City of Gunnison

April 13, 2016

Gunnison County Planning Commission
200 West Virginia
Gunnison, CO 81230

RE: Monson Creek Outfitters – Jeep Rental (LUC-15-00029)

Dear Commissioners:

Thank you for providing the opportunity to comment on the proposed Monson Creek Outfitters – Jeep Rental on Colorado State Highway 135, which is within the unincorporated Flying E Subdivision. The following comments are based on the submitted application material and its relation to the *Gunnison Three Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado* and the *City of Gunnison Master Plan*. The Gunnison Planning and Zoning Commission can accept any outcome decision by Gunnison County. However, the following comments reflect upon some general constraints associated with retail development along the highway corridors located in the Three Mile planning area.

Based on the existing Three-Mile Map, the property is within a designated Rural Residential (1 unit per 5-35 or more acres) land use area and the site is located outside of the Urban Growth Boundary. One of the objectives of the *Three-Mile Plan* is to encourage infill development within the City limits and to "Limit new commercial and industrial development to lands within or immediately adjacent to existing City commercial and industrial zones."

Historically, the City has expressed concern regarding proposed retail sales developments and the potentially detrimental effect on sales tax revenues that support the City's General Fund. Ironically, this business was previously located in Gunnison, but the site was sold to a marijuana establishment that will likely produce greater retail sales.

Practically speaking, the relocation of this business to the unincorporated location will have no major effect upon city revenues. The crux of this matter is leveled at the need to follow coherent policies directing orderly and sustainable growth along the fringe highway corridors, the City's ongoing efforts to encourage more intense urban land uses within the Urban Growth Boundary, and the unified jurisdictional desire to protect revenues dedicated to general fund services within the city.

Long term consequences associated with hap-hazard land use decisions that result in sprawling land use patterns served by substandard highway access, inadequate water/sewer services, and other urban services is not an appropriate legacy to contemplate.

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In summary, it is the responsibility of the County and City to begin earnest planning efforts addressing growth and development in the Three Mile territory. If this LUR application is approved, it is requested that the development of a highway landscape buffer be established to create a visually appealing highway corridor edge. The County may also consider a means to secure an east/west pedestrian easement on this LUR application site that may eventually allow for direct connection to the Slaughter House Road and the VanTuyl Ranch. The City also encourages the County to address stormwater management and water quality best management practices for any development to protect the domestic groundwater source.

We appreciate the opportunity to review this application.

Sincerely,

Greg Larson
Chair, Planning and Zoning Commission

CC: City Council