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COUNTY OF PARK

County Manager



August 9, 2022

RE: Administrative Decision; Parcel R0008134
72 Quarry Way, Fairplay, Co 80440

Upon request from Mr. Marrouf, working with contractor Chris Waahmer, Alpine Custom Cabins, is proposing a structure that will be 34 feet above the ground level and is asking for clarification or relief from LUR § 7-601. I reviewed the above indicated lot for applicability of the Land Use Regulation § 7-601 Ridgeline Area Protection.

The lots adjacent to the subject property contain structures of 33±1-foot heights built in 1997 and 1999 respectively. The slope along the identified ridgeline extending approximately 600 feet in both directions appears to be less than 2-percent grade. The grade appears to be consistent with the 2-percent slope extending perpendicularly to the ridgeline approximately 200-300 feet indicating a very flat terrain.

The lot and adjacent lots are heavily wooded with both aspen and coniferous trees that are in excess of 40 to 50 feet in height. It is apparent that the construction of a residential structure on this lot will not create a detriment to the protection of the integrity or visual quality of the natural environment. Nor will the construction of the proposed structure endanger the health, safety, or welfare of present or future Park County residents. Construction on this lot in accordance with LUR § 7-601 §§ D.2 through D.4 will substantially comply with the intent and purpose of this section. Allowing the structure to comply with 35-foot maximum structure height of LUR § 5-304 Residential Zone District (R) will not detract from the purpose of LUR § 7-601.

If you any further question, please call.

Sincerely,

A handwritten signature in black ink that reads "Thomas Eisenman".

THOMAS EISENMAN, PARK COUNTY MANAGER

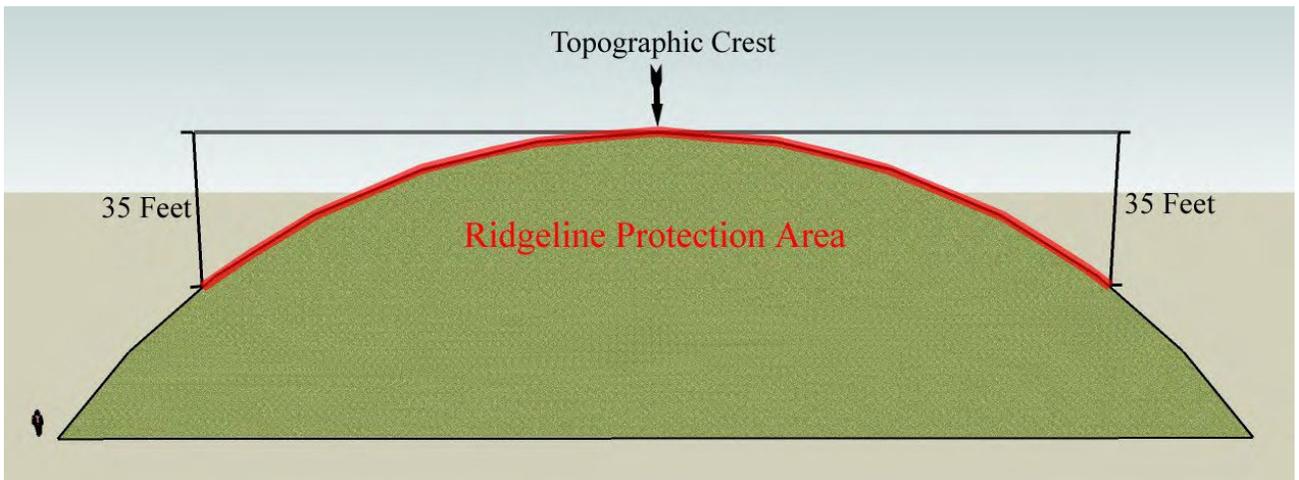
DIVISION 6

NATURAL RESOURCE PROTECTION

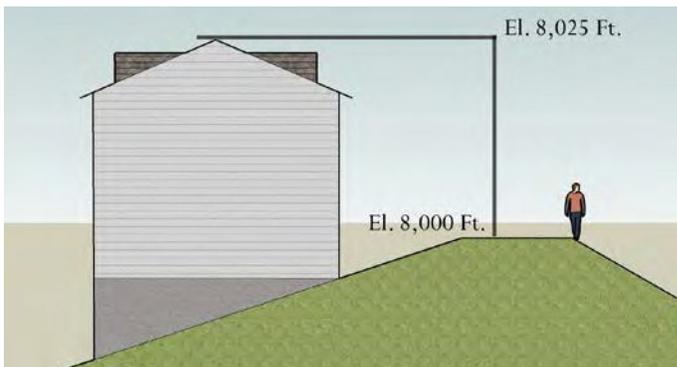
Section 7-601

Ridgeline Area Protection.

- A. Purpose. The purpose of this section is to protect the integrity and visual quality of the natural environment and the health, safety, and welfare of present and future park county residents.
- B. Ridges, Ridgelines, and Ridgeline Protection Areas Defined. A Ridge is a topographic feature that is prominent because of the angle at which it rises or an elongated crest or series of crests, significantly higher than the adjoining ground. A Ridgeline is the line of intersection along the high points between opposing slopes on either side of a ridge. A Ridgeline Protection Area is a Ridgeline and the at-grade area below it to the vertical extent of the maximum structure height of the existing or proposed zone district. The illustration below shows the Ridgeline Protection Area outlined in red for a cross-section of a Ridge in a zone district that has a maximum structure height of thirty-five feet.



- C. Identification of Ridgeline Protection Areas Required. Any application for subdivision for property having more than fifty (50) feet of elevation change between the lowest and highest elevation points within the property shall identify all Ridgeline Protection Areas within the property.
- D. Ridgeline Protection Area Development and Impact Mitigation. All of the following mitigation measures shall be required of any development within Ridgeline Protection Areas:
 - 1. No structure shall protrude above the Ridgeline by more than twenty-five (25) feet, as illustrated below.



- 2. Use of building materials that blend with the natural environment.

3. Limiting the use of artificial lighting on the property and structure to reduce the nighttime visibility of the structure. Exterior lighting shall be directed, sited, and shielded in such a manner that the light source is not directly visible from adjacent properties.
4. The placement of building envelopes to utilize natural vegetation and terrain to minimize visual impacts.
5. This section shall not apply to telecommunication facilities, ham radio towers licensed by the FCC, meteorological towers, or wind turbines.