F-508.

World Telecom Sites 2300 SW AVENUE, SUITE 131 VERO BEACH, FL 32909																																									
PROJECT INFORMATION: SITE NAME: GUNNISON COLORADO COMMUNICATIONS TOWER 1400 WEST 14TH AVENUE DENVER, CO 80202																																									
 ONLINE 1250 N. ARLINGTON HEIGHTS RD. SUITE 500, 60143 (530) 547-1400																																									
REV. DATE: DESCRIP. CON. BY:	<table border="1"> <tr><td>1</td><td>02/04/09</td><td></td><td></td></tr> <tr><td>2</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>3</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>4</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>5</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>6</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>7</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>8</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>9</td><td>02/09/09</td><td></td><td></td></tr> <tr><td>10</td><td>02/09/09</td><td></td><td></td></tr> </table>	1	02/04/09			2	02/09/09			3	02/09/09			4	02/09/09			5	02/09/09			6	02/09/09			7	02/09/09			8	02/09/09			9	02/09/09			10	02/09/09		
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CSAI COMMERCIAL SERVICE AND INSTALLATION 2835 SOUTH 7400 STREET, SUITE 200 WEST VALLEY CITY, UT 84113 PHONE: 303.332.0677 FAX: 303.332.0581 LIGHTS/SHIELDING:																																									
DRAWN BY: SMK CHECKED BY: TN APPROVED BY: CS CONSULTANT:																																									
DENNIS GREVEL, P.E. 12311 WARE PRINCE PLACE LITTLETON, CO 80120 PHONE: 303.478.9337																																									
SHEET TITLE: ELECTRICAL SITE PLAN																																									
SHEET NUMBER: E2.0																																									



1 ELECTRICAL SITE PLAN

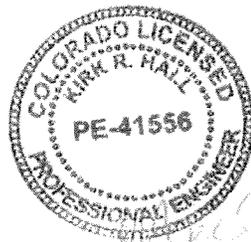
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World Tower
COMPANY, INC.

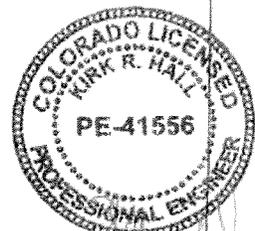
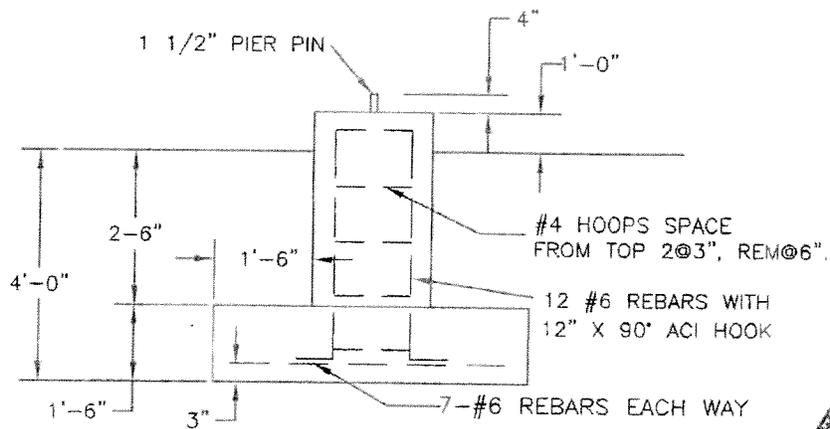
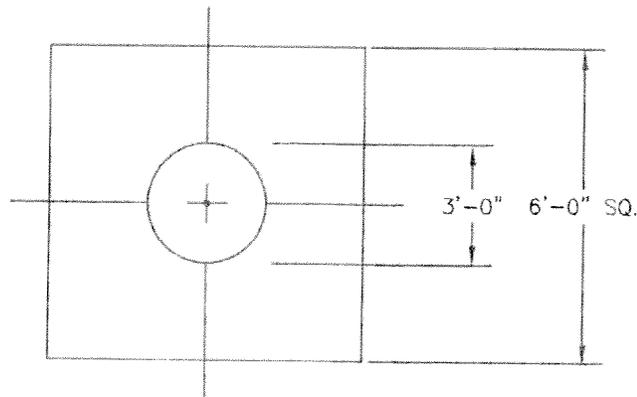
1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3643
FAX: 270-247-6999
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

200' TYPE 36SR TOWER
FOR: KVLE-FM
SITE: GUNNISON, CO
DESIGN PACKAGE



[Handwritten signature]
10-10-13

2.9 CU. YDS.
CONCRETE REQ'D.



GENERAL NOTES

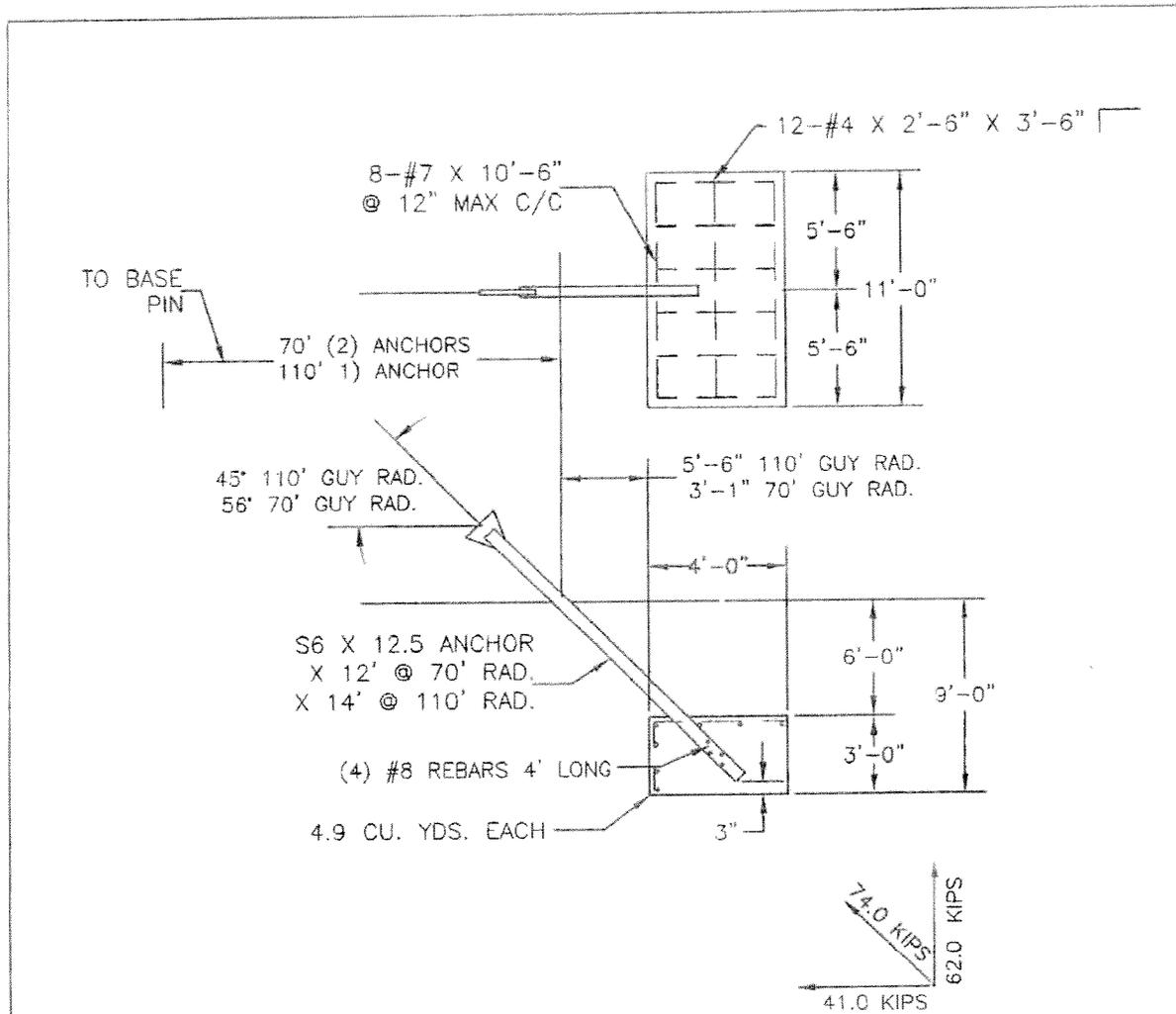
1. CONCRETE TO HAVE 4000 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. ALL REINFORCEMENT STEEL IS DEFORMED AND MEETS THE STRENGTH REQUIREMENTS OF ASTM A615 GRADE 60.
3. EMBEDDED STEEL TO HAVE 3" MIN. CONCRETE COVER.
4. FOUNDATION IS BASED UPON CUSTOMER SUPPLIED SOILS DATA FROM BUCKHORN GEOTECH REPORT #13-153-GEO DATED JULY 26, 2013.

REACTIONS	
SHEAR	2.0 MAX KIPS
DOWNLOAD	140.0 KIPS

TITLE:
BASE DETAILS
200' TYPE 36SR TOWER
FOR: KVLE-FM
SITE: GUNNISON, CO

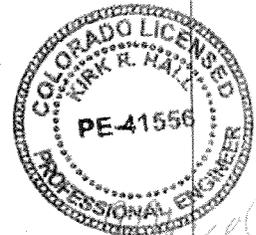
WORLD TOWER

SCALE	DWN. WDU	CKD. WDU	DATE 10-9-13
FILE	DWG. NO. Q13940B		



GENERAL NOTES

1. CONCRETE TO HAVE 3000 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. REINFORCEMENT STEEL IS DEFORMED AND MEETS THE REQUIREMENTS OF ASTM A615 GRADE 60.
3. CENTER LINE OF ANCHOR BEAM TO PASS THROUGH CENTROID OF BLOCK.
4. EMBEDDED STEEL TO HAVE A MIN. 3" COVER.
5. FOUNDATION IS BASED UPON CUSTOMER SUPPLIED SOILS DATA FROM BUCKHORN GEOTECH REPORT #13-153-GEO DATED JULY 26, 2013.



TITLE: ANCHOR DETAILS
 200' TYPE 36SR TOWER
 FOR: KVLE-FM
 SITE: GUNNISON, CO

WORLD TOWER

SCALE	NTS	DWN.	WDU	CKD.	WDU	DATE	10-1-13
FILE				DWG. NO. Q13940A			

Tower Input Data

The main tower is a 3x guyed tower with an overall height of 200.00 ft above the ground line.

The base of the tower is set at an elevation of 0.00 ft above the ground line.

The face width of the tower is 3.00 ft at the top and tapered at the base.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Gunnison County, Colorado.

Basic wind speed of 90.00 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Pressures are calculated between guys.

Safety factor used in guy design is 1.

Stress ratio used in tower member design is 1.

Tower Section Geometry

Tower Section	Tower Elevation	Assembly Database	Description	Section Width	Number of Sections	Section Length
	<i>ft</i>			<i>ft</i>		<i>ft</i>
T1	200.00-180.00			3.00	1	20.00
T2	180.00-160.00			3.00	1	20.00
T3	160.00-140.00			3.00	1	20.00
T4	140.00-120.00			3.00	1	20.00
T5	120.00-100.00			3.00	1	20.00
T6	100.00-80.00			3.00	1	20.00
T7	80.00-60.00			3.00	1	20.00
T8	60.00-40.00			3.00	1	20.00
T9	40.00-20.00			3.00	1	20.00
T10	20.00-6.67			3.00	1	13.33
T11	6.67-0.00			3.00	1	6.67

Tower Section Geometry (cont'd)

Tower Section	Tower Elevation	Diagonal Spacing	Bracing Type	Has K Brace End Panels	Has Horizontals	Top Girt Offset	Bottom Girt Offset
	<i>ft</i>	<i>ft</i>				<i>in</i>	<i>in</i>
T1	200.00-180.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T2	180.00-160.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T3	160.00-140.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T4	140.00-120.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T5	120.00-100.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T6	100.00-80.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T7	80.00-60.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T8	60.00-40.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T9	40.00-20.00	3.21	K Brace Left	No	Yes+Steps	4.50	4.50
T10	20.00-6.67	3.15	K Brace Left	No	Yes+Steps	4.50	4.50
T11	6.67-0.00	2.96	K Brace Left	No	Yes+Steps	4.50	4.50

Tower Section Geometry (cont'd)

Tower Elevation	Leg Type	Leg Size	Leg Grade	Diagonal Type	Diagonal Size	Diagonal Grade
<i>ft</i>						
T1 200.00-180.00	Solid Round	1 1/2	A36M-50 (50 ksi)	Solid Round	7/8	A36 (36 ksi)

T2	Solid Round	1 3/4	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
180.00-160.00						
T3	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1 1/4	A36 (36 ksi)
160.00-140.00						
T4	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1 1/4	A36 (36 ksi)
140.00-120.00						
T5	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1 1/4	A36 (36 ksi)
120.00-100.00						
T6	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
100.00-80.00						
T7	Solid Round	2 1/4	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
80.00-60.00						
T8	Solid Round	2 1/4	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
60.00-40.00						
T9	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
40.00-20.00						
T10	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
20.00-6.67						
T11	Solid Round	2	A36M-50 (50 ksi)	Solid Round	1	A36 (36 ksi)
6.67-0.00						

Tower Section Geometry (cont'd)

<i>Tower Elevation</i> <i>ft</i>	<i>Top Girt Type</i>	<i>Top Girt Size</i>	<i>Top Girt Grade</i>	<i>Bottom Girt Type</i>	<i>Bottom Girt Size</i>	<i>Bottom Girt Grade</i>
T1 200.00-180.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T2 180.00-160.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T3 160.00-140.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T4 140.00-120.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T5 120.00-100.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T6 100.00-80.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T7 80.00-60.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T8 60.00-40.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T9 40.00-20.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T10 20.00-6.67	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T11 6.67-0.00	Solid Round	7/8	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)

Tower Section Geometry (cont'd)

<i>Tower Elevation</i> <i>ft</i>	<i>No. of Mid Girts</i>	<i>Mid Girt Type</i>	<i>Mid Girt Size</i>	<i>Mid Girt Grade</i>	<i>Horizontal Type</i>	<i>Horizontal Size</i>	<i>Horizontal Grade</i>
T1 200.00-180.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T2 180.00-160.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T3 160.00-140.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T4 140.00-120.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T5 120.00-100.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T6 100.00-80.00	None	Solid Round		A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)

T7 80.00-60.00	None	Solid Round	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T8 60.00-40.00	None	Solid Round	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T9 40.00-20.00	None	Solid Round	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T10 20.00-6.67	None	Solid Round	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)
T11 6.67-0.00	None	Solid Round	A36 (36 ksi)	Solid Round	3/4	A36 (36 ksi)

Tower Section Geometry (cont'd)

Tower Elevation <i>ft</i>	Secondary Horizontal Type	Secondary Horizontal Size	Secondary Horizontal Grade	Inner Bracing Type	Inner Bracing Size	Inner Bracing Grade
T1 200.00-180.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T2 180.00-160.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T3 160.00-140.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T4 140.00-120.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T5 120.00-100.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T6 100.00-80.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T7 80.00-60.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T8 60.00-40.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T9 40.00-20.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T10 20.00-6.67	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)
T11 6.67-0.00	Solid Round	3/4	A36 (36 ksi)	Solid Round		A36 (36 ksi)

Tower Section Geometry (cont'd)

Tower Elevation <i>ft</i>	Leg Connection Type	Leg		Diagonal		Top Girt		Bottom Girt		Mid Girt		Long Horizontal		Short Horizontal	
		Bolt Size in	No.	Bolt Size in	No.	Bolt Size in	No.								
T1 200.00-180.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0
T2 180.00-160.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0
T3 160.00-140.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0
T4 140.00-120.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0
T5 120.00-100.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0
T6 100.00-80.00	Flange	0.75 A325X	4	0.00 A325X	0	0.00 A325X	0	0.00 A325X	0	0.63 A325N	0	0.00 A325X	0	0.00 A325X	0

T7 80.00-60.00	Flange	0.75 A325X	4	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.63 A325N	0 A325X	0.00 A325X	0 A325X	0.00 A325X
T8 60.00-40.00	Flange	0.75 A325X	4	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.63 A325N	0 A325X	0.00 A325X	0 A325X	0.00 A325X
T9 40.00-20.00	Flange	0.75 A325X	4	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.63 A325N	0 A325X	0.00 A325X	0 A325X	0.00 A325X
T10 20.00-6.67	Flange	0.75 A325X	4	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.63 A325N	0 A325X	0.00 A325X	0 A325X	0.00 A325X
T11 6.67-0.00	Flange	0.75 A325X	4	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.00 A325X	0 A325X	0.63 A325N	0 A325X	0.00 A325X	0 A325X	0.00 A325X

Guy Data

Guy Elevation	Guy Grade	Guy Size	Initial Tension	%	Guy Modulus	Guy Weight	L_u	Anchor Radius	Anchor Azimuth Adj.	Anchor Elevation	End Fitting Efficiency	
ft			K		ksi	plf	ft	ft	°	ft	cy %	
159.625	EHS	A	3/4	5.83	10%	19000	1.16	173.45	70.00	0.000	0	100%
		B	3/4	5.83	10%	19000	1.16	173.45	70.00	0.000	0	100%
		C	3/4	5.83	10%	19000	1.16	192.70	110.00	0.000	0	100%
110	EHS	A	3/4	5.83	10%	19000	1.16	129.34	70.00	0.000	0	100%
		B	3/4	5.83	10%	19000	1.16	129.34	70.00	0.000	0	100%
		C	3/4	5.83	10%	19000	1.16	154.20	110.00	0.000	0	100%
59.625	EHS	A	5/8	4.24	10%	21000	0.81	90.56	70.00	0.000	0	100%
		B	5/8	4.24	10%	21000	0.81	90.56	70.00	0.000	0	100%
		C	5/8	4.24	10%	21000	0.81	123.50	110.00	0.000	0	100%

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Face or Leg	Allow Shield	Component Type	Placement	Total Number	Number Per Row	Clear Spacing	Width or Diameter	Perimeter	Weight
				ft			in	in	in	plf
Safety Line 3/8	A	No	Ar (CaAa)	5.00 - 200.00	1	1	0.38	0.38		0.22
1 5/8	A	No	Ar (CaAa)	5.00 - 200.00	1	1	0.00	1.98		1.04
7/8	A	No	Ar (CaAa)	5.00 - 90.00	1	1	0.00	1.11		0.54
7/8	A	No	Ar (CaAa)	5.00 - 25.00	1	1	0.00	1.11		0.54
1 5/8	B	No	Ar (CaAa)	5.00 - 120.00	12	6	0.52	1.98		1.04
							0.25			
1 5/8	C	No	Ar (CaAa)	5.00 - 150.00	12	6	0.52	1.98		1.04
							0.25			
1 1/4	A	No	Ar (CaAa)	5.00 - 140.00	6	6	0.95	1.55		0.66
							0.25			
1 1/4	B	No	Ar (CaAa)	5.00 - 130.00	6	6	0.95	1.55		0.66
							0.25			
1 5/8	A	No	Ar (CaAa)	5.00 - 112.00	12	6	0.52	1.98		1.04
							0.25			

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral	Azimuth Adjustment	Placement	C_{AA} Front	C_{AA} Side	Weight	
			ft	°	ft	ft^2	ft^2	K	
Beacon Lighting	A	From Leg	0.00	0.000	200.00	No Ice	1.80	1.80	0.05
			0						
			1						
Shively 4-Bay NO Radomes	B	From Leg	1.00	0.000	160.00 - 200.00	No Ice	25.00	25.00	0.45
			0						
			0						

WD13X53 Antenna Mounting Frame	A	From Leg	2.00 0 0	0.000	140.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	B	From Leg	2.00 0 0	0.000	140.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	C	From Leg	2.00 0 0	0.000	140.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	A	From Leg	2.00 0 0	0.000	130.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	B	From Leg	2.00 0 0	0.000	130.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	C	From Leg	2.00 0 0	0.000	130.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	A	From Leg	2.00 0 0	0.000	120.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	B	From Leg	2.00 0 0	0.000	120.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	C	From Leg	2.00 0 0	0.000	120.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	A	From Leg	2.00 0 0	0.000	150.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	B	From Leg	2.00 0 0	0.000	150.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	C	From Leg	2.00 0 0	0.000	150.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	A	From Leg	2.00 0 0	0.000	112.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	B	From Leg	2.00 0 0	0.000	112.00	No Ice	9.50	5.18	0.40
WD13X53 Antenna Mounting Frame	C	From Leg	2.00 0 0	0.000	112.00	No Ice	9.50	5.18	0.40
(2) Panel 8' x 2' max w/ mt pipe	A	From Leg	2.00 0 0	0.000	140.00	No Ice	22.40	5.68	0.07
(2) Panel 8' x 2' max w/ mt pipe	B	From Leg	2.00 0 0	0.000	140.00	No Ice	22.40	5.68	0.07
(2) Panel 8' x 2' max w/ mt pipe	C	From Leg	2.00 0 0	0.000	140.00	No Ice	22.40	5.68	0.07
(2) Panel 8' x 2' max w/ mt pipe	A	From Leg	2.00 0 0	0.000	130.00	No Ice	22.40	5.68	0.07
(2) Panel 8' x 2' max w/ mt pipe	B	From Leg	2.00 0 0	0.000	130.00	No Ice	22.40	5.68	0.07
(2) Panel 8' x 2' max w/ mt pipe	C	From Leg	2.00 0 0	0.000	130.00	No Ice	22.40	5.68	0.07
(4) Panel 8' x 1' x 3" w/ mt. pipes*	A	From Leg	2.00 0 0	0.000	120.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mt. pipes*	B	From Leg	2.00 0 0	0.000	120.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mt. pipes*	C	From Leg	2.00 0 0	0.000	120.00	No Ice	11.47	5.90	0.07

(4) Panel 8' x 1' x 3" w/ mnt. pipes*	A	From Leg	2.00 0 0	0.000	150.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mnt. pipes*	B	From Leg	2.00 0 0	0.000	150.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mnt. pipes*	C	From Leg	2.00 0 0	0.000	150.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mnt. pipes*	A	From Leg	2.00 0 0	0.000	112.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mnt. pipes*	B	From Leg	2.00 0 0	0.000	112.00	No Ice	11.47	5.90	0.07
(4) Panel 8' x 1' x 3" w/ mnt. pipes*	C	From Leg	2.00 0 0	0.000	112.00	No Ice	11.47	5.90	0.07

Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets: Horz Lateral Vert ft	Azimuth Adjustmen t °	3 dB Beam Width °	Elevation ft	Outside Diameter ft	Aperture Area ft ²	Weight K
6 FT DISH	C	Paraboloid w/ Radome	From Leg	1.00 0 0	0.000		90.00	6.00	No Ice 28.27	0.14
2 FT DISH	C	Paraboloid w/ Radome	From Leg	1.00 0 0	0.000		25.00	2.00	No Ice 3.14	0.03

Bolt Design Data

Section No.	Elevation ft	Component Type	Bolt Grade	Bolt Size in	Number Of Bolts	Maximum Load per Bolt K	Allowable Load K	Ratio Load Allowable	Allowable Ratio	Criteria
T1	200	Leg	A325X	0.75	4	1.02	29.82	0.034	1	Bolt Tension
T2	180	Leg	A325X	0.75	4	4.02	29.82	0.135	1	Bolt Tension
T3	160	Leg	A325X	0.75	4	4.17	29.82	0.140	1	Bolt Tension
T4	140	Leg	A325X	0.75	4	2.51	29.82	0.084	1	Bolt Tension
T5	120	Leg	A325X	0.75	4	4.44	29.82	0.149	1	Bolt Tension
T6	100	Leg	A325X	0.75	4	6.09	29.82	0.204	1	Bolt Tension
T7	80	Leg	A325X	0.75	4	9.19	29.82	0.308	1	Bolt Tension
T8	60	Leg	A325X	0.75	4	6.53	29.82	0.219	1	Bolt Tension
T9	40	Leg	A325X	0.75	4	4.68	29.82	0.157	1	Bolt Tension
T10	20	Leg	A325X	0.75	4	4.06	29.82	0.136	1	Bolt Tension
T11	6.66667	Leg	A325X	0.75	4	4.15	29.82	0.139	1	Bolt Tension

Guy Design Data

Section No.	Elevation ft	Size	Initial Tension K	Breaking Load K	Actual T _u K	Allowable T _n K	Required S.F.	Actual S.F.
T3	159.63 (A) (489)	3/4 EHS	5.83	58.30	28.70	34.98	1.000	1.219
	159.63 (B) (488)	3/4 EHS	5.83	58.30	28.61	34.98	1.000	1.223
	159.63 (C) (487)	3/4 EHS	5.83	58.30	21.30	34.98	1.000	1.642

T5	110.00 (A) (492)	3/4 EHS	5.83	58.30	30.41	34.98	1.000	1.150
	110.00 (B) (491)	3/4 EHS	5.83	58.30	30.44	34.98	1.000	1.149
	110.00 (C) (490)	3/4 EHS	5.83	58.30	23.15	34.98	1.000	1.511
T8	59.63 (A) (495)	5/8 EHS	4.24	42.40	16.91	25.44	1.000	1.505
	59.63 (B) (494)	5/8 EHS	4.24	42.40	16.92	25.44	1.000	1.503
	59.63 (C) (493)	5/8 EHS	4.24	42.40	12.91	25.44	1.000	1.970

Compression Checks Leg Design Data (Compression)

Section No.	Elevation <i>ft</i>	Size	<i>L</i> <i>ft</i>	<i>L_u</i> <i>ft</i>	<i>Kl/r</i>	<i>A</i> <i>in²</i>	Mast Stability Index	<i>P_u</i> <i>K</i>	<i>P_n</i> <i>K</i>	Ratio $\frac{P_u}{P_n}$
T1	200 - 180	1 1/2	20.00	3.21	102.7 K=1.00	1.77	1.00	-5.00	36.79	0.136 ¹
T2	180 - 160	1 3/4	20.00	3.21	88.0 K=1.00	2.41	1.00	-18.03	61.44	0.293 ¹
T3	160 - 140	2	20.00	3.21	77.0 K=1.00	3.14	1.00	-43.30	91.64	0.473 ¹
T4	140 - 120	2	20.00	3.21	77.0 K=1.00	3.14	1.00	-43.94	91.64	0.480 ¹
T5	120 - 100	2	20.00	3.21	77.0 K=1.00	3.14	1.00	-53.30	91.64	0.582 ¹
T6	100 - 80	2	20.00	3.21	77.0 K=1.00	3.14	1.00	-73.10	91.64	0.798 ¹
T7	80 - 60	2 1/4	20.00	3.21	68.4 K=1.00	3.98	1.00	-110.24	127.03	0.868 ¹
T8	60 - 40	2 1/4	20.00	3.21	68.4 K=1.00	3.98	1.00	-110.24	127.03	0.868 ¹
T9	40 - 20	2	20.00	3.21	77.0 K=1.00	3.14	1.00	-78.39	91.64	0.855 ¹
T10	20 - 6.66667	2	13.33	3.15	75.5 K=1.00	3.14	1.00	-56.13	93.19	0.602 ¹
T11	6.66667 - 0	2	6.89	3.06	73.4 K=1.00	3.14	1.00	-50.55	95.39	0.530 ¹

Diagonal Design Data (Compression)

Section No.	Elevation <i>ft</i>	Size	<i>L</i> <i>ft</i>	<i>L_u</i> <i>ft</i>	<i>Kl/r</i>	<i>A</i> <i>in²</i>	<i>P_u</i> <i>K</i>	<i>P_n</i> <i>K</i>	Ratio $\frac{P_u}{P_n}$
T1	200 - 180	7/8	4.39	4.21	161.6 K=0.70	0.60	-1.52	5.20	0.293 ¹
T2	180 - 160	1	4.39	4.18	140.4 K=0.70	0.79	-3.14	9.00	0.349 ¹
T3	160 - 140	1 1/4	4.39	4.15	111.5 K=0.70	1.23	-7.94	20.66	0.384 ¹
T4	140 - 120	1 1/4	4.39	4.15	111.5 K=0.70	1.23	-6.63	20.66	0.321 ¹
T5	120 - 100	1 1/4	4.39	4.15	111.5 K=0.70	1.23	-11.77	20.66	0.569 ¹
T6	100 - 80	1	4.39	4.15	139.4 K=0.70	0.79	-4.60	9.13	0.503 ¹
T7	80 - 60	1	4.39	4.12	138.4 K=0.70	0.79	-7.07	9.27	0.762 ¹
T8	60 - 40	1	4.39	4.12	138.4 K=0.70	0.79	-5.59	9.27	0.603 ¹
T9	40 - 20	1	4.39	4.15	139.4 K=0.70	0.79	-3.77	9.13	0.413 ¹
T10	20 - 6.66667	1	4.35	4.11	137.9 K=0.70	0.79	-2.09	9.32	0.224 ¹

T11	6.66667 - 0	1	3.10	2.54	85.2 K=0.70	0.79	-9.59	17.37	0.552 ¹
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Tension Checks Leg Design Data (Tension)

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	P _n K	Ratio $\frac{P_u}{P_n}$
T1	200 - 180	1 1/2	20.00	0.38	12.0	1.77	4.10	79.52	0.052 ¹
T2	180 - 160	1 3/4	20.00	0.38	10.3	2.41	16.08	108.24	0.149 ¹
T3	160 - 140	2	20.00	0.38	9.0	3.14	16.70	141.37	0.118 ¹
T4	140 - 120	2	20.00	3.21	77.0	3.14	16.98	141.37	0.120 ¹
T5	120 - 100	2	20.00	3.21	77.0	3.14	3.95	141.37	0.028 ¹
T7	80 - 60	2 1/4	20.00	0.38	8.0	3.98	25.52	178.92	0.143 ¹
T8	60 - 40	2 1/4	20.00	3.21	68.4	3.98	25.52	178.92	0.143 ¹

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
T1	200 - 180	Leg	1 1/2	2	-5.00	36.79	13.6	Pass
T2	180 - 160	Leg	1 3/4	50	-18.03	61.44	29.3	Pass
T3	160 - 140	Leg	2	98	-43.30	91.64	47.3	Pass
T4	140 - 120	Leg	2	147	-43.94	91.64	48.0	Pass
T5	120 - 100	Leg	2	193	-53.30	91.64	58.2	Pass
T6	100 - 80	Leg	2	241	-73.10	91.64	79.8	Pass
T7	80 - 60	Leg	2 1/4	289	-110.24	127.03	86.8	Pass
T8	60 - 40	Leg	2 1/4	337	-110.24	127.03	86.8	Pass
T9	40 - 20	Leg	2	385	-78.39	91.64	85.5	Pass
T10	20 - 6.66667	Leg	2	433	-56.13	93.19	60.2	Pass
T11	6.66667 - 0	Leg	2	467	-50.55	95.39	53.0	Pass
T1	200 - 180	Diagonal	7/8	11	-1.52	5.20	29.3	Pass
T2	180 - 160	Diagonal	1	59	-3.14	9.00	34.9	Pass
T3	160 - 140	Diagonal	1 1/4	143	-7.94	20.66	38.4	Pass
T4	140 - 120	Diagonal	1 1/4	155	-6.63	20.66	32.1	Pass
T5	120 - 100	Diagonal	1 1/4	224	-11.77	20.66	56.9	Pass
T6	100 - 80	Diagonal	1	250	-4.60	9.13	50.3	Pass
T7	80 - 60	Diagonal	1	298	-7.07	9.27	76.2	Pass
T8	60 - 40	Diagonal	1	376	-5.59	9.27	60.3	Pass
T9	40 - 20	Diagonal	1	430	-3.77	9.13	41.3	Pass
T10	20 - 6.66667	Diagonal	1	458	-2.09	9.32	22.4	Pass
T11	6.66667 - 0	Diagonal	1	478	-9.59	17.37	55.2	Pass
T1	200 - 180	Horizontal	3/4	15	-0.18	5.98	3.0	Pass
T2	180 - 160	Horizontal	3/4	63	-0.31	6.05	5.2	Pass
T3	160 - 140	Horizontal	3/4	126	-1.22	6.13	19.9	Pass
T4	140 - 120	Horizontal	3/4	173	-1.09	6.13	17.9	Pass
T5	120 - 100	Horizontal	3/4	227	-0.98	6.13	16.1	Pass
T6	100 - 80	Horizontal	3/4	254	-1.27	6.13	20.7	Pass
T7	80 - 60	Horizontal	3/4	309	-1.91	6.21	30.8	Pass
T8	60 - 40	Horizontal	3/4	350	-1.91	6.21	30.8	Pass
T9	40 - 20	Horizontal	3/4	405	-1.36	6.13	22.2	Pass
T10	20 - 6.66667	Horizontal	3/4	446	-0.97	6.13	15.9	Pass
T11	6.66667 - 0	Horizontal	3/4	480	-0.90	10.05	8.9	Pass
T1	200 - 180	Secondary Horizontal	3/4	13	-0.00	9.90	0.0	Pass
T2	180 - 160	Secondary Horizontal	3/4	61	-0.00	9.91	0.0	Pass
T3	160 - 140	Secondary Horizontal	3/4	123	-0.00	9.92	0.0	Pass

T4	140 - 120	Secondary Horizontal	3/4	157	-0.00	9.92	0.0	Pass
T5	120 - 100	Secondary Horizontal	3/4	205	-0.00	9.92	0.0	Pass
T6	100 - 80	Secondary Horizontal	3/4	253	-0.00	9.92	0.0	Pass
T7	80 - 60	Secondary Horizontal	3/4	301	-0.00	9.94	0.0	Pass
T8	60 - 40	Secondary Horizontal	3/4	349	-0.00	9.94	0.0	Pass
T9	40 - 20	Secondary Horizontal	3/4	397	-0.00	9.92	0.0	Pass
T10	20 - 6.66667	Secondary Horizontal	3/4	459	-0.00	9.92	0.0	Pass
T11	6.66667 - 0	Secondary Horizontal	3/4	479	0.00	14.31	0.0	Pass
T1	200 - 180	Top Girt	7/8	5	-0.08	10.26	0.8	Pass
T2	180 - 160	Top Girt	7/8	52	-0.72	10.35	7.0	Pass
T4	140 - 120	Top Girt	7/8	148	-0.62	10.45	5.9	Pass
T5	120 - 100	Top Girt	7/8	196	-3.52	10.45	33.7	Pass
T6	100 - 80	Top Girt	7/8	244	-0.61	10.45	5.9	Pass
T7	80 - 60	Top Girt	7/8	292	-1.59	10.54	15.1	Pass
T9	40 - 20	Top Girt	7/8	389	-1.03	10.45	9.8	Pass
T10	20 - 6.66667	Top Girt	7/8	437	-0.45	10.45	4.3	Pass
T11	6.66667 - 0	Top Girt	7/8	470	3.70	19.48	19.0	Pass
T1	200 - 180	Bottom Girt	3/4	7	-0.54	5.98	9.1	Pass
T2	180 - 160	Bottom Girt	3/4	55	-1.11	6.05	18.4	Pass
T3	160 - 140	Bottom Girt	3/4	105	-1.28	6.13	21.0	Pass
T4	140 - 120	Bottom Girt	3/4	152	-1.94	6.13	31.7	Pass
T5	120 - 100	Bottom Girt	3/4	200	-0.46	6.13	7.6	Pass
T6	100 - 80	Bottom Girt	3/4	249	-0.88	6.13	14.3	Pass
T7	80 - 60	Bottom Girt	3/4	297	-1.58	6.21	25.4	Pass
T8	60 - 40	Bottom Girt	3/4	344	-1.23	6.21	19.7	Pass
T9	40 - 20	Bottom Girt	3/4	391	-0.62	6.13	10.1	Pass
T10	20 - 6.66667	Bottom Girt	3/4	441	4.05	14.31	28.3	Pass
T11	6.66667 - 0	Bottom Girt	3/4	475	2.04	14.31	14.2	Pass
T3	160 - 140	Guy A@159.625	3/4	489	28.70	34.98	82.0	Pass
T5	120 - 100	Guy A@110	3/4	492	30.41	34.98	86.9	Pass
T8	60 - 40	Guy A@59.625	5/8	495	16.91	25.44	66.5	Pass
T3	160 - 140	Guy B@159.625	3/4	488	28.61	34.98	81.8	Pass
T5	120 - 100	Guy B@110	3/4	491	30.44	34.98	87.0	Pass
T8	60 - 40	Guy B@59.625	5/8	494	16.92	25.44	66.5	Pass
T3	160 - 140	Guy C@159.625	3/4	487	21.30	34.98	60.9	Pass
T5	120 - 100	Guy C@110	3/4	490	23.15	34.98	66.2	Pass
T8	60 - 40	Guy C@59.625	5/8	493	12.91	25.44	50.8	Pass
T3	160 - 140	Top Guy Pull-Off@159.625	4 X 3/8	102	6.88	48.60	14.2	Pass
T5	120 - 100	Top Guy Pull-Off@110	4 X 3/8	220	9.74	48.60	20.0	Pass
T8	60 - 40	Top Guy Pull-Off@59.625	4 X 3/8	341	7.28	48.60	15.0	Pass

Summary

Leg (T8)	86.8	Pass
Diagonal (T7)	76.2	Pass
Horizontal (T8)	30.8	Pass
Secondary Horizontal (T11)	0.0	Pass
Top Girt (T5)	33.7	Pass
Bottom Girt (T4)	31.7	Pass
Guy A (T5)	86.9	Pass
Guy B (T5)	87.0	Pass
Guy C (T5)	66.2	Pass

Top Guy Pull-Off (T5)	20.0	Pass
Bolt Checks	30.8	Pass
RATING =	87.0	Pass

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**DRAFT MINUTES OCTOBER 23, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

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MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, City Planner Andie Ruggera, Planning Technician Pam Cunningham and Butch Clark.

I. CALL TO ORDER AT 7:01 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS.

IV. OVERVIEW OF THE HIGHWAY ACCESS CONTROL PLAN. Director Westbay gave an overview of the reason for the Highway Access Control plan and explained that it requires an intergovernmental agreement.

The Commission does not take action on the plan, but it is being presented so that they are aware of the status of the plan. It has been presented to City Council and a resolution has been prepared for adoption. The plan is part of Gunnison Rising’s obligation in fulfilling the conditions of the Annexation Agreement. The plan addresses intersection intervals and vehicle turning movements between Main Street and the Signal Peak industrial site.

The Intergovernmental Agreement will address intersections and how they will be utilized in the future. The required access changes will only occur when there is a land use change that increases traffic volume by 20%; there is an increased number of traffic accidents occurring at a given access point; operational functions associated with the highway’s level of service capacity has substantially deteriorated; or, if highway maintenance requirements are being jeopardized by a given access use.

Chair Larson asked about traffic counts. Director Westbay explained that the current traffic count was taken in August at the intersection of Main Street and Tomichi Avenue. The count was 12,000 trips per day (TPD). Projections are that at full buildout of Gunnison Rising the peak will be 30,000 TPD. Discussion and explanation continued.

Commissioner Ferchau expressed concern that there could be changes in the future not contemplated by the plan and that the plan may be too rigid. Director Westbay explained that the plan gives more flexibility than merely operating under existing CDOT regulations. Under the state regulations, Gunnison Rising would only have half mile separation of intersections. That is why they needed the plan; to reduce the separations and to fulfill the land use elements.

Director Westbay explained that the plan addresses Gunnison Rising’s input and public input. Without the process, it’s a crap shoot. Councilor Ferguson said that the Intergovernmental Agreement provides more flexibility and control. He said that the consultants did a good job and

that more was gained through the process than any other scenario and it protects our future interests.

Mr. Clark asked if more lanes are needed to accommodate 30,000 TPD. Director Westbay responded that the lane configurations are appropriate; as TPD increases the turn movements will stretch out with queuing.

Commissioner Ferchau asked if parking was considered in the plan. Director Westbay said that it was not emphasized. The plan is about moving vehicles and does not deal much with bicycle or pedestrian traffic—the *Non-motorized Transportation Plan* addresses that.

Commissioner Beda asked about truck access to alleys that are “right in” only. Director Westbay stated that CDOT would prefer to manage traffic with medians. Commissioner Beda said that traffic will shift as people find alternate routes. Director Westbay stated that the city grid system is beneficial in allowing that to happen.

- V. CONSIDERATION OF THE SEPTEMBER 25, 2013 MEETING MINUTES.** Councilor Ferguson moved and Commissioner Beda seconded to approve the September 25, 2013 meeting minutes as presented.

Roll Call Yes: Niemeyer, Ferchau, Tocke, Beda, Ferguson, Larson

Roll Call No:

Roll Call Abstain:

Motion carried

- VI. COUNCIL UPDATE.** Councilor Ferguson updated the Commission on recent Council business. Council:

- discussed the Access Control Plan; and
- is cranking up to deal with budget.

VII. COMMISSIONER COMMENTS

- There were none

- VIII. PLANNING UPDATE.** Director Westbay updated the Commission on recent activity in the Community Development Office. Staff has been working on:

- Sage-grouse comments;
- A River Restoration Grant; and
- the Access Control Plan.

In other business:

- GOCO has invited the City to apply for a trails grant program called “Paths to Parks”.
- Chair Larson asked when work will start on the *Master Plan*. Planner Ruggera is assessing which items in the Master Plan have been completed and is comparing development applications and how they have complied with the *Master Plan*. The public hearing for the *LDC* and Zoning Map is on November 14th. Staff would like to cancel the November 27th meeting, so the *Master Plan* can probably start the first meeting in December.

- IX. ADJOURN.** Chair Larson adjourned to a Work Session at approximately 8:00 p.m.

**DRAFT MINUTES OCTOBER 23, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
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7:00PM

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Greg Larson, Chair

Attest:

Pam Cunningham, Secretary