

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 14, SERIES 2002

A RESOLUTION ESTABLISHING BOARD POLICY CONCERNING THE SIZE OF
CONSTRUCTION OF RESIDENTIAL UNITS WITHIN SKYLAND PROPERTIES

WHEREAS, the Gunnison County Board of Commissioners on January 8, 2001, adopted the Gunnison County *Revised Land Use Resolution* in which there are requirements, per Section 5-405, C, that The aggregate square footage of all structures on a parcel less than 6,500 square feet shall not exceed 45 percent of the square footage of the parcel; and per Section 5-405, D., that the aggregate square footage of coverage by structures, on a parcel equal to or larger than 6,500 square feet, shall not exceed forty-five percent of the total area of the parcel, or 4,100 square feet whichever is greater, and that no structure on a parcel equal to or larger than 6,500 square feet shall exceed 5,000 square feet unless meeting certain conditions; and

WHEREAS, the Skyland development was approved and platted in 1981, and included as part of the submittal of *Final Plan Design Guidelines for Skyland Initial Filing* that were integral to the development, and included methods of design mitigation in order to resolve conflicts with land use policies and design guidelines of the *Gunnison County Former Land Use Resolution*, but in which there exists no standard for maximum structure size; and

WHEREAS, the Section 1-106, B. of the *Revised Land Use Resolution* partially exempts existing development from the requirements of Section 5-405 only if individual lots are within subdivisions approved by Gunnison County before the effective date of the *Resolution*, and that have covenants included as an element of a Final Plan approved by Gunnison County; and

WHEREAS the Skyland Community Association has, within a letter to the Board dated September 11, 2001, proposed changes to the *Design Guidelines for Skyland, Initial Filing*, specifically language revising Article V, Section 4 regarding size of residential units, establishing a maximum residential structure size and maximum aggregate structure size, and retaining an open space/lot coverage standard; and

WHEREAS, the Gunnison County staff has reviewed the proposal, and recommended to the Board that because the Skyland development was designed and approved as a development of a certain density, and contemplated as an area in which larger homes would be constructed, and because the Skyland Community Association has proffered the addition of language to its own requirements that would place a maximum size standard on structures where none has heretofore existed, and those proposed are compatible with standards of the Section 5-405 of the *Revised Land Use Resolution*;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the changes proposed by the Skyland Community Association and detailed within the attached "Exhibit A" as changes to the *Design Guidelines for Skyland Initial Filing*



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establish a compatibility with the standards of Section 5-405 of the *Revised Land Use Resolution*, both in intent and fact, and that the inclusion of such language appropriately exempts construction on individual lots within Skyland Initial Filing from having to secure Land Use Change Permits relative to the requirements of Section 5-405; and that the Board hereby resolves that applications for building permits on individual lots within Skyland Initial Filing shall not have to meet the requirements of Section 5-405 regarding size of structures, and size of parcels, so long as the amendments to *Design Guidelines for Skyland Initial Filing* indicated within the attached "Exhibit A" exist and are complied with.

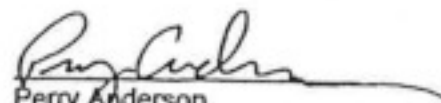
THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Starr, seconded by Commissioner Anderson, and passed on this 19 day of February, 2002.

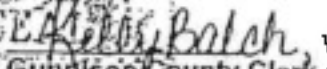
BOARD OF COUNTY COMMISSIONERS


Fred Field,
Chairperson

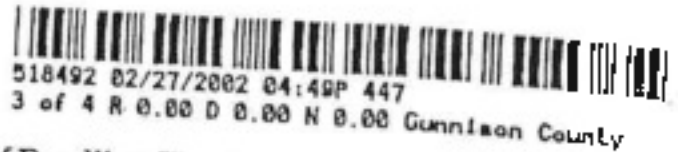

Jim Starr,
Commissioner


Perry Anderson,
Commissioner




Kelly Balch, Deputy Clerk
Gunnison County Clerk and Recorder

and the Design Review Committee.



4. Minimum and Maximum Sizes of Dwelling Units

A. Single Family Lot. The total gross residential floor area shall not be less than 2,500 square feet, excluding a caretaker's apartment, porch, garage and basement, nor more than 7,500 square feet, including a caretaker's apartment but excluding the first 600 square feet of an attached garage. Buildings of more than one story shall have a main floor footprint, as determined by the Design Review Committee, including garage, of not less than 1,500 square feet, excluding decks. A "box like" appearance is discouraged.

B. Duplex Lot. If two primary dwelling units are constructed on any duplex lot, the gross residential floor area of each unit shall not be less than 1,800 square feet, excluding porch, garage and basement, nor more than 3,750 square feet, excluding the first 600 square feet of an attached garage, and in such event, no caretaker's unit or apartment shall be permitted. Buildings of more than one story shall have a main floor footprint, as determined by the Design Review Committee, of not less than 1,000 square feet per unit, excluding garage and porch. A "box-like" appearance is discouraged. If only one primary dwelling unit, with or without a caretaker's apartment is constructed on any duplex lot, the floor area requirements and limits for a Single Family Lot shall apply.

C. Multi-Family. The gross residential floor area of each multi-family condominium or apartment unit constructed on a Multi-Family Tract, excluding garage and porch, shall be not less than the following:

For any unit with less than three bedrooms, 800 square feet.

For any unit with three bedrooms or more, 1200 square feet.

The gross residential floor area of a multi-family building shall not exceed 10,000 square feet, excluding garages.

D. Commercial Tract. The gross residential floor area of each multi-family condominium or apartment unit constructed on a Commercial Tract, excluding garage and porch, shall be not less than the following:

For any unit with less than three bedrooms, 800 square feet.

For any unit with three bedrooms or more, 1200 square feet.

The gross residential floor area of a multi-family building shall not exceed 10,000 square feet, excluding garages.



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E. Employee Housing Tract. The gross residential floor area of each multi-family condominium or apartment unit constructed on an Employee Housing Tract, excluding garage and porch, shall be not less than the following:

For a one bedroom or efficiency unit, 600 square feet.

For a two bedroom unit, 800 square feet.

For a three or more bedroom unit, 1000 square feet.

The gross residential floor area of a multi-family building shall not exceed 10,000 square feet, excluding garages.

F. Lodge Tract. The gross residential floor area for each living unit constructed within the Lodge Tract shall be not