# AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

**AgendaTitle:**
Industrial Designation Project Update

**Action Requested:** Discussion

**Parties to the Agreement:**

**Term Begins:** **Term Ends:** **Grant Contract #:**

**Summary:**
See attached memo.

**Fiscal Impact:** None.

**Submitted by:** Mike Pelletier **Submitter's Email Address:** mpelletier@gunnisoncounty.org

**Finance Review:** ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

**County Attorney Review:** ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\MBIRNIE Discharge Date: 11/1/2013

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 30 min

Agenda Date: 11/5/2013 Follow Up Agenda Date: n/a

*Revised April 2013*

Gunnison County, CO
Community Development Department
**221 N. Wisconsin St. Ste. D, Gunnison, CO 81230**
**Phone: (970) 641-0360 FAX: (970) 641-8585**
**Website: www.gunnisoncounty.org/planning.html**
**Email: planning@gunnisoncounty.org**

To: Board of County Commissioners

From: Strategic Plan Team

Date: November 5, 2013

Re: Strategic Plan Result No. B.3.

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This memo is an update to the discussion with the Board on Strategic Result No. B.3: "By December 31, 2013, designate appropriate areas for Gunnison Sage-grouse habitat protection, as well as industrial and commercial development."

The Strategic Plan Team "the Team", including staff from the GIS and Community Development Departments and the Wildlife Conservation Coordinator, has developed the following recommendations relative to Strategic Result No. B.3. On June 1, 2012 staff presented an analysis to the Board of County Commissioners (BOCC) identifying appropriate areas for habitat protection, agricultural production, and industrial, commercial, and residential development. The BOCC then directed staff to develop recommendations for designation of areas for habitat protection and industrial development.

**Gunnison Sage-grouse**

Habitat protection areas for Gunnison Sage-grouse is being addressed through an amendment to the *Gunnison County Land Use Resolution* (*LUR*), which will include adoption of the Habitat Prioritization Tool. On September 6, 2013, the Planning Commission voted unanimously to recommend the proposed amendments to the Board of County Commissioners. The amendments are scheduled for a public hearing and adoption by the Board on November 5, 2013.

**Industrial Development**

There are three existing industrial parks in unincorporated Gunnison County.

- Signal Peak Industrial Park, Filings 1 and 2, was approved by the Board of County Commissioners on February 17, 1980. Both residential and industrial uses are allowed within the Signal Peak Industrial Park. Filing 1 contains a mix of industrial and residential uses, while Filing 2, located further east, contains primarily residential uses. All of the lots within both filings of the Park have been developed, although some are listed as vacant in current Assessor records.
- Riverland Industrial Park, Filing 1 was approved by the Board of County Commissioners on September 7, 1982; Filing 2 was approved on May 24, 1996.
- Gold Basin Industrial Park was approved by the Board of County Commissioners on May 15, 2005. The Park has eight lease areas, with three lease areas occupied by businesses.

Per the direction of the BoCC, industrial designation is identified for two areas in the County. The first area is shown on *Exhibit A*, and includes the proposed Vista Business Park (adjacent to Signal Peak Industrial Park, east of the City of Gunnison) and portions of land owned by Gunnison Valley Properties (Dick Bratton). A portion of the property is currently proposed for the Tomichi Pit sand and gravel operation. Vista Business Park is proposing mixed light industrial and residential use.

The second area is south of the Riverland Industrial Park (see *Exhibit B*). Mr. Rozman has expressed interest in designation of a portion of the property for industrial uses. Rozman's property may be appropriate for both heavy and light industrial uses, similar to Riverland Industrial Park.

John Nichols has expressed an interest in including a parcel located to the north of Riverland Industrial Park, currently owned by Whetstone Business Park, LLC, in the industrial designation. Whetstone Business Park, LLC applied for a Major Impact Land Use Change permit in 2004, for which a Sketch Plan was approved, but a Preliminary Plan was never submitted.

During previous meetings with the Board, discussion centered on establishing a "Special Area" for the designation of areas appropriate for industrial development, pursuant to Section 1-110: *Process for Designation Special Area* of the *LUR*. However, Section 1-110 identifies that the purpose of a special area is to designate particular geographic areas as being subject to specialized land use regulations. The Board has articulated that they do not wish to adopt specific regulations as part of this designation. Based upon this discussion, the Team recommends a second option to achieve the goal of special area designation for industrial uses. That option is to amend the 2005 *Crested Butte/Gunnison Corridor Plan*. The amendment would be soley used to designate areas for industrial use and not for other amendments to the Plan. The *Crested Butte/Gunnison Corridor Plan* is a general, conceptual plan for intended land use and environmental practices in the Gunnison to Crested Butte Corridor. It is designed as a tool for citizens, County staff and elected officials. The plan is a "planning" document and not a "regulatory" document. Staff also recommends that the following general purpose statements be incorporated into the *Gunnison Crested Butte Corridor Plan* amendment to guide development in the designated areas and that development pay particular attention to preserving visual quality through landscaping adjacent to highways and/or identified sensitive view shed areas; and protection of air and water quality. At the time there is a permit application in the designated areas, that permit would be subject to the processes and standards of the *Gunnison County Land Use Resolution*.

The proposed amendment to the *Crested Butte/Gunnison Corridor Plan* for industrial area designation would include the following Purpose Statements:

**A. GENERAL PURPOSES.**

1. **PROMOTE HEALTH, SAFETY, GENERAL WELFARE AND THE ENVIRONMENT.** To promote the health, safety, and general welfare of the citizens of Gunnison County by giving reasonable consideration to the social, economic and environmental characteristics of the community and the compatibility of proposed land use changes with existing uses.
2. **SIMPLIFY THE LAND USE PLANNING AND REGULATORY REVIEW PROCESS.** To simplify, expedite and provide uniform application of the land use planning and regulatory review process.
3. **PROTECT THE HERITAGE OF OUR RURAL CHARACTER**. To protect ranching and other existing industries, the beauty of the landscape and rural character of Gunnison County, in order to enhance recreational opportunities for residents and visitors, preserve important archeological and historic sites and viewsheds, and conserve soil, water, and forestry resources. To ensure that no land use change significantly detracts from the economic base, the environmental, historical, recreational, or aesthetic character of the County.
4. **PROVIDE FOR ORDERLY USE OF LAND**. To plan for and regulate the use of land and to provide planned and orderly use of land and protection of the environment in a manner consistent with constitutional rights and without unnecessary time and expense by applicants or the public.
5. **PRESERVE NEIGHBORHOOD CHARACTER**. To preserve the character of established residential areas and residential neighborhoods.
6. **EVALUATE CUMULATIVE IMPACTS**. To evaluate the combined impacts of two or more uses or activities, and repeated activities, in a discreet area or the whole of Gunnison County.
7. **ENCOURAGE INNOVATIONS**. To encourage innovations in residential, commercial, and industrial land use changes, so that the growing demands of the population may be met by greater variety in type, design, and layout of development.
8. **REGULATE LAND USE BASED ON IMPACTS**. To regulate the use of land based on the impact of such use on surrounding areas and the community to eliminate, minimize, or mitigate conflicts among different land uses.

**B. PURPOSES TO MANAGE AND GUIDE LAND DEVELOPMENT.**

1. **PROMOTE A COMPACT DEVELOPMENT PATTERN.** To promote a compact development pattern that discourages sprawl, in which denser and more intense forms of development will occur contiguous to, or in close proximity to, existing population and development centers and public services. To encourage development patterns that will tend to minimize the cost of providing governmental and other services and will preserve open space.

2. **ENSURE ADEQUATE FACILITIES.** To ensure that development provides, and is served by, adequate transportation, water supply, wastewater treatment, other utilities and public services, schools, open space, parks, trails, and similar facilities, and to provide for phased development based on location and capacity of such services and facilities. To ensure, to the maximum extent practicable, that growth will pay for itself, and to ensure that present residents do not have to subsidize land use changes that involve growth or development through increased taxes or degradation of the quality of services they receive. To avoid land use changes requiring significant expenditures of public funds for schools, roads, health, police, and fire, or other purposes.

3. **ENCOURAGE DEVELOPMENT NEAR EXISTING SIMILAR, COMPATIBLE USES**.

**C. PURPOSES TO PROMOTE THE ECONOMIC WELL BEING OF THE COMMUNITY.**

1. **PROTECT AND ENHANCE ECONOMY.** To protect and enhance the economic strength of the private and governmental sectors of Gunnison County in a manner that is compatible with this *Resolution*.

2. **ENCOURAGE ECONOMIC DIVERSITY.** To encourage, strengthen and promote greater economic diversity in the County, to broaden employment opportunities and reduce seasonal employment fluctuation in a manner that will not endanger or detract from the existing economy.

**D. PURPOSES TO PROTECT ENVIRONMENTAL RESOURCES.**

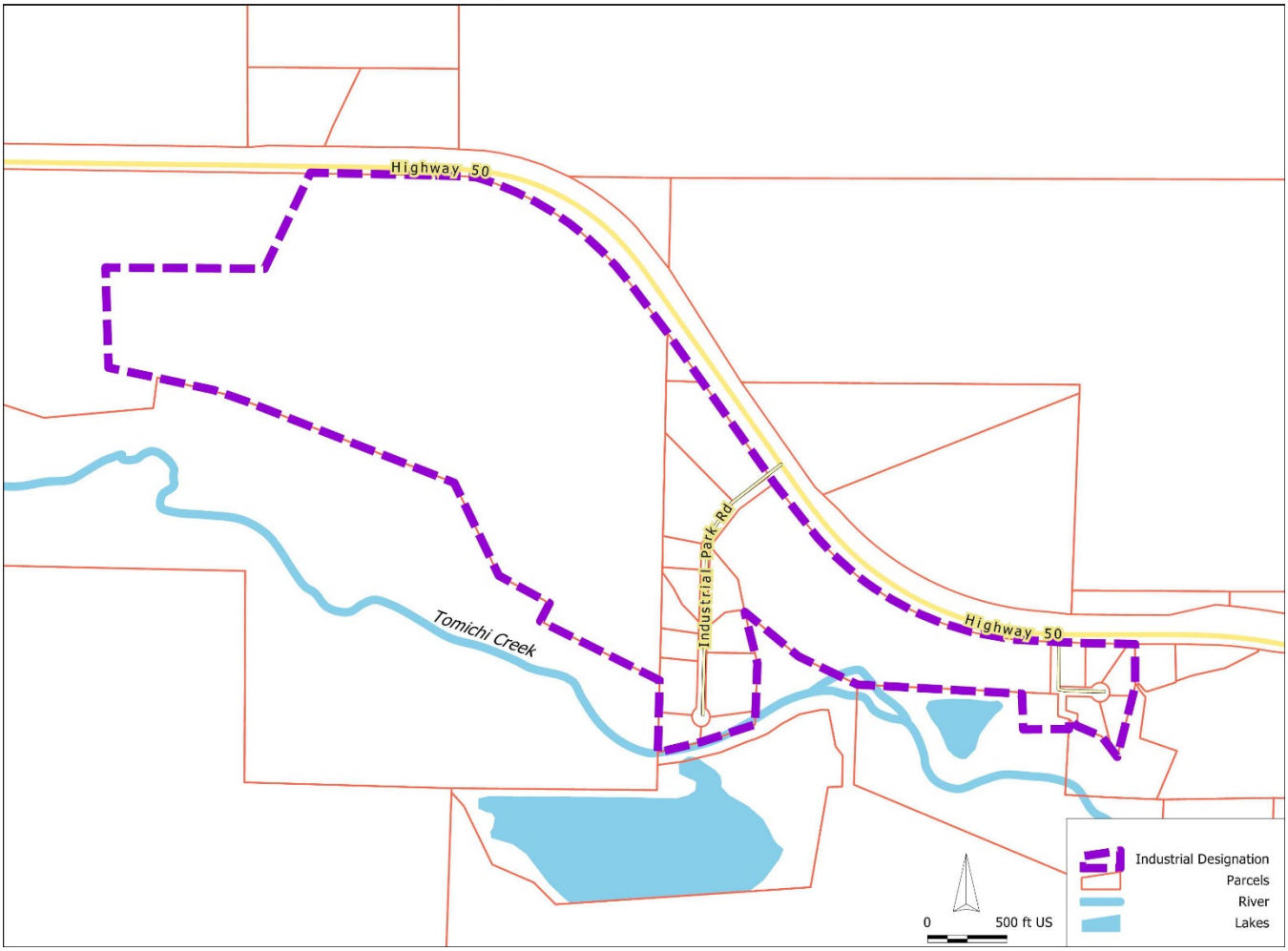
1. **MAINTAIN ENVIRONMENTAL QUALITY.** Recognizing the irreplaceable character of the environment and its importance to the quality of life in Gunnison County, to ensure that land use changes do not degrade or threaten the existing high quality of the environment in the County.

2. **PRESERVE QUALITY AND QUANTITY OF WATER RESOURCES.** Recognizing that the essence of Gunnison County's ability to survive and prosper is the availability of a consistent and clean source of water, the County intends to preserve and protect the quality and quantity of water resources in Gunnison County.

3. **PRESERVE WILDLIFE HABITAT.** To protect and preserve lands from land use activities and patterns of development that would cause significant net adverse effects to sensitive wildlife habitat and to discourage land uses that will impair or destroy such habitats, or their utilization by wildlife species, or that would endanger a wildlife species. It is the intent of this *Resolution* that private landowners do not lose reasonable use of their land or, when appropriate, receive fair compensation because of owning sensitive wildlife habitat.

4. **AIR QUALITY.** To protect and preserve the air quality from development that would cause significant net adverse effects.

Exhibit A - Signal Peak Industrial Park Special Area

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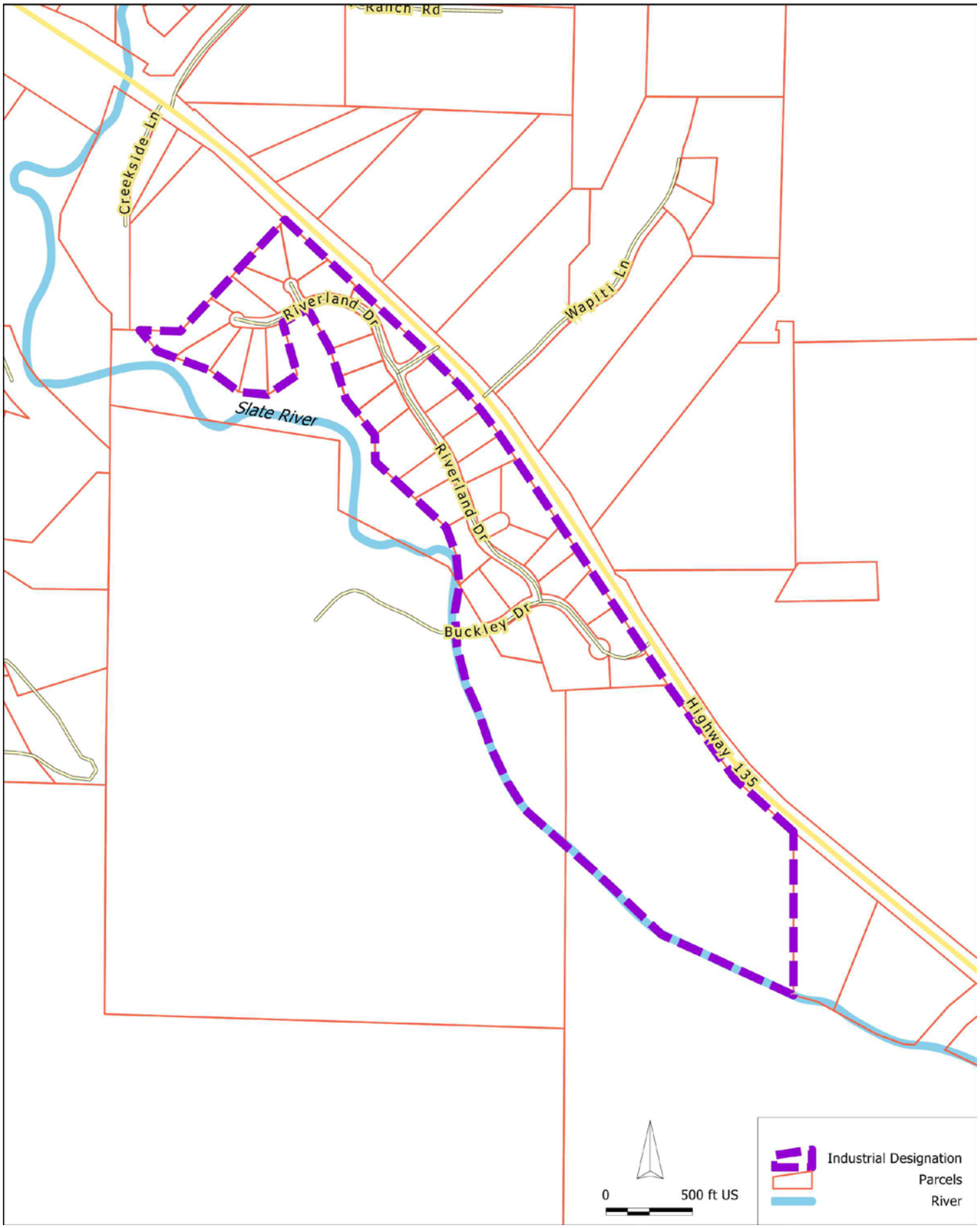
# Exhibit B - Riverland Industrial Park Special Area