GUNNISON COUNTY, COLORADO
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

Tomichi Village Self Storage

Land Use Change Permit Application:	Susan Baldwin
Application No:	LUC-2015-00025
Date application scheduled with Planning Commission:	September 4, 2015
Prepared by:	Neal Starkebaum, Assistant Director

APPLICANT/AUTHORIZED REPRESENTATIVE:	Susan Baldwin 41883 US Highway 50 Gunnison, CO 81230
PROPERTY OWNER:	Brighton Hospitality Group, LLC 6600 W 20th Street Greeley, CO 80634
PROJECT DESCRIPTION:	The applicant is proposing a 94-unit mini storage facility, totaling approximately 19,872 square feet of buildings, located on the northwest 2-acres of the existing Inn at Tomichi Village property (9.3-acres). The buildings will be manufactured metal, painted beige, with dark brown roofing. The facility will require no water or wastewater treatment. Access will be via a short extension of the existing access through the Inn at Tomichi Village, from Highway 50.
PROPERTY LOCATION:	The site is located within a 9.3-acre parcel, north of and adjacent to Highway 50, approximately 1 mile east of the City of Gunnison, in the S1/2SW1/4 Section 32, Township 50 North, Range 1 East, NMPM, 41883 US Highway 50
SURROUNDING LAND USES:	The adjacent land to the north is a vacant 6.6-acre parcel. Tomichi Heights residential subdivision lots are located further to the north. The Inn at Tomichi Village motel is located to the east of the site.
INITIAL IMPACT CLASSIFICATION:	Minor Impact, pursuant to Section 6-102: Projects Classified as Minor Impact, K. New Commercial, Industrial on five acres or less.
AGENCY AND DEPARTMENT REVIEWS:	▪ GC Public Works ▪ Gunnison County Fire Protection District ▪ City of Gunnison
ATTACHED EXHIBITS:	▪ Copy of application ▪ Site Plan, dated August 8, 2015.

		▪ Comments from Jim Cochran, Wildlife Coordinator.
STATUS OF APPLICATION:		Work session and site visit with applicant September 4, 2015. Public Hearing scheduled for September 18, 2015.
PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:		— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Determine if application is ready to be set for public hearing, or if other work session is required — Set site visit date and determine if application is ready for public hearing
EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	
PRE-APPLICATION CONFERENCE:		A pre-application conference was conducted on August 6, 2015.

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	**Plan complies, or compliance will be determined during review**	**Staff Comments/ References to specific documentation**
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☐ Yes ☐ No ☒ N/A	No secondary uses are proposed as part of this application.
9-102: Home occupations	☐ Yes ☐ No ☒ N/A	No home occupation is proposed as part of this application.
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	No bed and breakfast is proposed as part of this application.
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	A mobile home community is not proposed as part of this application.
9-301: Commercial and Industrial Uses	☒ Yes ☐ No ☐ N/A	The operation, as described will comply with the standards.

9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	No farm or ranch stand is proposed as part of this application.
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	No dude ranch or resort is proposed as part of this application.
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	No adult-oriented use is proposed.
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	No R.V. parks or campgrounds are proposed as part of this application.
9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	No exploration, extraction, or processing on minerals and construction materials is proposed as part of this application.
9-501: Special events	☐ Yes ☐ No ☒ N/A	No special events are proposed as part of this application.
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	No temporary structures are proposed as part of this application.
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	No satellite dishes are proposed as part of this application.
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	No attached wireless communication devices are proposed as part of this application.
9-505: Freestanding wireless communications structures	☐ Yes ☐ No ☒ N/A	No freestanding telecommunication structures is proposed.
9-506: Child care center	☐ Yes ☐ No ☒ N/A	No child care center is proposed as part of this application.
9-507: Group home	☐ Yes ☐ No ☒ N/A	No group home is proposed as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	No livestock is proposed to be kept on the subject parcel as part of this application.
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	No camping is proposed as part of this application.
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	The essential housing linkage fee will be assessed as part of the Building Permit.
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not applicable.
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not applicable.
10-104: Locational standards for commercial, industrial or other non-residential uses	☒ Yes ☐ No ☐ To be determined	The site does meet the Primary Locational Standard, as it is located within a municipal three-mile plan area. A referral has been sent to the City of Gunnison.
11-102: Voluntary best management practices	No submittal	

	requirements; no standard of compliance	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in the floodplain, according to County mapping.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	No geologic hazards are identified.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in a severe wildfire hazard area.
11-106: Protection of wildlife habitat areas	☒ Yes ☐ No ☐ N/A	The location is in County mapped Occupied Sage-grouse habitat. See comments from Jim Cochran,
11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	There are no water bodies within 100' of the proposed site.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The proposed development is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The proposed development is not adjacent to any agricultural lands nor does it affect agricultural lands.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding in national wilderness.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The proposed development is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ N/A	Comments from Marlene Crosby, Director, GC Public Works, January 14, 2015 note that no County road is impacted by the land use change. The access road is being built to a CDOT standard, which is higher than County standards.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No trails are impacted or associated with this application.
12-105: Water Supply	☐ Yes ☐ No ☒ N/A	No water is proposed for the use.
12-106: Wastewater treatment	☐ Yes ☐ No ☒ N/A	No wastewater treatment is proposed for the use.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The site in the Gunnison County Fire Protection District and subject to their regulations and standards. A referral has been sent to the Fire District.
13-102: B.: Location within municipal three-mile plan area	☐ Yes ☐ No ☒ N/A	The parcel is within the City of Gunnison's Three-Mile Plan area. A referral has been sent to the City.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	The site plan submitted as part of this application and complies with standards of this section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	The site plan submitted with the application complies with the setback requirements of this section.

13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	N/A
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	This section does not apply to non-residential buildings.
13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No solid-fuel burning devices are proposed.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	There is no open space required for this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	Identification of the facility is permitted with a sign permit.
13-110: Off-Road Parking And Loading	☐ Yes ☐ No ☒ N/A	The use complies with standards of this section, as shown on the site plan submitted as part of this application.
13-111: Landscaping And Buffering	☐ Yes ☐ No ☒ TBD	Landscaping and buffering is not specifically required. Determination of buffering may to be determined.
13-112: Snow Storage	☒ Yes ☐ No ☐ N/A	Snow storage is provided on site.
13-113: Fencing	☒ Yes ☐ No ☐ N/A	Fencing is not proposed as part of this application.
13-114: Exterior Lighting	☒ Yes ☐ No ☐ N/A	The exterior light fixtures shall comply with standards of this section.
13-115: Reclamation And Noxious Weed Control	☐ Yes ☐ No ☒ N/A	No reclamation is proposed. The site is used for buildings and driveway or parking areas.
13-116: Grading And Erosion Control	☒ Yes ☐ No ☐ N/A	A referral has been sent to Gunnison County Public Works.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☒ Yes ☐ No ☐ N/A	A referral has been sent to Gunnison County Public Works.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	There is no water impoundment proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☐ Yes ☐ No ☒ To be determined	The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas. Review and determination by PC.