AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Policy Directive DRAFT; LUR

Action Requested: Motion

Parties to the Agreement:

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

Summary:

LUR Policy Direction on commercial, industrial and non-residential uses

Fiscal Impact:

Submitted by: Cathie Pagano **Submitter's Email Address:** cpagano@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok db 6/27/19

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 6/28/2019 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\emense Discharge Date: 6/28/2019

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 30

Agenda Date: 7/2/2019

Revised April 2015

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org
Email: planning@gunnisoncounty.org

To: BOCC

From: Cathie Pagano, Director of Community and Economic Development

Date: June 27, 2019

Re: Draft Policy Direction

The Gunnison County Board of Commissioners, adopted the 2019 Gunnison County Strategic Plan and result D.4.:

"By December 31, 2020, Gunnison County will establish a regulatory framework to encourage and direct industrial and commercial development into existing platted or zoned areas and enable opportunities for new commercial and industrial developments and newly developed Special Geographic Areas in order to:

a) Preserve our rural heritage.

b) Protect our community corridors (Hwy 50 and Hwy 135) and view sheds along those corridors.

c) Support the community values described in the One Valley Prosperity Strategy. d) Support compact development patterns."

In the past twelve to eighteen months, staff from the Gunnison County Community and Economic Development Department have identified an increased number of applications and interest in parcels of land that are not within a platted commercial and/or industrial park and are also outside of the City of Gunnison's commercial and industrial zones. There are three platted commercial/industrial parks in the area around the City of Gunnison including: Gold Basin Industrial Park, Signal Peak Industrial Park, and Vista Business Park. There are vacant parcels for sale and for lease in those three parks.

The increased demand to locate commercial, industrial and non-residential uses outside of platted or zoned areas for these uses is a concern. Community members and constituents identified during the One Valley Prosperity Project a desire for compact, walkable communities. The Gunnison Valley community values our landscapes, intact agricultural lands and compact development patterns. Potential sprawl and leap-frog development patterns are detrimental to community values and sound planning practice.

The City of Gunnison is currently working through a comprehensive planning process to update their master plan and also review and analyze the three-mile area around the City of Gunnison. It is expected that the process will be completed by the end of 2019.

For many years there has been a policy approach of "get to yes." That does not mean the Land Use process has been easy or simple for applicants but since 2001 only two commercial/industrial use applications have been denied. The County Commissioners seek to reframe the policy and locate commercial, industrial and non-residential uses in appropriate places that are consistent with the purposes and standards of the Gunnison County Land Use Resolution and align with the City's Comprehensive Plan.

The staff of the Gunnison County Community and Economic Development Department, along with the Gunnison County Planning Commission shall consider the Board's strategic results in their review and analysis of Land Use Change permit applications for commercial, industrial and other non-residential uses. The staff and Planning Commission shall also rigorously apply the standards of the Gunnison County *Land Use Resolution*, especially Section 10-104: *Locational Standards*. An applicant should assume that commercial, industrial and non-residential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted.

The Gunnison County Board of Commissioners recognize the immense value and importance that our local businesses bring to the community—the strength, resilience and success of local business is critical for the success of the community. We support the businesses of our community and want to help them grow and succeed. As part of the City of Gunnison's Comprehensive Planning process, the City has asked their consultant to conduct a market analysis identifying the demand and need for commercial and industrial space in the south valley.

County staff is directed to identify additional areas of opportunity that would be appropriate for designation as commercial/industrial platted parks. The staff is also directed to consider the use of a portion of Gold Basin Industrial Park to also accommodate these needs. Staff shall continue to work with applicants, property owners, and business owners in a positive, forthright and diligent manner to help them achieve their goals in the bounds of County regulations and policy. Staff shall also continue to work with the City of Gunnison in developing their comprehensive plan and identifying how the area around the City shall develop in a manner that reflects the values of the community.

This policy directive is intended to provide clarify for staff, Planning Commission, property and business owners in Gunnison County.