City of Gunnison

September 9, 2015

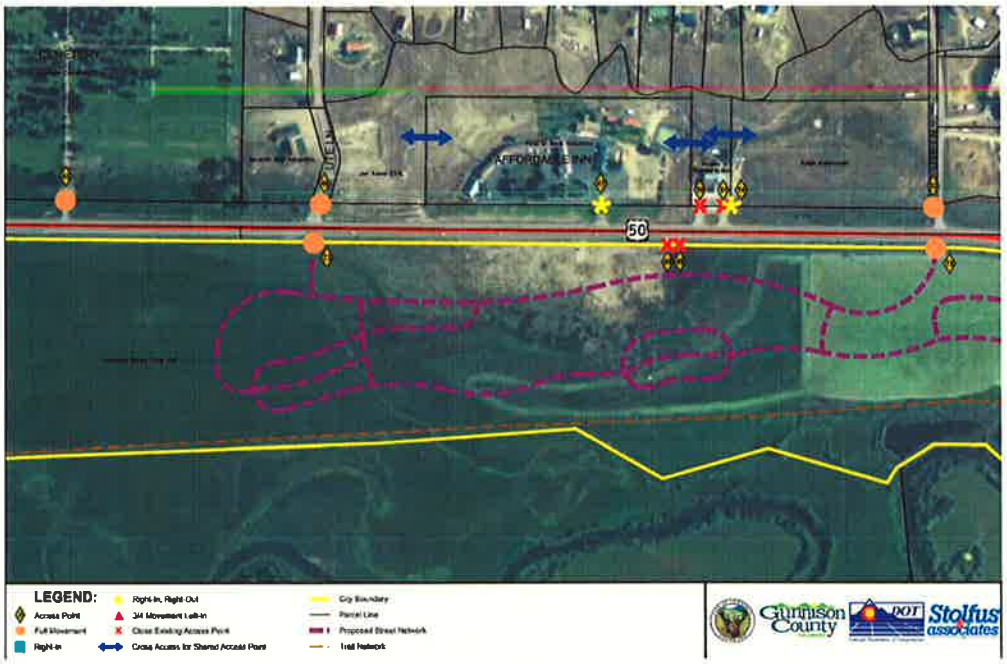
Gunnison County Planning Commission
200 W. Virginia Avenue
Gunnison, CO 81230

Dear Commissioners:

Thank you for providing the opportunity to comment on the proposed plan to construct 94 storage units adjacent to The Inn at Tomichi Village. The following comments are based on the submitted application materials and the relation of the proposed project to the *Gunnison Three Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado* and the *City of Gunnison Master Plan.*

Based on the existing Three-Mile Map, the property is designated as Industrial and Low Density Residential (1 unit per 1-5 acres) and is located outside of the Urban Growth Boundary.

A *Highway 50 Access Study* was completed in 2013 in cooperation with CDOT and Gunnison County. Within the plan the access point for the Inn is indicated as a right-in, right-out only (yellow asterisk). Ute Lane (east and west) are full movement intersections and the plan states that the blue arrows are shared cross access points off Ute Lane.



This proposed access configuration is memorialized as part of the Intergovernmental Agreement that was signed by the Colorado Department of Transportation, the City of Gunnison and Gunnison County.

The Gunnison County Land Use Resolution (LUR) incorporates locational standards to determine compatibility non-residential development. Developing storage units, adjacent to

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residential and commercial uses seems inconsistent with the LUR location standards premise. Additionally, the proposed use fronts the Highway 50 corridor adjacent to the City's entrance.

In fact there have been important land use policies implemented by the City to protect the highway entrance. Specifically, the Gunnison Rising annexation established specific land use and development standards along the Highway 50 corridor. These standards include a large open space area at the city's entrance on the highway corridor, buffer standards applied to the highway edge and building and site design features that will create a vibrant and appealing urban highway entrance. Additionally, the *City of Gunnison Community Analysis* (2015) asked citizens to rate the importance of enhancing the city's entrance appeal and the topic rated as a high priority.

There seems to be a trend by the County to approve LUR application uses that are less than appealing for a community entrance. In fact the visual appeal of storage units on the highway corridor seems to be less than appealing and defeats any municipal efforts directed at creating an appealing community entrance.

Please note that while the Three-Mile Plan identifies this site as an industrial use, the Planning and Zoning Commission believes the use is inappropriate for the highway corridor and does not comply with LUR Section 10.4, Location Standards for Non-residential Uses. The Planning and Zoning Commission does not support this proposed use.

Please feel free to contact the City's Community Development Director if you have any questions regarding this letter.

Sincerely,

Gregory R. Larson

Greg Larson
Chair, Planning and Zoning Commission

CC: City Council