

GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, August 18, 2017

- 8:45 a.m.**
- **Call to order; determine quorum**
 - **Approval of Minutes**
 - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.** **Goddard – Church Lot Subdivision**, work session/no action, request to subdivide the Church Lot, Riverwalk Estates Subdivision, a 12.75-acre parcel, into two single-family lots; which will become Lot 37- 7.759-acres and Lot 38 - 4.989 acres. The lot was approved for a church, a residential parsonage and an ancillary building, constrained by two building envelopes. Water and sewer service to the residences will be provided by individual wells and by connection to the North Gunnison Sewer District sewer system. Kokanne Court will provide access to the lots. An amendment to the *Riverwalk Declaration of Protective Covenants* will revise the permitted uses on the Church Lot, to allow for one single-family residence/lot.
LUC-17-00023
Site Visit will follow
- 9:30 a.m.** **Gunnison Secure Storage**, work session/no action, request for a mixed residential/commercial use facility comprised of a 5,000 sq. ft. light industrial shop tenant space, with two residential, deed restricted units, and a 45,000 sq. ft. 250-unit self-storage complex. Subdivision of the 4.43-acre parcel into two lots, Lot 1 - .84-acres, with existing residence, and Lot 2 – 3.64-acres. Water supply will be by central well and sewer by connection to the North Gunnison Sewer District sewer system. The complex will have gated access and an onsite manager. The property is located at 1012 Highway 135, north of the City of Gunnison.
LUC – 17- 00015
Site Visit will follow
- 10:30 a.m.** **Goddard – Church Lot Subdivision**, Site Visit
- 11:00 a.m.** **Gunnison Secure Storage – Site Visit**

Adjourn

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
August 18, 2017**

The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center. **Present:**

Chairman- Kent Fulton Vice-Chairman- Jack Diani Commissioner- AJ Cattles Alternate Commissioner- Sarah Coleman Alternate Commissioner- Vince Rogalski	Director of Community Development- Cathie Pagano Assistant Director- Neal Starkebaum Planner- Rachel Sabatto Manager of Administrative Services- Beth Baker Others present as listed in text
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Absent: Commissioners Venard and Mugglestone

Seated: Chairman Fulton seated commissioners Coleman and Rogalski for the entire August 18, 2017 Planning Commission meeting.

Recused: Commissioner Cattles recused himself from the Gunnison Secure Storage application work session and site visit.

With a quorum present Chairman Fulton opened the August 18, 2017, regular meeting of the Planning Commission.

Moved by Fulton seconded by Cattles to approve the July 21, 2017, Planning Commission meeting minutes, as amended. The motion passed unanimously.

Goddard-Church Lot Subdivision LUC-17-00023; The Gunnison County Planning Commission conducted a work session/ no action. They reviewed the request to subdivide the Church Lot, Riverwalk Estates Subdivision, a 12.75-acre parcel, into two single-family lots; which will become Lot 37- 7.759-acres and Lot 38 - 4.989 acres. The lot was approved for a church, a residential parsonage and an ancillary building, constrained by two building envelopes. Water and sewer service to the residences will be provided by individual wells and by connection to the North Gunnison Sewer District sewer system. Kokanne Court will provide access to the lots. An amendment to the *Riverwalk Declaration of Protective Covenants* will revise the permitted uses on the Church Lot, to allow for one single-family residence/lot.

With a quorum present Chairman Kent Fulton opened the work session.

Present representing staff: Assistant Director of Community Development Neal Starkebaum, and Manager of Administrative Services Beth Baker.

Present representing Planning Commission: Commissioners Fulton, Diani, Cattles, Coleman and Rogalski.

Present representing the application: attorney David Leinsdorf.

Leinsdorf explained the application. He explained Goddard owns the property adjacent to this lot. He has a sale contract on the lot, contingent on the approval of the subdivision of this lot. If approved the lots will be residential lots, the same as the other lots in Riverwalk Estates. He added the subdivision would reduce congestion and traffic, and would be consistent and compatible with the neighborhood. The neighbors have been in favor of the change.

Leinsdorf requested the application classification be lowered from a Minor Impact to an Administrative Review. Starkebaum noted public hearings are required for a subdivision application.

Moved by Fulton seconded by Diani to deny the lowering of the impact classification to Administrative Review. The motion passed unanimously.

Starkebaum said the applicant is purchasing augmentation water and the lots will be serviced by central sewer. He added the City of Gunnison has submitted comments. The City did identify a trail easement they would like the applicant to consider.

Leinsdorf said the lots in the subdivision are approximately 2.14 acres. The applicant would be willing to agree to no further subdivision of the lots.

The joint public hearing has been scheduled for September 15, 2017. The commissioners directed staff to prepare a draft recommendation for the September 15, 2017 meeting.

Gunnison Secure Storage LUC-17-00015: The Gunnison County Planning Commission conducted a work session with no action. They reviewed the request for a mixed residential/commercial use facility comprised of a 5,000 sq. ft. light industrial shop tenant space, with two residential, deed restricted units, and a 45,000 sq. ft. 250-unit self-storage complex. Subdivision of the 4.43-acre parcel into two lots, Lot 1 - .84-acre, with an existing residence, and Lot 2 – 3.64-acres. The property is located at 1012 Highway 135 north of the City of Gunnison.

Commissioner Cattles recused himself.

With a quorum present Chairman Kent Fulton opened the work session.

Present representing staff: Director of Community Development Cathie Pagano, Assistant Director of Community Development Neal Starkebaum, Planner Rachel Pagano and Manager of Administrative Services Beth Baker.

Present representing Planning Commission: Commissioners Fulton, Diani, Coleman and Rogalski.

Present representing the application: applicant AJ Cattles and attorney Jacob With.

Cattles presented the application. He explained the property is adjacent to the north boundary of the City of Gunnison. He is requesting:

- A one lot subdivision
- 5,000 sq. ft. of light industrial shop tenant space
- Two deed restricted residential rental units
- 45,000 sq. ft. (up to 250 self-storage units)

He said there is an existing house on the property, which they will not remove, at this time. The City will not allow them to tap into the water line, so they will have a well and are purchasing augmentation water. He noted CDOT has approved the proposal. The residential rental units will be deed restricted. He will retain the ownership of the units. The rental units will be in a two story building located to the north of the shop. They will be moving approximately 1, 250 sq. ft. of the light industrial shop space to another area in the project. The project will be constructed in phases.

Cattles said the Church next to his lot will grant an easement to allow him to tap into the sewer on Clark Blvd., and in return he will grant an easement to the Church for parking.

Sabatto said the City of Gunnison has submitted comments, expressing no issues.

Sabatto recommended lowering the impact classification from major impact to minor impact. She said Pursuant to Section 3-111 *Classification of Impact* in the LUR, Planning Commission shall determine impact classification. Staff recommends a reduction from a major impact to a minor impact supported by Criteria for Classifying Impact, Section 3-111:B. **1a. Demand for Public Services:** Due to the nature of storage units,

the requested land use change will not generate a significant demand for public services. Storage units do not have frequent use of visitors, do not generate demand on schools and rarely require fire, emergency or police services. To help avoid these services the proposed storage units will be contained within a locked gate and will have an onsite, resident manager; **1b. Impacts on Impact Area:** Little impact is anticipated to the area since it is adjacent to the City of Gunnison, adjacent to a church building of similar construction and design to the proposed light industrial shops and storage units as well as the nearby Rec Center. Adjacent landowners have indicated their support at this juncture; **1c. Impacts Related to all Existing and Proposed Development in Impact Area:** The existing and proposed additional screening of plants and fencing should adequately protect any residential developments in the community. The shops are located close to Highway 135 to focus possible noise and trips away from the residential transition zones and towards the highway. The storage units are not anticipated to generate noise or otherwise have any impact because they are not visited frequently.

Moved by Fulton seconded by Diani to reduce the major Impact classification to a minor Impact.

The commissioners requested the applicant submit new elevations and a copy of the deed restrictions for the rental units.

The joint public hearing will be conducted on September 15, 2017; the commissioners directed staff to prepare a draft recommendation for the meeting.

Goddard-Church Lot Subdivision LUC-17-00023; The Gunnison County Planning Commission conducted a site visit. The applicants are requesting a subdivision of the Church Lot, Riverwalk Estates Subdivision, a 12.75-acre parcel, into two single-family lots; which will become Lot 37- 7.759-acres and Lot 38 - 4.989 acres. The lot was approved for a church, a residential parsonage and an ancillary building, constrained by two building envelopes. Water and sewer service to the residences will be provided by individual wells and by connection to the North Gunnison Sewer District sewer system. Kokanne Court will provide access to the lots. An amendment to the Riverwalk Declaration of Protective Covenants will revise the permitted uses on the Church Lot, to allow for one single-family residence/lot.. They reviewed the request to subdivide the Church Lot, Riverwalk Estates Subdivision, a 12.75-acre parcel, into two single-family lots; which will become Lot 37- 7.759-acres and Lot 38 - 4.989 acres. The lot was approved for a church, a residential parsonage and an ancillary building, constrained by two building envelopes. Water and sewer service to the residences will be provided by individual wells and by connection to the North Gunnison Sewer District sewer system. Kokanne Court will provide access to the lots. An amendment to the *Riverwalk Declaration of Protective Covenants* will revise the permitted uses on the Church Lot, to allow for one single-family residence/lot.

No minutes were taken.

Gunnison Secure Storage LUC-17-00015: The Gunnison County Planning Commission conducted a site visit. They reviewed the request for a mixed residential/commercial use facility comprised of a 5,000 sq. ft. light industrial shop tenant space, with two residential, deed restricted units, and a 45,000 sq. ft. 250-unit self-storage complex. Subdivision of the 4.43-acre parcel into two lots, Lot 1 - .84-acres, with an existing residence, and Lot 2 – 3.64-acres. The property is located at 1012 Highway 135, north of the City of Gunnison.

No minutes were taken.

Futon adjourned the work sessions at 10:05 A.M. and the site visits were conducted following the work session.

/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department