

PITKIN COUNTY ACTIVITY ENVELOPE & SITE PLAN EXEMPTION CHECKLIST

Certain development may be exempt from the Activity Envelope and/or Site Plan Review process, pursuant to Land Use Code (LUC) Sec. 7-10-30. Please use this checklist to determine if your development may be eligible for an exemption. Please complete the checklist, and provide plans of the proposed development and documentation to demonstrate compliance as applicable.

I. Type of Development:

Please select which type of development is proposed:

Agricultural Building less than 4,060 square feet

Greenhouse less than 3,000 square feet

Remodel of an existing legally created structure

Expansion of an existing legally created structure

Reconstruction of an existing legally created structure

Accessory Structure

Temporary Disturbance of land for development including but not limited to, drilling a well percolation testing, test pits and installation of utilities, and temporary access to accomplish these activities

Clearing, Grading or Grubbing less than 200 square feet in area

Earthmoving of less than 50 cubic yards

Landscaping

Development activity not exceeding \$20,000 in construction cost

Renewable energy generation and collection...

Other

II. Avoid Constrained Areas:

Development can only be exempt if it avoids constrained areas (as specified in LUC Chapter 7).
Is your proposed development in any of the following constrained areas?

Slopes greater than 30%

Water courses, drainage channels, and area subject to erosion

Floodplain hazard areas

Geological Hazard Areas- Rockfall

Geological Hazard Areas- Avalanche

Geological Hazard Areas- Alluvial Fan

Geological Hazard Areas- Landslide

Geological Hazard Areas- Talus

Geological Hazard Areas- Mancos Shale

Severe or moderate wildfire hazard area

Wildlife habitat area (mapped elk, mule deer or bighorn sheep winter range, severe winter range, winter concentration area, production area, migration corridor)

Within 100' of the high water line of a river, stream, wetland or riparian area

Irrigated lands for food or crop production

Historic preservation areas

Archeological resource areas

Other

III. Scenic:

Development can only be exempt if it also meets one of the following criteria to be exempt from the Scenic View Protection standards (Sec. 7-20-120(c)).

Does your development comply with one of the following criteria?

Interior remodel that does not change any outside visual aspect of the structure

Lot within a platted subdivision approved by the County with a designated Activity, Building or Development Envelope, unless the terms of the approval require ridgeline or scenic review prior to construction

The proposed development is not visible from those rights-of-ways listed in Sec. 7-20-120(b)

A proposed addition to or remodel of an existing structure or a proposed accessory structure has been located to minimize perceived mass when viewed from those rights-of-way listed above and has been placed so it does not project above a ridgeline. The new or remodeled/expanded structure shall not silhouette against the sky when viewed from those rights-of-ways listed in Sec. 7-20-120(b)

Other

IV. Standards for Specific Development:

1. Agricultural Building or Greenhouse:

Is the agricultural building sited consistent with Sec. 7-20-120(e), Rural Character Guidelines for Building Locations?

Is the agricultural building visible from the rights-of-way designated in Sec. 7-20-120(b), or has limited visual impact and the exterior and roof comply with Secs. 7-20-120(d)(11) and (12)?

Does the agricultural building maintain yard setbacks of at least one and a half times the required yard setbacks specified in Sec. 5-10?

2. Landscaping:

Is the installation of landscaping, not including removal of native vegetation, limited in area and scope such that the rural character of the County is not compromised as per Sec. 7-20-130?

3. Ground Mounted Solar Energy Collectors:

Is the ground mounted system on less than, or equal to, one-tenth (1/10) acre of land used (with total land used calculated by accounting for total land area needed to develop the ground-mounted system, including but not limited to, storage sheds, access, grading, fencing, revegetation, mounting equipment, panels, etc.)?