Town of Oak Creek
Land Use Application
Staff Report

PETITIONER:	Kevin Ward dba Cassiopeia Townhomes
PETITION:	Land Use Changes of Minor Impact (LUCMI) – Sierra View Subdivision, Lot 15, aka 125 Oak Ridge Circle
PLANNING COMMISSION HEARING DATE:	August 23, 2023
TOWN BOARD HEARING DATE:	September 14, 2023
STAFF CONTACT:	David Torgler Town Administrator/Clerk
ATTACHMENTS:	1. Land Use Change Application 2. Cassiopeia Project narrative 3. Sierra View Subdivision Plat 4. Improvement Location Certificate 5. Elevations proposed, A1.0 6. Cassiopeia Properties, Lot 15 highlighted 7. Existing Conditions Plan C1 8. Proposed Site Plan C2 9. Proposed Utilities Plan C3 10. Proposed Construction Site Management Plan C4 11. Staff Report

HISTORY AND PROJECT DESCRIPTION:

Sierra View subdivision was platted as a mixed residential neighborhood comprised of single family and multi-family housing and lies within Performance District 4. Cassiopeia Townhomes proposes to build four (4) two-unit townhomes at 125 Oak Ridge Circle aka Lot 15 Sierra View subdivision for sale or rent. Presently the proposal is to rent the units though the developer anticipates presenting a condominium plat and agreement to the Town in the future. Lot 15 is adjacent to other multi-family properties and to single-family properties, and is shown on the Town's approved plat for development of an eight-plex development, e.g. eight residential units. The site plan includes a 15-foot bufferyard adjacent to the single-family lot to the west, plus a 6-foot wooden fence along the westerly property line.

The proposed townhomes seem to be four (4) of one larger size flanked by four (4) of a smaller size. The larger townhomes are proposed to be two floors of living space above a garage with approximately 1,800 square feet of living space plus approximately 168 square foot entry porches, 8-foot deep patios extending the width of each unit along the southerly building side, and 900 square foot garages (two car) per dimensions shown on the Site Plan; these sizes should be provided by the developers. The smaller townhomes are proposed to be two floors of living space above a garage with approximately 1,368 square feet of living space plus approximately 144 square foot entry porches, 8-foot deep patios extending the width of each unit along the southerly building side, and 684 square foot garages (one car) per dimensions shown on the Site Plan; these sizes should be provided by the developers. Four (4) guest 10'x20' parking stalls are located along the northwest driveway.

The building elevations show the proposed townhomes to be 40'7" in height. The developer is in talks with the Oak Creek Fire Protection District to review this proposal. The Town's Land Use Codes limit building heights to 35-feet in all Performance Districts.

Lot 15 is 0.94 acres (40,946.4 square feet) in size. Per the Existing Conditions Plan elevations on Lot 15 range from 7538' – 7554', e.g. 16-foot change in elevation rising from east to west, e.g. a 4.3% slope. The developers have not discussed how they will address the elevation change for development of the site, however the proposed floor elevation of Building A is 7551.33 and Building B is 7548.13. Clarification of proposed driveway elevations and site drainage are not provided and will need to be presented by the developer.

The developers show several snow storage areas totaling approximately 1,701 square feet interspersed along the driveway between each units entry and per the Town's storage requirements show the area will be adequate; lacking is information addressing sightlines for motorists backing out, or how these areas will store snow melt and drain to the east. A snow removal plan addressing these issues is recommended, including limiting the height of stored snow, by any party, to 3-feet and a requirement that upon notice from the Public

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Works Director, or their designee, that stored snow must be reduced to this 3-foot limit must take place within 72-hours of notification to the owner's representative.

Stormwater runoff is not addressed in the plan. A stormwater management plan including best management practices should be required to be submitted to the Town of Oak Creek and other responsible government agencies prior to any grading or excavation onsite.

COMPLIANCE WITH THE TOWN OF OAK CREEK COMPREHENSIVE PLAN

Section 17.01.03 (A) of the Land Use Code (Code) states that the Code is enacted to "[i]mplement the policy recommendations of the Town of Oak Creek Comprehensive Plan Update" (Plan.) Therefore any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use, staff has selected the following checklist to highlight the policies most directly applicable to these applications. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of these applications.

Chapter Two – Environment & Natural Resources

ENVIRONMENT
Vegetation

Complies Yes	Complies No	Section	Policies
____	__X__	2.	Unless required for construction, vegetation shall not be removed from areas that may contribute to a landslide, mudflow or debris flow. Areas of vegetation removed for construction shall be reclaimed with new vegetation where possible. *Staff comment: There are likely to be disturbances of existing vegetation during construction. A condition is suggested below that stipulates that any disturbed areas of vegetation be addressed in a landscaping plan.*
__X__	____	3.	To preserve the sense of containment provided by surrounding hillsides, buildings shall not be placed on a ridgeline that will create the effect of "skylining" the structure. *Staff comment: The proposed buildings appear to be built into the hillside; however the developer should clarify these elevations and how the buildings and ground surfaces will meet.*

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ENVIRONMENTAL CONSTRAINTS
Geologic Hazards and Unstable Soils

Complies Yes	Complies No	Section	Policies
X		1.	Development shall be avoided in areas where moderately steep slopes (16 to 30%) are combined with unstable soils to create potentially unstable slopes. If development in these areas is unavoidable, measures to mitigate the risks and impacts of such development shall be identified by a qualified professional and implemented by the developer. *Staff comment: The structures on Lot 15 are not placed on the steep slope that may be identified within the mapped and identified area of geologic hazard(s); however it is reasonable to believe construction activities are likely to occur within or close to the geologic hazard(s), e.g. steep slope. The Routt County Regional Building Department requires those constructing on property in Oak Creek obtain a soils study prior to issuance of a building permit.*
X		2.	Development shall be allowed in areas with minor geologic hazards, but soil limitations such as shrink-swell potential and low permeability and strength shall require mitigation on a case-by-case basis through property soils testing and foundation design. *Staff comment: Lot 15 is located outside of, but near mapped and identified area of geologic hazard(s). The Routt County Regional Building Department requires those constructing on property in Oak Creek obtain a soils study prior to issuance of a building permit.*
	X	4.	The natural topography shall be retained to the greatest extent possible and excessive cut and fills to convert steep slopes to buildable sites shall be discouraged. *Staff comment: The developer should review with Town officials how each building will sit on the site, including topographical information, so that it can be determined by the Town Board if the cuts and fills are acceptable.*
	X	6.	A plan identifying erosion control measures, revegetation, and drainage shall be submitted with all development proposals. *Staff comment: A condition is suggested below that stipulates that the developer shall provide information regarding erosion control measures, revegetation and drainage associated with the extent of the development that is acceptable to the Town's Public Works Director, prior to approval of a building permit. Annual review of the snow*

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storage area(s) by the Public Works Director to determine what areas require erosion control repair, revegetation and/or drainage restoration/improvement by the owners will be completed. It is suggested that repairs must be completed within 90-days or the Town may make repairs at the property owner(s) expense. The property owner(s) may be assessed for these repairs if the Town provides them.

ENVIRONMENTAL CONSTRAINTS

Air Quality

Complies Yes	Complies No	Section	Policies
____	X	1.	The Town should endeavor to improve air quality through gradually paving streets, once necessary underground utility improvements have been constructed and funding is in place for maintenance of existing and newly paved streets. *Staff comment: A condition is suggested below that stipulates that the private driveway will be paved with maintenance provided through a homeowners association of all owners.*

CHAPTER 3. ECONOMY, LAND USE & COMMUNITY CHARACTER

Housing

Complies Yes	Complies No	Section	Policies
X	____	1.	A balance and mix of different housing styles of all income levels shall be encouraged within all new residential subdivisions. *Staff comment: The Sierra View subdivision proposes a mix of single- and multi-family housing. The original plan for Lot 15 calls for eight units of multi-family housing via an 8-plex development. The proposal provides residential housing units of two sizes, via four duplexes.*
X	____	3.e	The Town should work with the Yampa Valley Housing Authority (YVHA) to develop lots owned by YVHA in the Sierra View development into affordable housing. *Staff comments: The YVHA no longer owns Lot 15.*

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Land Use & Community Character
Land Use Regulation

Complies Yes	Complies No	Section	Policies
_____	__X__	1.	All new development shall be considered in light of compliance with existing master plans, adopted policies and guidelines. *Staff comment: Lot 15 is included in the Sierra View subdivision as a multi-family development with eight units of multi-family housing via an eight-unit development. The proposed development will provide multi-family housing opportunities and will not increase this density. The Declaration of Covenants, Conditions, Restrictions and Easements for Sierra View Subdivision ("Declarations") require (1) a review by the Architectural Review Committee of all new construction exterior elevations, (2) minimum landscaping requirements, (3) a minimum floor space of 1200 sq. ft., and (4) that Lot 15 will be an 8-plex lot. The proposed units appear to meet these requirements. Staff recommends below a condition of approval includes receiving approval from the Architectural Review Committee pursuant to the Declarations.*
_____	__X__	11.	A Town-approved snow storage plan shall be required with commercial and multifamily residential development proposals. *Staff comment: The developer proposes to store snow in small areas adjacent to each driveway and push the snow off the east end of the private driveway and use the steep slope as snow storage. The developer proposes to haul away snow when stored snow becomes too great for the area. Staff recommends that snow storage will not be allowed in the shared driveway. A condition is suggested below that a snow storage plan be provided by the developer to be reviewed and approved by the Public Works Director with necessary modifications agreed to that address responsibility to administer, snow storage, driver visibility, stormwater impacts and slope stabilization.*

Chapter Four – Transportation & Infrastructure

Transportation - Roads

Complies Yes	Complies No	Section	Policies
_____	__X__	1.	The Town shall adopt standards for street design and construction. Streets, public or private, shall be

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constructed by the subdivider/developer to conform to the adopted standards. *Staff comments: The developer proposes to use an existing shared driveway, with private driveways to serve each of the eight units. A condition suggested below is that the private driveways be paved and for the Oak Creek Fire Chief and Public Works Director to review and approve the private driveway to address public safety accessibility and construction standards. The developer proposes four guest parking spaces to be located adjacent to the shared private driveway. A condition suggested below is for these guest spaces to be paved. Access to these structures are via a shared private driveway with the neighboring Sierra View Condominiums. A condition suggested below is for the applicant to coordinate and complete a maintenance agreement with the Sierra View Condominiums Homeowners Association. Owners to advise future residents that there is no winter parking on Oak Ridge Circle as posted.*

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Transportation - Sidewalks

Complies Yes	Complies No	Section	Policies
X		3.a	Require well-connected streets, sidewalks, trails and bike paths/lanes as part of new development. *Staff comment: Sidewalks are not constructed in Sierra View subdivision along Oak Ridge Circle.*

Utilities - Water

Complies Yes	Complies No	Section	Policies
	X	4.	Within new developments all water facilities shall be constructed by the subdivider/developer to conform to the adopted standards. *Staff comments: The developer proposes that the water lines serving the eight structures will be owned by the developer, or a condominium association and served with a master meter. A condition is suggested below that water infrastructure and meters will be installed according to Town standards and as approved by the Public Works Director; and that the water infrastructure beyond the master meter is owned and maintained by the developer or a condominium association.*

Utilities – Waste Water

Complies Yes	Complies No	Section	Policies

____	__X__	1.	Sanitary sewer facilities shall be constructed by the subdivider/developer to conform to adopted standards. Staff comments: *The developer proposes that the wastewater collection, grinder pump(s) and forcemain lines, e.g. sanitary sewer facilities, serving the eight structures will be owned by the developer, or a condominium association. A condition is suggested below that sanitary sewer facilities will be installed according to Town standards and as approved by the Public Works Director; and that the sanitary sewer facilities beyond the public sanitary sewer main is owned and maintained by the developer or a condominium association.*

Utilities – Drainage Complies Yes	No	Section	Policies
____	__X__	1.	Natural drainage courses shall be retained as much as possible. Where necessary for new development, a drainage system shall be designed by a professional engineer. Staff comments: *A drainage system for the Sierra View Subdivision, including Lot 15, was designed and installed. A condition is suggested below that drainage of Lot 15, including any needed infrastructure will be designed by a professional engineer according to Town requirements, the subdivision plan, and as approved by the Public Works Director; and that the design will be maintained by the property owner or condominium association to ensure the collection system works properly.*

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COMPLIANCE WITH THE TOWN OF OAK CREEK LAND USE CODE

While the Land Use Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to these applications. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of these applications.

Chapter 17.03 – Development Applications, Review and Procedures

Section 17.03.06 – Land Use Changes of Minor Impact
These require review each by the Planning Commission and the Board of Trustees and include:

Complies Yes	No	Section	Standards
__X__	____	D.	Construction of a duplex *Staff comment: The proposal is for the construction of four, duplex*

buildings.

Section 17.03.013 – Review procedure for land use changes of major impact.

Yes	No		
X		A.	Application: Applicant submits Form D-2, Application for Minor Land Use Change, to the Town accompanied by the review fee on file with the Town and such other information required by this code for a complete application. *Staff comments: Proper application has been made, the review fees were paid.*
X		B.	The Town shall cause notification to be sent to surrounding property owners as specified in Section 17.03.09.C and shall forward referrals to appropriate referral agencies such as the Town Public Works Department, Oak Creek Fire Protection District, RE3-J School District, State of Colorado Division of Parks & Wildlife, Colorado State Engineer, or Colorado Geologic Survey no less than 15 days in advance of the Planning Commission meeting. *Staff comments: Notification was sent.*
X		C.	Planning Commission public hearing on application. The Town Clerk shall set the matter for public hearing before the Planning Commission, at which time the Planning Commission shall consider the application and other information and materials submitted for their consideration, and forward its recommendation to approve, deny or approve subject to conditions, or request a revised conceptual for further review. *Staff comments: The public hearing was posted in accordance with Section 17.03.09 of the Municipal Code.*

Section 17.03.016 – Standards by which the Planning Commission and Board of Trustees will be guided.

In reviewing all applications for development approvals, the planning commission and board of trustees shall be guided by the compatibility of the proposed land use with adjacent land uses and by the following addition considerations:

Complies Yes	Complies No	Section	Standards
X		A.	Conformance of the proposed land use change with the policies and principles in the Oak Creek

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			Comprehensive Plan Update, pursuant to C.R.S., 1973, Section 31-23-203. *Staff comment: The above analysis and suggested findings of fact and conditions of approval indicate that the proposal meets this standard.*
X		B.	Conformance with the requirements and performance standards established in this code. *Staff comment: The analysis contained in this report and suggested findings of fact and conditions of approval indicate that the proposal can meet this standard.*
X		C.	Preservation of the health, safety and welfare of the citizens of the Town of Oak Creek, Colorado. *Staff comment: There are recommendations for conditional approval that will address ways to adhere to this standard.*

Section 17.03.019 – Mitigation Techniques for Land Use Approvals

Complies Yes	Complies No	Section	Standards
X		B.1.a	Ensure development does not create or increase geologic hazard or subject adjacent properties to geologic hazard. *Staff comment: Development activities on Lot 15 is located outside of, but near mapped and identified area of geologic hazard(s). The Routt County Regional Building Department requires those constructing on property in Oak Creek obtain a soils study prior to issuance of a building permit.*
X		B.1.b	Use of engineered design for buildings in areas where instability is moderate. *Staff comment: Development activities on Lot 15 are located outside of, but near mapped and identified area of geologic hazard(s). The Routt County Regional Building Department requires those constructing on property in Oak Creek obtain a soils study prior to issuance of a building permit.*
	X	C.2	Re-vegetate disturbed areas as soon as possible. *Staff comment: A condition is suggested below that the developer re-vegetate disturbed areas as soon as possible.*

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Section 17.04.05 – Electric System

Complies Yes	Complies No	Section	Standards
X		B.	Underground installations. For all new electrical hook-ups and extensions, whether supplied by power from the town electric system or a private supplier of electrical power, all service lines, etc. must be installed underground in performance districts 3, 4, 5, and 6 where possible. Within performance districts 1, 2, and 7 undergrounding of service lines will be required at the discretion of the Public Works Director. *Staff comment: Lot 15 is located within Performance District 4; requiring electrical service lines to be placed underground.*

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Chapter 17.05 – Environmental Standards

Section 17.05.02 – Drainage requirements

Complies Yes	Complies No	Section	Standards
X		A.	For all new residential developments of three units or more and for all new commercial, industrial, institutional, mixed use, or live-work developments with gross floor areas exceeding two thousand square feet, provision shall be made for the drainage and control of runoff from all impervious surfaces created as a result of a land use change. Where necessary, drainage control structures shall be constructed and dedicated to the town, along with provision for their permanent maintenance. The total effect shall be to prevent any increase in surface runoff over the natural levels which occurred prior to development. *Staff comment: Drainage and runoff is addressed in the Sierra View subdivision design and was constructed as part of the subdivision infrastructure development. Drainage for the proposed development shall be directed to this system in accordance with a drainage plan by a professional engineer and as approved by the Town's Public Works Director.*

Chapter 17.10 – Community Design Standards

Section 17.10.02 – Bufferyards and setback requirements

Complies Yes	Complies No	Section	Standards
____	X	B.	Bufferyards are intended to provide additional buffering between differing land use types. In essence, a bufferyard requirement is a setback requirement with additional planting and buffering requirements. *Staff comment: The lot adjacent to Lot 15 to the north is built as a Multifamily Residential lot. Per Section 17.10.02 H no bufferyard is required to the north. The lot adjacent to Lot 15 to the west (Lot 14) is platted for single family development and as discussed below a ten-foot setback is required. The proposed site plan includes a setback from Lot 14 plus an additional but unidentified bufferyard, e.g. no dimensions. Per Section 17.10.02 H.2 Bufferyard B. Minimum Width — fifteen feet with appropriate landscaping as shall be approved by the Town. The bufferyard includes the required ten-foot setback so an additional five-foot distance is required and may be included in the proposed site plan, but no dimensions were included. The developer includes a six-foot fence which may provide additional buffering. A proposed condition below is that the site plan must include a minimum fifteen-foot bufferyard, inclusive of the sideyard setback; and, that a six-foot decorative fence, with the finished side facing the property to the west shall be approved subject to approval by the Fire Chief and Town Public Works Director.*

Section 17.10.08 – Landscaping standards

Complies Yes	Complies No	Section	Standards
X	____	F.	Trash receptacles of multi-family, commercial or office buildings should be screened from view from any public right-of-way by landscaping or fencing. *Staff comment: The developer proposes each residential unit will participate in the Town's residential trash pick-up.*

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Section 17.10.09 – Parking standards

Complies Yes	Complies No	Section	Standards
X		B.	Paved off-street parking outside of Performance District 1 shall be provided according to the minimum requirements as specified. The specified minimum required off-street parking for townhouse and duplex use is one (1) space per bedroom, up to two (2) per unit. *Staff comment: The developer provided information includes proposed garages for each unit that are adequate for two vehicles.*
X		C.	All parking spaces shall be approximately twenty (20) feet by ten (10) feet, exclusive of the requirements of snow storage listed in this section. In all cases, the parking requirements in this section are minimum standards, and may be increased by the Board of Trustees upon a finding that the public convenience and necessity require additional parking spaces in association with the new use. *Staff comment: The developer proposes garage space to accommodate two (2) vehicles per unit plus four (4) guest parking spaces that are 10'x20' per space.*
X		J.	Residential Parking. Homes, not garages, should have the emphasis on residential streets. The intent is that residential streets have variety and that garages not dominate homes and streets. Alley accessed garages are strongly encouraged. For those homes that are not accessed by alleys, garages shall be recessed five feet from the front door or side loaded. *Staff comment: The developer proposes that each dwelling unit will have a two car garage plus driveway areas accessible from a private drive. No garages or driveways, excepting the shared drive, will front onto Oak Ridge Circle.*

Section 17.10.010 – Lighting

Complies Yes	Complies No	Section	Standards
	X	A.	Exterior lighting, except for overhead street lighting, warning, emergency or traffic signals; sports field lighting; temporary holiday lighting; or lighting required by the building or fire code, shall be installed in such a manner that the light source will not detract from the dark sky enjoyed by the residents of Oak Creek. The following shall be required of all lighting fixtures: 1) fixtures shall be cast downward to prevent glare on public streets, walkways or into residential areas. Light shields shall be placed on

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fixtures to prevent light "spillage" to public or residential areas; 2) lights should use the lowest wattage possible to sufficiently light the intended area. *Staff comment: A recommended condition below is for the developer to provide an exterior lighting plan for each lot that meets the provisions of Section 17.10.010.*

Section 17.10.013 – Snow Removal and Accumulation

Complies Yes	Complies No	Section	Standards
____	X	B.	A snow storage plan approved by the Town Board shall be required of all new commercial and industrial developments and all new residential developments of three units or more. The snow storage plan shall demonstrate the place, manner and method that snow accumulation on the development site will be stored so as to allow pedestrian and vehicular access and shall not restrict visibility. At a minimum, for every two square feet of surface to be cleared of snow, one square foot of snow storage space shall be provided. *Staff comment: The developer proposes that a snow storage area will be at the end of the private drive with snow pushed East and off the end of the private drive. A condition is suggested below that a snow storage plan be provided by the developer to be reviewed and approved by the Public Works Director with necessary modifications agreed to that address responsibility to administer, snow storage, driver visibility, stormwater impacts and slope stabilization.*
X	____	C.	Snow storage areas shall be graded to direct snowmelt into drainage structures. *Staff comment: The Sierra View subdivision includes Open Space 'B' that is adjacent to Lot 18 and is intended to provide temporary storage of snowmelt drainage. Below is a recommended condition that the developer provides conveyance of snowmelt drainage to Open Space 'B' in accordance with the Sierra View subdivision drainage plan.*

Chapter 17.11 – Performance Districts

Section 17.11.04 – Performance District Four

The following regulations only govern land within Performance District Four.

Complies Yes	Complies No	Section	Policies
X	____	B.	Permitted, conditional and prohibited uses.

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2. Conditional uses:
   c. Multi-family

Staff comment: See information provided above.

____ X__ C. Dimensional standards for properties within Performance District Four: *Staff comment: All standards can be met on the lots as designed, however the developer is proposing to build structures 40-feet in height. See table below. The developer believes the structures may meet the 35-foot height limit, depending on where the buildings height is measured from. The Land Use Code, Section 17.02.065 defines "building height" as means the distance from the existing or finished grade (measured at the lowest point of the structure's footprint), whichever is lowest, to the top of the highest point of the structure's roof.*

Performance District 4	Single Family Residential	Multi-Family
Minimum Floor Area/Dwelling Unit (square feet)	-	450 sq. ft.
Units per Lot	2*	-
Setbacks (feet): Front Side Yard Rear Yard	 15 8 10	 15 10 10
Minimum Lot Width (feet)	50	75
Minimum Lot Area (square feet)	4,000	6,000
Maximum Lot Coverage (%)	.35	.40
Maximum Building Height (feet)	35	35

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* Maximum of one principal structure and one accessory dwelling.

OPTIONS

1. **Recommend approval as proposed** if it is determined that the proposal meets the standards of the Town of Oak Creek's Land Use Code and Comprehensive Plan.
2. **Recommend denial** if it is determined that the proposal changes do not meet the standards of the Town of Oak Creek's Land Use Code and Comprehensive Plan.
3. **Table action** if it is determined additional information is needed to evaluate the proposal. Specific direction must be given to applicant.
4. **Recommend approval** if it is determined that certain changes or conditions are necessary to ensure that the proposal meets the standards of the Town of Oak Creek's Land Use Code and Comprehensive Plan.

SUGGESTED FINDINGS OF FACT:

Subject to the Conditions of Approval:

1. The proposed land use change is consistent with the policies and principles in the Oak Creek Comprehensive Plan Update, pursuant to C.R.S., 1973, Section 31-23-203.
2. The proposed land use change is in conformance with the requirements and performance standards established in the Town's land use code.
3. The proposed land use change will preserve of the health, safety and welfare of the citizens of the Town of Oak Creek, Colorado.

CONDITIONS OF APPROVAL: the following conditions are recommended to be included as part of the proposed Land Use Changes of Minor Impact for the Sierra View subdivision, Lot 15.

1. The approval is subject to the development being constructed per the submitted plans and subject to the conditions listed below.
2. All electric lines appurtenant to the project shall be installed underground.
3. Any disturbed areas of vegetation shall be addressed in a landscaping plan.
4. Any soils studies required by the Routt County Regional Building Department shall be provided by the developer.
5. An annual review of the snow storage area(s) by the Public Works Director to determine what areas require erosion control repair, revegetation and/or drainage restoration/improvement by the owners will be completed. Repairs must be completed within 90-days or the Town may make repairs at the property owner's expense. The property owner's shall be assessed for these repairs if the Town provides them.
6. The private driveways will be paved and maintenance shall be provided through a homeowners association of all owners.
7. A condition is suggested below that a snow storage plan be provided by the developer to be reviewed and approved by the Public Works Director with necessary modifications agreed to that address responsibility to administer, snow storage, driver visibility, stormwater impacts and slope stabilization.

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8. The developer shall provide conveyance of snowmelt drainage to Open Space 'B' in accordance with the Sierra View subdivision drainage plan.
9. The developer shall receive development approval pursuant to the Sierra View Subdivision Declarations.
10. The Oak Creek Fire Chief and Public Works Director shall review and approve the private driveway to address its location, conflicts with off driveway parking on residential unit parking areas, public safety vehicle accessibility and construction standards. Owners to advise future residents that there is no winter parking on Oak Ridge Circle as posted.
11. Areas identified on the Site Plan, aka C2, as "Guest Spaces" shall be paved and maintained.
12. The developer shall coordinate and complete a maintenance agreement with the Sierra View Condominiums Homeowners Association for use of the shared driveway.
13. Water infrastructure and meters will be installed according to Town standards and as approved by the Public Works Director; and that the water infrastructure beyond the master meter is owned and maintained by the developer or a condominium association.
14. Sanitary sewer facilities will be installed according to Town standards and as approved by the Public Works Director; and that the sanitary sewer facilities beyond the public sanitary sewer main is owned and maintained by the developer or a condominium association.
15. The developer shall re-vegetate disturbed areas as soon as possible.
16. Electrical service lines shall be placed underground.
17. Drainage and runoff is addressed in the Sierra View subdivision design and was constructed as part of the subdivision infrastructure development. Site drainage and runoff shall be in accordance with the subdivision drainage plan and as approved by the Public Works Director. The design will be maintained by the property owner or condominium association to ensure the collection system works properly.
18. The site plan must include a minimum fifteen-foot bufferyard, inclusive of the sideyard setback; and, that a six-foot decorative fence, with the finished side facing the property to the west shall be approved subject to approval by the Fire Chief and Town Public Works Director.
19. The developer shall provide an exterior lighting plan for each lot that meets the provisions of Section 17.10.010.
20. Any future subdivision of any duplex building(s) into condominium or townhouse units will require a condominium or townhouse plat after the units are constructed so the units can be separately sold and any operation and maintenance obligations to shared infrastructure, examples including but not limited to: private driveway, water infrastructure, sanitary sewer collection, pumping and forcemain system, drainage, exteriors of each building, snow storage and water and sanitary sewer fees; are defined on the plat.
21. The building height shall not exceed 35-feet from what is determined to be the lowest point of the structures footprint to the top of the highest point of the structure's roof.

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