# AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

**AgendaTitle:**
Design Review Committee Appointments; Gunnison Basin Industrial Park

**Action Requested:** Motion

**Parties to the Agreement:**

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

**Summary:**
Per the Gold Basin Industrial Park Special Area Regulations the Design Review Committee is to consist of the Board of County Commissioners and 2 Lessees appointed by the Board. Staff recommends the appointment of Lou Costello representing CCCenter Seven (Leasehold 7) and Dan McKenna representing B.A.M.P. LLC (Leaseholds 2, 3B, 5 and 6) as Lessee appointees.

**Fiscal Impact:** None

**Submitted by:** Marlene D. Crosby **Submitter's Email Address:** mcrosby@gunnisoncounty.org

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

Comments:

Reviewed by: Discharge Date:

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

Comments:

Reviewed by: GUNCOUNTY1\atrezise Discharge Date: 3/4/2015 Certificate of Insurance Required Yes ○ No ◉

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\mbirnie Discharge Date: 3/6/2015

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: DCM Report

Agenda Date: 3/17/2015 Follow Up Agenda Date:

*Revised April 2013*

## SECTION 7: DESIGN REVIEW.

**A. REQUIRED REVIEW AND APPROVAL**. No improvements shall be erected, placed, altered, maintained or permitted to remain on any Leasehold Area by any Lessee or Occupant until the use has received a Gold Basin Industrial Park Special Area Permit, and plans and specifications have been submitted to and approved in writing by the Design Review Committee, and, as applicable, a Building Permit is issued by Gunnison County or the City of Gunnison.

**B. DESIGN REVIEW COMMITTEE**. The Design Review Committee ("DRC") is hereby established to review and act on plans for improvements within the Gold Basin Industrial Park Special Area of permit applications and to ensure plan compliance with Section 8: *Design Standards*. The Committee shall be composed of the Board of County Commissioners, and of two Lessees, who shall be appointed by the Board.

**C. REVIEW AND ACTION BY DRC**. The DRC may deny or approve the plan as submitted, as altered or amended, or subject to specific conditions.

1. **DENIAL.** The DRC shall have the right to deny the plan on any reasonable grounds including, but not limited to, the following:

   a. **NON-COMPLIANCE WITH THESE *REGULATIONS*.** Failure to comply with any of the restrictions set forth in these *Regulations*.

   b. **INCOMPLETE INFORMATION.** Failure to include required information in the plans and specifications as required by these Regulations, or as reasonably requested by the DRC .

   c. **EXTERIOR APPEARANCE.** Objection to the exterior design, the appearance of materials or the types of materials employed in the proposed structure. Objection to the color scheme, finish, proportions, style of architecture, height or bulk of any structure.

   d. **INCOMPATIBILITY WITH OTHER GOLD BASIN INDUSTRIAL PARK SPECIAL AREA USES.** Objection on the ground of incompatibility of any proposed structure or use with existing structures or uses upon other Leasehold Areas.

   e. **INCOMPATIBILITY.** Any other matter which, in the judgment of the DRC, would render the proposed improvements or use incompatible with the general plan for improvements within the Gold Basin Industrial Park Special Area.

2. **APPROVAL** The DRC shall base its approval, among other factors, upon the adequacy of site dimensions, adequacy of structural design, conformity and harmony of external design with neighboring structures, effect of location and use of proposed improvements upon adjoining Leasehold Areas, proper facing of the main elevation with respect to nearby streets, adequacy of screening of mechanical, air conditioning and other rooftop installations, and conformity of the plans and specifications to the purpose and intent of these *Regulations*.

   a. **DRC ACTION TO COMMUNITY DEVELOPMENT DEPARTMENT**. Upon approval or conditional approval by the DRC a copy of the approved plans and the DRC decision shall be deposited for permanent record with the DRC, and forwarded to the Community Development Department.

## SECTION 8: DESIGN STANDARDS.

**A. PURPOSE.** This Section establishes the substantive standards by which applications for Gold Basin Industrial Park Special Area Permits will be reviewed and approved for development within the Gold Basin Industrial Special Area. These standards are intended to enhance and protect the value, desirability and attractiveness of all Leasehold Areas to the mutual benefit of Lessees, Gunnison County and the City of Gunnison, and to promote high quality design and the uniform application of standards.

**B. STANDARDS ARE MINIMUM.** These improvements standards are intended to ensure a minimum level of performance. If an alternate design, process, or material can be shown to provide performance equal to or better than that established by these standards, or where it can be shown that strict compliance with these standards would cause unacceptable environmental impacts, or would result in adverse conditions on- or off-