

**GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: FRIDAY, June 21, 2019**

- 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.** **Gunnison Secure Storage, Site visit.** The applicant is proposing to remove the existing single family residence adjacent to State Highway 135 and construct a commercial, mixed use building not to exceed 9,999 square feet. Tenants will include an engineering office and the second will be built to suit. Water supply will be by central well and sewer by connection to the North Gunnison Sewer District sewer system. The site is located on .84 acres, just north of Gunnison at 1012 Highway 135.
LUC-19-00007
- 9:45 a.m.** **Gunnison Secure Storage, Public Hearing** The applicant is proposing to remove the existing single family residence adjacent to State Highway 135 and construct a commercial, mixed use building not to exceed 9,999 square feet. Tenants will include an engineering office and the second will be built to suit. Water supply will be by central well and sewer by connection to the North Gunnison Sewer District sewer system. The site is located on .84 acres, just north of Gunnison at 1012 Highway 135.
LUC-19-00007.

Adjourn The applications can be viewed on gunnisoncounty.org link to <http://204.132.78.100/citizenaccess/>

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 21, 2019**

The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. **Present:**

Vice-Chairperson-Jack Diani Alternate Commissioner- Daniel Spivey Alternate Commissioner- Laura Puckett Daniels	Director of Community and Economic Development-Cathie Pagano Senior Planner – Rachel Sabbato Manager of Administrative Services- Beth Baker Others present as listed in text
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Recused/Absent/Seated:

Absent: Commissioner Rogalski, Plata, and Mugglestone

Recused: Commissioner Cattles for the Gunnison Secure Storage application

Seated: Commissioners Spivey and Puckett Daniels

Chairperson Cattles was not present for the review of the minutes. With a quorum present Vice Chairperson Diani opened the June 21, 2019 regular meeting of the Planning Commission.

Moved by Spivey seconded by Puckett Daniels to approve the Planning Commission meeting minutes of May 17, 2019, as amended, the motion passed unanimously.

Moved by Spivey seconded by Puckett Daniels to approve the Planning Commission meeting minutes of June 7, 2019, as amended, the motion passed unanimously.

Gunnison Secure Storage- commercial mixed use building (LUC-19-00007): The Gunnison County Planning Commission conducted a site visit and a public hearing. The commission reviewed the request to remove the existing single family residence adjacent to State Highway 135 and construct a commercial, mixed use building not to exceed 9,999 square feet. Tenants will include an engineering office and the second will be built to suit. Water supply will be by central well and sewer by connection to the North Gunnison Sewer District sewer system. The site is located on .84 acres, just north of Gunnison at 1012 Highway 135.

Chairperson Cattles recused himself from the review of this application.

Vice-Chairperson Diani seated commissioners Spivey and Puckett Daniels.

No minutes were taken during the site visit.

Commissioner Site Visit Comments:

- Spivey- appreciated being able to walk the site. This would improve the aesthetics of the lot, and should fit well into the neighborhood. He liked the parking behind the building. He agreed that getting rid of some of the overgrown vegetation will also be an improvement.
- Puckett Daniels-the proposed mixed use building seems appropriated for this location, it will blend cohesively. The landscaping should be an improvement, keeping as many trees as possible and cleaning up the site. She noted the mix of commercial and residential uses in the original building was successful.
- Diani agreed with the previous comments, and added the house is very deteriorated and close to unlivable.

With a quorum present Vice Chairperson Diani opened the public hearing.

Present representing the Planning Commission; Commissioners Diani, Spivey and Puckett Daniels.

Present representing staff; Senior Planner Rachel Sabbato, Director of Community and Economic Development Cathie Pagano, and Manager of Administrative Services Beth Baker.

Present representing the application; developer/owner AJ Cattles.

Baker confirmed adequate public notice. The applicant submitted the proof of posting and the certified mailing receipts and the staff had the notice published in the CB News and Gunnison Country Times.

Cattles said he could leave the opportunity for a residential component open. The new building has one committed tenant.

Spivey asked if this proposal was compatible with the locational standards. Sabbato said yes, explaining the locational standards had been addressed previously with the prior land use change, for the storage units. Spivey asked what land use mechanism would be used to vet the future uses of the building. Sabbato explained the future uses could be reviewed as administrative review, and only a staff review. Or, they may require Planning Commission review. She has suggested the applicant provide a list of proposed uses.

Puckett Daniels said light industrial uses could blend nicely with the neighborhood. Cattles said an acceptable noise level would have to be established. Sabbato referred to *the Gunnison County Land Use Resolution Locational Standards for Commercial, Industrial and Other Non-Residential Development*. She added the parking requirements would be reviewed.

Cattles noted he would prefer to leave it vague. Pagano explained then most proposed uses would go through Planning Commission review, adding it just depends on how much certainty is needed. She suggested Cattles provide a list of inclusions or exclusions. Pagano referred Cattles to the Vista Business Park covenants, as an example of a list of uses. Following a discussion Cattles agreed to provide a list of inclusions, exclusions and a narrative.

Sabbato asked the commissioners if they would approve vegetative landscaping for shielding and no fencing; the commissioners agreed.

Diani continued the public hearing to July 19, 2019 at 9:45 AM.

Diani adjourned the meeting at 11:00 AM.

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