

# Upper Crystal River Master Plan

## Housing

### Implementation Matrix

Goal: The housing component of the Upper Crystal River Master Plan should protect the quality of life, mitigate impacts of growth, protect environmental quality, and encourage independence.	Objective	Implementation Measures	Mechanism	Resources
	1. Future residential construction shall respect the privacy and solitude of existing residents and adjacent property owners.	A. The County shall consider adopting a noise ordinance that would require significant noise generators such as generators, etc. to be addressed using mitigation techniques such as housings or time of day restrictions. The ordinance should explore decibel ceilings and duration restrictions at property lines. All units with a feasible possibility of utilizing existing electrical utilities shall do so.	Policy Directive	Gunnison County Long Range Planning, Environmental Health Department, Upper Crystal River Caucus
	2. Landscaping shall be encouraged to fit into the natural environment.	B. The County shall include within the brochure suggested in the Environmental Implementation Matrix concepts regarding the use of xeroscaping, the use of indigenous plant species in residential landscaping and weed management techniques that would be more reflective of the natural environment of the Crystal River Valley. The brochure would be included with all building permit applications.	Policy Directive	Gunnison County Long Range Planning and Colorado Department of Transportation
	3. Future residential development shall respect the viewsheds in the valley.	A. The County shall explore an alternative method of assessing visual impacts beyond the current "Ridgeline Protection Ordinance". Options that should be explored include "Terrain-Adaptive Architecture" and "Roof-Line" strategies (see attached).	Policy Directive	Gunnison County Long Range Planning, Gunnison County Planning Department, Upper Crystal River Caucus
		B. The County shall explore the production of a brochure that would present concepts such as roof materials, color and siding schemes, and architectural options that would encourage a scale and mass that would be more reflective of the natural and built environment of the Crystal River Valley. The brochure would be included with al building permit applications.	Policy Directive	Gunnison County Long Range Planning, Building Department, Upper Crystal River Caucus
		C. The County shall encourage primarily single family residential development in the Upper Crystal River drainage.	Policy Directive	Gunnison County Long Range Planning, Building Department, Upper Crystal River Caucus
	4. Both existing and future residential development shall minimize the impacts of "junk".	A. The County, with the cooperation of the Town of Marble and the Marble Caucus should establish a yearly "Community Clean-up Day" whereby the County would provide vehicles to remove "junk" on a voluntary basis. (great excuse for a community picnic).	Policy Directive	Gunnison County Long Planning, Gunnison County Public Works, Upper Crystal River Caucus, Town of Marble
B. For the Upper Crystal River watershed, the County shall consider adopting and enforcing a junk ordinance that is similar to the Town of Marble's junk ordinance.				