

PLANNING PROJECT#: PAPP.0625.2021

Pertinent Land Use Code Sections to be addressed in letter of request (application)

**PLANNER:** Suzanne Wolff  
**PHONE:** (970) 920-5093  
**E-MAIL:** [suzanne.wolf@pitkincounty.com](mailto:suzanne.wolf@pitkincounty.com)  
**OWNER/APPLICANT:** Joseph and Stacy Parelemen  
**REPRESENTATIVE :** Jeffrey Woodruff  
**PHONE:** (970) 452-9008  
**EMAIL:** [jeffrey@cloudhilldesign.com](mailto:jeffrey@cloudhilldesign.com)  
**LOCATION:** Lot 2, Bighorn Ridge Subdivision  
**ZONING:** AR-10  
**PARCEL ID #:** 272917407002  
**SIZE:** 4.543 acres

### **Type of Application: Site Plan Review**

Description of Project/Development: Applicant is requesting Site Plan Review to construct a single-family residence within the previously approved/platted building envelope.

**Background:** Subdivision General Submission for the East Redstone PUD was approved pursuant to Resolution 92-260, Reception No. 351557. Detailed Submission for Subdivision was approved pursuant to Resolution 94-71, Reception No. 370734. A Final Plat with Building Envelopes was recorded June 30, 1996, Plat Book 39, Page 83 and Resolution 96-80, Reception No. 392083. Covenants were recorded June 30, 1996, Reception No. 393182. The Lot is currently vacant except for a roughed in driveway. Vested rights expired in 1999. The lot is within the Redstone Historic District

### **Land Use Code Sections to be addressed in letter of request (application):**

2-20-160(e): Building envelope in Subdivision/PUD does not lapse; after vesting period has expired all development within the building must conform to the provisions of this Code. The site plan for the Parelman cabin proposes a single family residence in the North East corner of the existing building envelope. The cabin location is based on 1). proximity to the existing roughed in driveway, 2) minimum disturbance for the surrounding vegetation, 3) gentle (minimal) sloping area for the cabin and garage 4) reduced visibility from the trail easement and neighboring properties and 5) not visible from scenic protected areas. As per 2-20-160(e) the subdivision/PUD the building or development envelope does not lapse. The application as per below conforms to the provisions of this Land Use Code.

### **2-30-20(g): Site Plan Criteria for Approval**

The site plan conforms to 2-30-20(g). The cabin location is in the existing building envelope. The driveway utilizes the existing roughed in driveway. The driveway to Building Site #2 is as per Plat Book 39 Page 38. The existing dirt trail to the south of the two track drive will be extended and widened as per County Driveway Standards and in accordance with RFFR requirements. The garage is in the existing established building envelope. No OWTS is needed, the cabin is connecting to Redstone Water and Sanitation. No Well is needed. Water is provided by Redstone Water and Sanitation. The letter dated 25 April 1995 establishes the commercial relationship with Redstone Water and Sanitation and the Bighorn Ridge PUD. As per the True North Land Improvement Survey a fire hydrant connecting to RFFR is already within the existing

building envelope, at the North corner of the envelope. As per True North the water shut off is in the North corner of the building envelope. There is an existing overhead electrical line to the West of the property. The overhead electrical apparent easement is recorded as per Book 166 Page 315, Book 171 Page 22 and Book 283 Page 113. The applicant wishes to minimize disturbance to the surrounding natural landscape and will also provide defensible space as per FireWise construction.

#### 4-30-60: Renewable Energy Uses

As per 4-30-60 the applicant does not intend to install renewable energy systems or renewable energy storage. The building envelope and site are heavily wooded with conifers, not making for ideal solar gain either on the structure or the ground. The cabin and garage are orientated on a north-south axis in order to maximize solar gain, reduce cut/fill, obviate the need for exterior energy use and provide natural daylighting and solar heat gain (winter months). No heated water (hot tub) or heated roof (heat tape) are envisioned for the cabin.

#### 7-10-50 & 60: Site Plan

Attached in conformance with 7-10-50 and 7-10-60. Water Shut off is in the North East corner of the approved building envelope. RFFD fire hydrant is in the North East corner of the approved building envelope. Electrical is via overhead lines to the west of the site and building envelope (to be confirmed with HCE).

As per Resolution No. 94-71 "No development, with the exception of access roads, utility installation and trails, shall occur outside of the building envelopes designated on the site plan.

#### 7-20-10: Site Preparation and Grading

Trees will be removed in accordance with the structural plan, in accordance with the structural and architectural plans. Trees will further be removed in order to provide a safe barrier to the house as per FireWise Construction. Compacted fill as per structural will be brought in to replace the current organic materials present on the site. Two benches will be formed, one for the garage and breezeway and one for the lower level of the cabin, following the existing contours of the site. As per Resolution No 94-71 an engineered wall approved by a structural engineer will be constructed to the East of the Garage to mitigate rockfall and debris flow hazards.

#### 7-20-20: Steep and Potentially Unstable Slopes

The established building envelope has slopes less than 15%. Slopes for the cabin within the building envelope, the breezeway and the garage as per the site plan as per the 2 (two) foot contours using LiDAR are less than 15%. The cabin, breezeway and garage building site selection area avoided steep slopes in the envelope, minimized disturbance by locating close to the site improvements ("roughed in driveway") and minimizing visibility to town and the trail easement. The site plan avoids constrained areas. The building envelope was adjusted as per Resolution No. 94-71 in order to avoid rockfall hazard area, Lot 2 building envelope was relocated in order to an area free of rockfall hazard.

As per 7-20-20 (4) the site plan utilizes existing roads and driveways and avoids steep and or potentially unstable slopes. The improvements on the site plan are "minor in scope" and avoid "steep and potentially unstable slopes". The width of the existing driveway will be widened in accordance with Pitkin County driveway standards. A cul-de-sac turn around may be added in accordance with the needs of RFFR.

As per Resolution No 94-71 the building envelope of Lot 2 was relocated to an area which is free of rockfall hazard. The revised building envelope(s) were depicted in Exhibit "B" attached to Resolution No 94-71 and provided in the True North Survey from 2020.

#### 7-20-30: Water Courses and Drainage

Structural engineers have sized the bearing wall to the East of the garage. The new construction and disturbance from the garage, breezeway and cabin will mean water from East to West will be diverted around the construction. At construction berms will be added to aid water flow around the developed parcel. Swales will be added for temporary water retention to the west during excavation and construction. The cabin and garage are on two levels, working with the existing contours of the landscape, minimizing cut and fill.

#### 7-20-120: Scenic View Protection Areas - As Viewed from Highway 133

The cabin is two stories and fits into the natural contours of the hillside and vegetation. The existing conifers and deciduous trees on the site will fully screen the garage, breezeway and cabin from Highway 133. The earth tone colors of the wood, fiber cement and concrete blocks and roofing, will blend into the natural surrounding landscape

#### 7-20-130: Landscaping and Vegetation Protection

Any landscaping will involve a Firewise removal of trees in order to provide a defensible space to the house. Surrounding the house will be non-combustible materials, earthen materials, pebble gravel and other materials to aid quick removal of moisture from the building envelope. As per Pitkin County, the site is mapped severe hazard trees and severe hazard brush. The cabin, breezeway and garage will follow Firewise construction protocols and work with RFFR in order to best protect the residence and neighbors. Any added landscaping, such as ground cover will use Pitkin County approved native seed mix. Revegetation of the surrounding area disturbed by construction will take place within one year of construction.

#### 7-20-140: Lighting

As per Figure 7-1 the Parelman's have selected a shielded luminaire. As per the site plan there will be two shielded light fixtures at the garage, two fixtures at the cabin entrance and two at the west deck door and one luminaire at the south lower exit. The luminaries are for health and safety. They will neither be solar nor motion detection lamps. The lamps will not be visible from the adjacent and neighboring properties (full site cut off).

#### 7-20-150: Solar Access

The building orientation is aligned with the existing contours of the site, thus minimizing cut and fill. The cabin, breezeway and garage are in close proximity to the existing two-track and minimize tree removal. Two bedrooms and the kitchen are south facing in order to maximize solar gain. The living area and a third bedroom are north facing, bringing in natural light, without adding to the solar gain load. The building envelope utilizes insulated concrete forms, providing an above (thermal) code envelope on the lower level. The south wall of the cabin is largely screened by existing vegetation, largely conifers, minimizing the solar access to the entire building envelope and cabin footprint.

#### 7-20-160: Solar Readiness and Access

The cabin, breezeway and garage are in a largely coniferous site. The roof will be pro-panel or similar, to provide appropriate fire protection, but solar readiness and access are envisioned as minimal. No exterior energy is envisioned for the cabin and garage.

7-20-160 C100% of the driveway is on the North side of the site and building envelope. While not ideal from a solar gain perspective, cutting a new roughed in driveway would be environmentally unsound and would entail a new cut from a steeper slope. So an alternative driveway path is not advised; the current roughed in driveway should be utilized even though it is less than optimal from a solar gain perspective. Snow melt is not being considered for any exterior use.

7-30: Roads, Driveways and Parking

Access site from Reservoir Road (Existing 10' +- wide gravel roadway as per survey). Roughed in driveway to building site #2 as per Plat Book 39, Page 83. Existing Dirt trail to be improved in order to connect to driveway and garage turn around in accordance with RFFD needs and Pitkin County driveway standards.

7-50: Public Services and Utilities (Utilities, Water Supply and Sewage Treatment)

Electrical via overhead electrical to the West.

Water Shut off in the North East of the Building Envelope.

Fire Hydrant in the North East of the Building Envelope.

As per the plat (the easement and right of way for) the sewage line is recorded in book 296 at page 472 does not cross the subject property.

Review by: Community Development Director

Public Hearing: No. However, the Applicant shall post a public notice sign on the property at least 15 days prior to the date specified for the Administrative Decision pursuant to Sec. 2-20-100(a)(3) of the Land Use Code. In addition, the Applicant shall mail notice (by certified mail) to all property owners within 300' of the subject property with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days prior to the date of the public hearing. A property owner receiving the public notice shall have 2 weeks from the date the notice was postmarked to submit comments or objections to the Community Development Department.

Staff will refer to: Zoning, Planning Engineer, Attorney, Redstone Water & Sanitation District, Carbondale Fire, Historic Preservation Officer, Crystal River Caucus