

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: May 15, 2025

221 N. Wisconsin, Suite D Gunnison CO, 81230

In person or on Zoom

Disclaimer: agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.

- 8:45 a.m.**
- Call to order; determine quorum.
 - Approval of Minutes from the May 1, 2025, Planning Commission meeting
 - **Unscheduled Citizens:** A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
 - **Miscellaneous/Staff Reminders/Announcements**
Rescheduling the June 19, 2025 PC Meeting due to holiday, June 12, 2025 availability
Rescheduling the July 3, 2025 PC Meeting due to holiday, July 10, 2025 availability
- 9:00 a.m.** **Work Session: LUC-24-00062 | GCEA Solar Array Minor Impact**
GCEA requests to contract with PowerField Energy, a solar development firm to install a 4-acre solar array for use as a community solar garden.
- 9:30 a.m.** **Work Session: LUC-23-00032 | Discount Storage Major Impact Preliminary Plan**
The property owner and applicant, Centennial Storage Partners, LLC, requests an expansion of commercial use to allow for approximately 115 outdoor vehicular storage spaces adjacent to the existing Discount Storage at 1825 State Highway 135, Gunnison, CO. The request would increase outdoor vehicle storage units from 134 to 249 spaces.
- 10:00 a.m.** **Work Session: Gunnison Area Plan**
Discussion of the proposed Gunnison Area Plan with consultant Design Workshop.
- 12:00 p.m.** **Adjourn**

Packet Materials are available online: [Planning Commission Meeting Packets](#)

Or by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View Most Recent Meeting Packet"

Use this link to join the Webinar on Zoom: <https://gunnisoncounty-org.zoom.us/j/86337231015>

Phone one-tap:

+17193594580,,86337231015# US

+14086380968,,86337231015# US (San Jose)

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

**GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, May 1, 2025**

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. and on Zoom **Present:**

Chairperson- Roland Mason Vice-Chairperson- Eric Phillips Commissioner- Julie Baca Commissioner- Fred Niederer Alt. Commissioner- Catherine McBreen Alt. Commissioner Sean Patrick	Director of Community and Economic Development-Cathie Pagano Director of Planning- Hilary Seminick Planning Technician– Caroline Danielson Others present as listed in text
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Absent: Bill Barvitski

Recused:

Zoom: Catherine McBreen, Eric Phillips

With a quorum present Chairperson Mason opened the May 1, 2025 regular meeting of the Planning Commission at 8:48 am.

Moved by Baca, seconded by Philips to approve Planning Commission meeting minutes, dated April 10, 2025. The motion passed unanimously in support.

Unscheduled Citizens:
None

Staff announcements/ miscellaneous:

Staff announced that the June 19th Planning Commission meeting to be rescheduled due to the holiday. Staff noted that they would confirm a new date at the following PC Meeting.

Pagano notified the PC of the upcoming open house on Gunnison Area Plan on May 6th from 3-6PM.

Public Hearing: LUC-24-00010 | Horowitz Ridgeline Vantage Minor Impact

The Applicants, Mantanya and Kelsey Horowitz, represented by David Gross General Contractors, request a Ridgeline Vantage review for a proposed single-family residence on Lot 15, Trappers Crossing at Wildcat, AKA 265 Saddle Ridge Rd. Crested Butte.

Confirmation of Adequate Public Notice

Seminick confirmed that adequate public notice was given.

Applicant Presentation

Horowitz provided a summary of the proposed project, noting that there were no material updates since the previous work session.

Staff Comments

Seminick noted that a draft decision/recommendation document was included as a part of the packet materials.

Planning Commission Questions

The Planning Commission discussed screening. Mason confirmed that this application includes only one residence. Niederer inquired with applicant on comfortability with including screening covenants in the approval. The applicant noted that they are comfortable with including covenants.

Public Comments

None.

Seminick summarized a public comment received by the applicant's neighbor on April 28th, which expressed support for the project.

Mason closed public comment at 9:19am.

Applicant Response

None.

Staff Response

None.

Next Steps

Moved by Baca, seconded by Niederer to close the public hearing. The motion passed unanimously in support.

Seminick reviewed the draft decision document.

Moved by Niederer, seconded by Baca to approve decision document as amended. The motion passed unanimously in support.

Work Session: LUC-23-00009 | Weber Ridgeline Vantage Minor Impact

The applicant is requesting a Ridgeline Vantage review for a proposed single-family residence located on Lot 18, Trappers Crossing at Wildcat, accessed by Saddle Ridge Rd, Crested Butte

Staff Comments

Seminick provided an overview of the application, noting the location, modified access to address a tension crack noted in the CGS review, and limited building site options due to a constrained lot.

Applicant Presentation

Cowherd provided information on the proposed project, describing the positioning of the house set to face Whetstone rather than town. He noted that he believes the proposed building site to be well hidden. He noted that they will address structural designs brought up in the geotechnical study.

Mattes-Ritz provided additional detail, noting that this application process began in 2023, further geotechnical investigation has been completed since original CGS review, and the fire department has approved driveway access. He explained that vegetation screens the build site.

Planning Commission Questions

Mason expressed concerns with reflective roofs and visible lights at night, inquiring about design plans for roofing material and lights. Cowherd noted that all proposed windows and interior lighting would be ground floor. He noted that there will be solar panels and that the roof will be a muted darker earth tone grey.

Patrick inquired about the possibility of receiving samples of roof colors to determine reflectivity. Mason noted that newer solar panels are less reflective, requesting that the applicant find the lowest reflective solar panel type possible. The group discussed site location.

Phillips inquired with the applicant on comfortability with including protective covenants for screening. Mason noted that these covenants would guarantee that trees will not be cut down. The applicant expressed that he is comfortable with including these covenants, noting that there would be thinning to ensure compliance with WUI codes.

Next Steps

Group discussed if there was a need for a site visit, Patrick expressed that he would like to set up a site visit with Staff.

Planning Commission directed staff to schedule a public hearing with a draft decision document.

Work Session: CO DOLA Training

KC McFerson from the Colorado Department of Local Affairs provided a training for the Planning Commission. Topics covered included planning authority, roles and responsibilities, long range planning and implementation, effective meetings and decision making, and legal and ethical issues.

Meeting Adjourned at 11:58am.



Rachael Blondy, *Planner II*
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rblondy@gunnisoncounty.org
www.GunnisonCounty.org

To: Gunnison County Planning Commission

RE: LUC-24-00062 | Minor Impact | Work Session | Gunnison County Electric Association Solar Array

Memo Date: May 8, 2025

Date of Work Session: May 15, 2025

1. Project Summary

The Applicant, Gunnison County Electric Association (GCEA), wishes to contract with PowerField Energy, a solar development firm, to install a 1.2MW (DC) fixed tilt, surface mounted, solar array for use as a community solar garden on 1347 County Road 17 ([Parcel # 3701-340-00-027](#)). This proposed new solar array will consist of 3,042, 395 watt solar panels, mounted on ballasted non-ground penetrating racking. This proposed new use will encompass approximately 4 acres of the 6.4 acre parcel and will not encroach on any mandated setbacks. The proposed new array will be fenced with a 6 foot chain link fence, topped with three strands of barbed wire, unless directed otherwise.

The project will remove native ground cover (namely sagebrush) from approximately 4 acres of the identified property, to grade the cleared area. All construction materials and equipment and working parking will be onsite. At maximum, 20 construction workers may be onsite, many days may involve 3-5 construction workers. Primary construction will take approximately 3 months to complete. After construction, light duty vehicle traffic will be limited to twelve trips per year, on average.

2. Impact Classification

The Project has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution Section 6-102:J *New Commercial, Industrial 10,000 Sq. Ft. Or Five Acres Or Less*. A new commercial or industrial structure equal to or less than 10,000 sq. ft. or a new commercial or industrial use developed on five acres or less.

3. Land Use Resolution Compliance

The proposal has been comprehensively reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, Staff Report. Staff has outlined how the proposal meets more substantive LUR standards below.

Section 9-300: Commercial and Industrial Uses

The Applicant has addressed the applicable standards of Section 9-300 of the Gunnison County Land Use Resolution regarding commercial and industrial developments. The development is designed to complement the existing topography and avoids environmentally sensitive areas to the maximum extent feasible. Considerations such as drainage, noise, and surrounding land uses have been addressed, and sufficient access is provided.

1. Non-Residential Accessory Uses: No additional non-residential accessory uses, such as an office or cafeteria, are proposed with this application.
2. Electrical Disturbances: The Applicant has stated that the proposed use will not create electrical disturbances that impact equipment beyond the site boundaries.
3. Exterior Lighting: No exterior lighting is proposed as part of this development, consistent with Section 13-114.
4. Noise: The Applicant has indicated that the noise produced by the inverter fan will be significantly below the 40 db(A) threshold, and the development will not produce objectionable intermittent or shrill sounds.

Food service operations, fire and explosive hazards, glare and heat, odors, radioactivity, and vibration are not components of the proposed use and are therefore not applicable to this review.

Section 10-104: Locational Standards for Commercial Uses

The proposed GCEA solar array could meet the alternative locational standards of Section 9-300:C. The proposed location follows existing Gunnison County Electric Association (GCEA) transmission lines along County Road 17 and is directly adjacent to an existing substation, supporting the assertion that this is a necessary and logical location for infrastructure efficiency and energy distribution purposes.

While the surrounding area includes residential uses, the solar array will generate minimal operational impacts. The project is a low-intensity use with no regular traffic, lighting, or noise after construction, and will be fenced and screened to minimize visual impact. As such, it is not necessarily fully compatible with residential character.

Section 11-106: Protection of Wildlife Habitat Areas

The proposed solar development falls within the mapped sensitive wildlife habitat area for the Gunnison sage-grouse (GUSG) and is subject to the requirements of Section 11-106. As required, the application was referred to the Gunnison County Wildlife Conservation Coordinator for review, and a site visit was conducted on April 9, 2025.

Staff from the Community Development Department joined the Gunnison Conservation District for the site visit to assess the condition of the habitat and potential impacts of the proposed solar array. No sign of sage-grouse activity was observed on the parcel during the visit. It was determined that the parcel is not suitable habitat for Gunnison sage-grouse. Based on this field analysis, the best available data, and the passive nature of the proposed development, the Wildlife Conservation Coordinator determined that the project will not adversely impact Gunnison sage-grouse or their habitat beyond the existing level of disturbance. Full comments can be found within the Staff Report and on Citizen Access.

Section 13-104: Setbacks From Property Lines and Road Rights-of-Way

Commercial uses adjoining residential parcels require a 50-foot setback. The applicant has indicated that they can rearrange the solar array to comply with the 50-foot setback. This edit to the site plan will occur prior to the May 15 Planning Commission work session.

Section 13-111: Landscaping and Buffering

Land Use Changes classified as Minor or Major Impact Projects must include landscaped buffers when natural screening is insufficient and there is a need to reduce adverse effects on or from neighboring properties. The LUR requires 50 feet when industrial or commercial uses are adjacent to residential areas.

Staff defers to the Planning Commission to determine whether buffering is necessary for the proposed use and, if so, to identify the type and extent of buffering appropriate for the site conditions and surrounding land uses based on the following standards:

Section 13-111:M.3.a. Buffering, Different Abutting Uses requires a 50' (landscaped) "buffer strip" between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.

Section 3-111:M.1. Buffering, Applicability requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:

a. NEIGHBORING PROPERTIES

There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or

b. ADVERSE IMPACTS

There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.

A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.

Section 13-113: Fencing

Fencing between residential and non-residential areas is determined on a site-specific basis, considering the proposed use, adjacent development, and projected visual impacts. The entire parcel will be fenced, and because it is within wildlife habitat, the design, materials, and height of the fence will comply with Section 11-106: Protection of Wildlife Habitat Areas. The Applicant will be providing examples of fencing design at the May 15th work session.

4. Exhibits

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00062. Click on "Attachments".

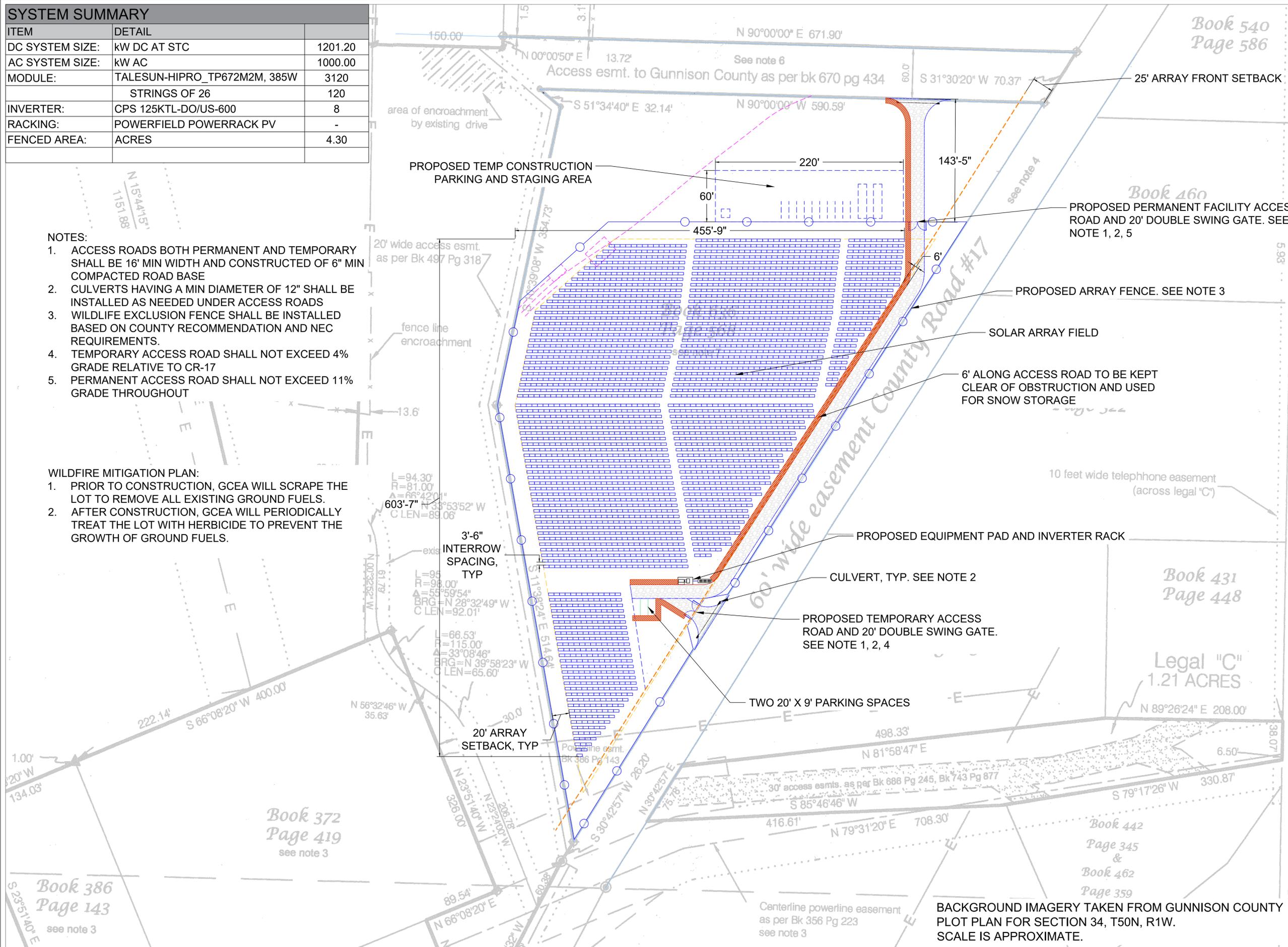
- A. Staff Report
- B. Site Plan

SYSTEM SUMMARY

ITEM	DETAIL	
DC SYSTEM SIZE:	KW DC AT STC	1201.20
AC SYSTEM SIZE:	KW AC	1000.00
MODULE:	TALESUN-HIPRO_TP672M2M, 385W	3120
	STRINGS OF 26	120
INVERTER:	CPS 125KTL-DO/US-600	8
RACKING:	POWERFIELD POWERRACK PV	-
FENCED AREA:	ACRES	4.30

- NOTES:**
1. ACCESS ROADS BOTH PERMANENT AND TEMPORARY SHALL BE 16' MIN WIDTH AND CONSTRUCTED OF 6" MIN COMPACTED ROAD BASE
 2. CULVERTS HAVING A MIN DIAMETER OF 12" SHALL BE INSTALLED AS NEEDED UNDER ACCESS ROADS
 3. WILDLIFE EXCLUSION FENCE SHALL BE INSTALLED BASED ON COUNTY RECOMMENDATION AND NEC REQUIREMENTS.
 4. TEMPORARY ACCESS ROAD SHALL NOT EXCEED 4% GRADE RELATIVE TO CR-17
 5. PERMANENT ACCESS ROAD SHALL NOT EXCEED 11% GRADE THROUGHOUT

- WILDFIRE MITIGATION PLAN:**
1. PRIOR TO CONSTRUCTION, GCEA WILL SCRAPE THE LOT TO REMOVE ALL EXISTING GROUND FUELS.
 2. AFTER CONSTRUCTION, GCEA WILL PERIODICALLY TREAT THE LOT WITH HERBICIDE TO PREVENT THE GROWTH OF GROUND FUELS.



Book 540
Page 586

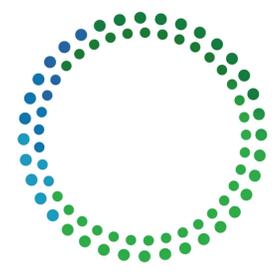
Book 460

Book 431
Page 448

Book 372
Page 419
see note 3

Book 386
Page 143
see note 3

Book 442
Page 345
&
Book 462
Page 359



ISSUED FOR REVIEW

PROJECT LOCATION
**SECTION 35
TOWNSHIP 50 NORTH
RANGE 1 WEST**

SHEET SIZE
ARCH D 24" X 36"

PRODUCED BY
CIRCUITUS ENERGY SOLUTIONS

DRAWN BY
S. MASON

REVIEWED BY
B. FAROANE

REVIEWED DATE
2025-02-19

APPROVED BY

APPROVED DATE

VER	SET	BY	DATE
0	INITIAL DESIGN	SKM	2024-10-21
1	REVISE ACCESS RD	SKM	2025-01-06
2	SHIFT ACCESS RD	SKM	2025-01-14
3	ADD SWP & SNOW	SKM	2025-02-05
4	ADDT'L FENCE NOTE	SKM	2025-02-19

PROJECT ID
TBD

PROJECT NAME
GCEA-SKITO

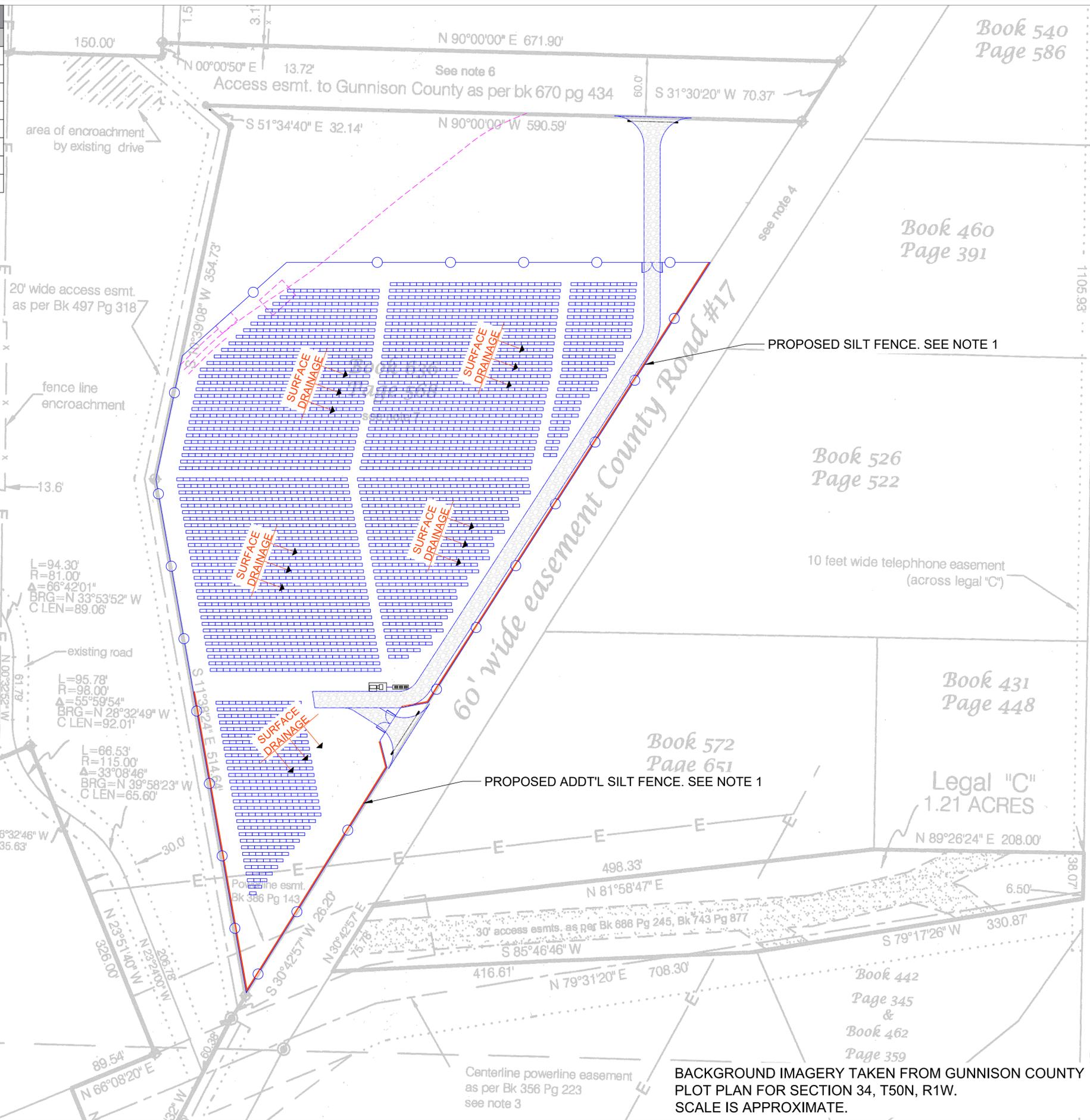
SHEET NAME
SITE PLAN

SHEET NUMBER
A101

BACKGROUND IMAGERY TAKEN FROM GUNNISON COUNTY PLOT PLAN FOR SECTION 34, T50N, R1W. SCALE IS APPROXIMATE.

SYSTEM SUMMARY

ITEM	DETAIL	
DC SYSTEM SIZE:	KW DC AT STC	1201.20
AC SYSTEM SIZE:	KW AC	1000.00
MODULE:	TALESUN-HIPRO_TP672M2M, 385W	3120
	STRINGS OF 26	120
INVERTER:	CPS 125KTL-DO/US-600	8
RACKING:	POWERFIELD POWERRACK PV	-
FENCED AREA:	ACRES	4.30



NOTE:
1. SILT FENCE TO BE INSTALLED IN THE DIRECTION OF SURFACE DRAINAGE AND TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE.

Book 540
Page 586

Book 460
Page 391

Book 437
Page 344
1.00 acre

Book 526
Page 522

Book 431
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Book 572
Page 651

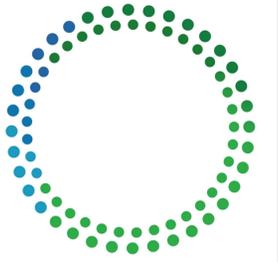
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1.21 ACRES

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see note 3

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&
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Page 143
see note 3

BACKGROUND IMAGERY TAKEN FROM GUNNISON COUNTY PLOT PLAN FOR SECTION 34, T50N, R1W. SCALE IS APPROXIMATE.



powerfield

CIRCUITUS
energy solutions

ISSUED FOR REVIEW

PROJECT LOCATION
**SECTION 35
TOWNSHIP 50 NORTH
RANGE 1 WEST**

SHEET SIZE
ARCH D 24" X 36"

PRODUCED BY
CIRCUITUS ENERGY SOLUTIONS

DRAWN BY
S. MASON

REVIEWED BY
B. FAROANE

APPROVED BY

VER	SET	BY	DATE
0	INITIAL DESIGN	SKM	2024-10-21
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2	SHIFT ACCESS RD	SKM	2025-01-14
3	ADD SWP & SNOW	SKM	2025-02-05
4	ADD'L FENCE NOTE	SKM	2025-02-19

PROJECT ID
TBD

PROJECT NAME
GCEA-SKITO

SHEET NAME
SITE DRAINAGE PLAN

SHEET NUMBER
A102



**GUNNISON COUNTY, COLORADO
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: GCEA Solar Farm
 Application No: LUC-24-00062
 Date application scheduled with Planning Commission: May 15, 2025
 Prepared by: Rachael Blondy

Applicant Name:	Gunnison County Electric Association (GCEA)
Property Owner Name:	GCEA
Project Description:	<p>GCEA wishes to contract with PowerField Energy, a solar development firm, to remove native ground cover (namely sagebrush) from approximately 4 acres of the identified property, to grade the cleared area, then to install a 1.2MW (DC) fixed tilt, surface mounted, solar array for use as a community solar garden. This proposed new solar array will consist of 3,042, 395 watt solar panels, mounted on ballasted non-ground penetrating racking. This proposed new use will encompass approximately 4 acres of the 6.4 acre parcel and will not encroach on any mandated setbacks. The proposed new array will be fenced with a 6 foot chain link fence, topped with three strands of barbed wire, unless directed otherwise.</p> <p>All construction materials and equipment and working parking will be onsite. At maximum, 20 construction workers may be onsite, many days may involve 3-5 construction workers. Primary construction will take approximately 3 months to complete. After construction, light duty vehicle traffic will be limited to twelve trips per year, on average.</p>
Property Location:	1347 COUNTY ROAD 17 , ANTELOPE CREEK AREA Parcel # 3701-340-00-027
Surrounding Land Uses:	Parcel # 3701-340-00-020 – residential Parcel # 3701-340-00-025 – residential Parcel # 3701-340-00-031 – residential Parcel # 3701-340-00-002 – residential Parcel # 3701-340-00-007 – residential Parcel # 3701-340-00-022 – Blue Mesa Baptist Church Parcel # 3701-340-00-011 – residential
Agency and Department Review:	<p>A copy of the application was sent to the following referral agencies by email on February 25, 2025:</p> <p>All comments can be found below in appropriate sections.</p>

Pre-Application Conference:		n/a
Status of Application:		Complete.
Attached Exhibits:		The entire application and all attachments may be viewed at https://permitdb.gunnisoncounty.org/citizenaccess , click "Projects", search by application number LUC-24-00062 , Click on "Attachments".
Planning Commission Tasks at Initial Work Session:		<ul style="list-style-type: none"> — Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for public hearing, or if other work session is required
Initial Impact Classification:		Minor Impact Project, based upon classification found in Section 6-102: Projects Classified as Minor Impact Projects
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		<p>Demand for public services. The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p>Impacts on impact area and the environment. The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p>Impacts related to all existing and proposed development and proposed development in impact area. The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
APPLICABILITY OF LAND USE RESOLUTION STANDARDS:		

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-300: Commercial and Industrial Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<ol style="list-style-type: none"> 1. NON-RESIDENTIAL ACCESSORY USES. Uses that shall be considered accessory to a non-residential use include an office to run the business, a cafeteria, and similar support areas. 3. ELECTRICAL DISTURBANCES. No use or activity shall be permitted which creates electrical disturbances (electromagnetic radiation) that have a detrimental effect, including radio and television interference, on the operation of any equipment beyond the boundaries of the site. Electrical disturbances affecting operation of equipment beyond the boundaries of a site will require investigation and satisfactory resolution of the disturbance. 6. EXTERIOR LIGHTING. Whenever exterior lighting is installed in a commercial or industrial development, it shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare, and shall comply with the applicable standards of Section 13-114: Exterior Lighting. 10. NOISE. Every use to which this Section applies shall be conducted so that any noise produced is not objectionable because of intermittence, beat frequency, or shrillness regardless of db(A) measurement. Sound levels of noise radiating 25 or more feet beyond the subject property boundary in excess of the db(A) established for the following time periods and uses may be considered a public nuisance as listed in Table 2: Maximum Permissible Noise Levels for Commercial and Industrial Uses.

		<p>TABLE 2: MAXIMUM PERMISSIBLE NOISE LEVELS FOR COMMERCIAL AND INDUSTRIAL USES</p> <table border="1"> <thead> <tr> <th>IMPACTED PROPERTY</th> <th>6 A.M. TO 7 P.M.</th> <th>7 P.M. TO 6 A.M.</th> </tr> </thead> <tbody> <tr> <td>NATIONAL PARKS OR RECREATION AREAS, PUBLIC PARKS, CAMPGROUNDS ON FEDERAL LANDS, AND FEDERALLY, STATE OR LOCALLY-DEDICATED OPEN SPACE OR CONSERVATION AREAS</td> <td>50 db(A)*</td> <td>45 db(A)*</td> </tr> <tr> <td>RESIDENTIAL</td> <td>50 db(A)*</td> <td>40 db(A)*</td> </tr> <tr> <td>COMMERCIAL</td> <td>60 db(A)*</td> <td>55 db(A)*</td> </tr> <tr> <td>INDUSTRIAL</td> <td>80 db(A)*</td> <td>75 db(A)*</td> </tr> <tr> <td>WILDERNESS AREAS</td> <td>40 db(A)*</td> <td>40 db(A)*</td> </tr> </tbody> </table> <p>*db (A): Decibels measured on the "A" scale of a standard sound level meter having characteristics defined by the American National Standards Institute</p> <p>Food service requirements, fire and explosive hazards, glare and heat, odors, radioactivity and vibration are not a part of this application's proposed use.</p> <p><i>Staff Response: The Applicant explicitly responded to the above standards, including that there will be no electrical disturbances from the proposed array, there will not be any exterior lighting and the inverted fan noise will be significantly below the required 40 db (A) threshold.</i></p>	IMPACTED PROPERTY	6 A.M. TO 7 P.M.	7 P.M. TO 6 A.M.	NATIONAL PARKS OR RECREATION AREAS, PUBLIC PARKS, CAMPGROUNDS ON FEDERAL LANDS, AND FEDERALLY, STATE OR LOCALLY-DEDICATED OPEN SPACE OR CONSERVATION AREAS	50 db(A)*	45 db(A)*	RESIDENTIAL	50 db(A)*	40 db(A)*	COMMERCIAL	60 db(A)*	55 db(A)*	INDUSTRIAL	80 db(A)*	75 db(A)*	WILDERNESS AREAS	40 db(A)*	40 db(A)*
IMPACTED PROPERTY	6 A.M. TO 7 P.M.	7 P.M. TO 6 A.M.																		
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INDUSTRIAL	80 db(A)*	75 db(A)*																		
WILDERNESS AREAS	40 db(A)*	40 db(A)*																		
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application																		

10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>A. APPLICABILITY. This Section shall apply to all proposed commercial, industrial and other non-residential land use changes.</p> <p>C. ALTERNATIVE LOCATIONAL STANDARDS.</p> <p>1. LOCATIONAL CONSIDERATIONS.</p> <p>a. NECESSARY LOCATION. The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or</p> <p>b. NO SITE IS REASONABLY ATTAINABLE IN OR ADJACENT TO THE NEAREST MUNICIPALITY OR EXISTING PERMITTED BUSINESS OR INDUSTRIAL PARK. There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or</p> <p>c. LOCATION WELL-SUITED TO SPECIFIC USE. The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or</p> <p>d. NEED OR USE IS WELL-SUITED IN A PARTICULAR AREA. There is a documented</p>

		<p>need for the specific use in the proposed location; or</p> <p>e. USE IS DESIGNED TO SERVE A SPECIFIC RESIDENTIAL AREA. The development will be located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers.</p> <p>2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA. The proposed use is compatible with uses established in the impact area.</p> <p>3. NO SIGNIFICANT NET ADVERSE EFFECT. There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</p> <p><i>Staff Response: GCEA's proposed solar array is along the existing transmission lines that follow County Road 17. Additionally, there is an existing substation adjacent to the parcel. The use is not necessarily compatible with the existing residential uses in the area, however no significant net adverse effect is expected from the solar garden. Once constructed, no noises or lights are expected from this use. The location is well suited for the use as it is in close proximity to the existing transfer station and is a flat parcel. Planning Commission should discuss compatibility of the solar array.</i></p>
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: All standards listed in Section 11-102 are voluntary.</i>
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not located within flood hazard area.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p><i>Staff Response: The parcel is located in a mapped potentially unstable slope area, however Colorado Geological Survey does not have concerns with solar facilities</i></p> <p>Application was sent for referral to Colorado Geological Survey on February 25, 2025. Comments:</p> <p>“The Colorado Geological Survey has no objection to approval of LUC-24-00062. We typically don't have any geological or geotechnical concerns with solar facilities. The 1347 CR17 site is in the toe area of a large mapped "potentially unstable slope" (PUS) area but the site itself does not contain steep slopes, and the planned solar use would not be considered (by CGS) incompatible with a PUS condition.”</p>
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: The parcel is mapped as high wildfire hazard area. Compliance with this section will be determined at building permit review</i></p>
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-106:B APPLICABILITY. All applications for Land Use Change Permits, including Building Permits, On-Site Wastewater Treatment System Permits, Gunnison County Access Permits, Gunnison County Reclamation Permits, and Land Use Change Permits shall be processed subject to the individual requirements of this Section, and assessed to determine if the location of the proposed activity is within the sensitive wildlife habitat areas designated on the maps referenced in Section 11-106: C.: Maps Used to Identify Sensitive Wildlife Habitats.</p> <p>SECTION 11-106:E.4. REFERRAL TO GUNNISON COUNTY WILDLIFE CONSERVATION COORDINATOR AND ON-SITE CONSULTATION. The Community Development Department and the Public Works Department shall forward a copy of the application(s) to the Gunnison County Wildlife Conservation Coordinator.</p> <p><i>Staff Response: The parcel falls within Tier 2 Gunnison sage grouse habitat due to its proximity to sage grouse leks. A site visit and review of the parcel was completed on April 9, 2025.</i></p>

		<p>Staff joined Gunnison Conservation District for the site visit to assess Sage Grouse habitat. Comments:</p> <p><i>“No GUSG sign was observed on the parcel during this site visit. The sagebrush habitat on this parcel is in a degraded state. The sagebrush on the parcel is old with little new growth. Grasses and forbs were sparse throughout the parcel. The parcel is also surrounded by powerlines and a power substation is directly south of the parcel. The powerline and substation provide ample perching opportunities for falcons and ravens. Based on the observed sagebrush habitat quality and surrounding development, this parcel is not good GUSG habitat.</i></p> <p><i>Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed activity will not adversely impact Gunnison sage-grouse or their habitats beyond that which has already occurred.”</i></p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not within 125' of a water body or mudflow area.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not on a ridgeline.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not adjacent to agricultural land.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not beyond snowplow access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not on an inholding in national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not above timberline.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS. All applicants for Land Use Change Permits that have a component of driveways, roads and/or bridges shall comply with the requirements of the Gunnison County Standards and Specifications for Road and Bridge Construction, and this Section.</p> <p>SECTION 12-103:B.COMPLIANCE WITH MUNICIPAL STANDARDS. When the proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable municipal Three-Mile Plan. The County shall consider how the proposed development has addressed those</p>

		<p>objectives and policies, and any further intergovernmental agreement between the County and the municipal government regarding the Three-Mile Plan area. Where there is a conflict between the objectives or policies of a Three-Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>SECTION 12-103:G.3.C ACCESS ONTO A PUBLIC ROAD. ACCESS ONTO A PUBLIC ROAD. Any Land Use Change utilizing a public road for access shall acknowledge in writing that access is onto a public road.</p> <p><i>Staff Response: GCEA worked with Public Works in order to reduce access off County Road 17, and instead will be using the existing road to access the parcel from the North. All roads will abide by Road and Bridge Standards.</i></p> <p>Application was sent for referral to Public Works on February 25, 2025. Comments: <i>“Public Works is in favor of the access configuration shown on “Updated Site Plan-new access” because this will move the permanent access point for the facility off of County Road 17, which is a heavily trafficked road. The applicant also proposes installing a temporary access along County Road 17 for access during construction with the intention of removing it upon the completion of construction.”</i></p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no trails proposed as part of this application.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no water use proposed as part of this application.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no wastewater use proposed as part of this application.
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no fire protection required as part of this application.
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not located within the City of Gunnison three-mile plan area.
13-103: General Site Plan Standards And Lot Measurement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no buildings proposed as part of this application.</p> <p>Site plan identifies and locates roads, driveways, lot lines, building sites and utility corridors as required.</p>
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Commercial uses adjoining residential parcels require a 50-foot setback.</i></p>

		<i>The applicant has indicated that they can rearrange the solar array to comply with the 50-foot setback.</i>
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no buildings proposed as part of this application.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no solid fuel burning devices proposed as part of this application.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no open space proposed as part of this application.
13-109: Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: An unlit "GCEA- Skito Community Solar Garden" sign may be installed. The sign will be permitted separately through the County's sign permit process.</i>
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. <i>Staff Response: Site plan meets parking requirements for during and post construction.</i>
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable. APPLICABILITY. This Section shall apply to all Land Use Change Permits except for mining operations. 13-111:D NON-RESIDENTIAL LAND USE CHANGES. To the maximum extent feasible, areas of the site that are not occupied by buildings and required improvements shall be landscaped by retaining, maintaining, or planting native grasses, ground cover, shrubs, and trees. <i>Staff Response: The Planning Commission may determine if there is additional landscaping and buffering required, beyond the proposed fencing, based on the following standards:</i> <i>Section 13-111:M.3.a. Buffering, Different Abutting Uses requires a 50' (landscaped) "buffer strip" between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.</i>

		<p><i>Section 3-111:M.1. Buffering, Applicability requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:</i></p> <p><i>a. NEIGHBORING PROPERTIES There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or</i></p> <p><i>b. ADVERSE IMPACTS There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.</i></p> <p><i>A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.</i></p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Snow storage will meet the requirements set in 13-112, including the standard Right of Way width and designated snow storage areas shall not be less than six feet wide and shall be located adjacent to the area of the project site from which snow is to be removed. Snow storage areas shall be free of fences, landscaping or other obstructions. Formal approval by Public Works will be required.</i></p>
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Entire parcel will be fenced in. The fence or screening wall in a non-residential development shall be determined on a site specific basis, depending up on the type of use proposed, and the established adjacent development, and the Projected visual impact of the proposed use.</i></p> <p><i>The design, materials, and height of fences in wildlife habitat areas shall be subject to the requirements of Section 11-106: Protection of Wildlife Habitat Areas. The Applicant will provide examples of fencing.</i></p>
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, no exterior lighting is proposed.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p><i>Staff Response: The disturbed area will be greater than 10,000 square feet. As this site is in Gunnison Sage Grouse Tier II Habitat, coordination with the Gunnison Conservation District will be required.</i></p> <p><i>Applicant Response: Before construction, sagebrush debris will be removed from the construction area and will be properly disposed off-site. After construction, disturbed areas will be reseeded with certified native grass seed as necessary. Onsite noxious and invasive weeds will be treated with an approved herbicide yearly. Native and non-native grasses and shrubs that may impact regular solar production may also be removed on an as needed basis. More than 10,000 square feet of native landscape will be disturbed during the construction process.</i></p>
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Silt fencing will be installed prior to any construction on site. There will be minimal grading of the slope to install the solar array. All grading will be to flatten an already low sloped property.</i></p>
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>The purpose of this Section is to minimize the potential adverse impacts to water quality and on- and offsite drainage, construction and post-construction storm water runoff.</p> <p>Section 13-117:E AGREEMENT TO MAINTAIN. Any applicable application for a Land Use Change Permit shall include a description of the method(s) by which the proposed detention and retention facilities shall be regularly inspected and maintained. Assurance of regular inspections and maintenance of those facilities shall be addressed in the Development Improvement Agreement for the land use change.</p> <p><i>Staff Response: Applicant has provided a drainage plan, including silt fencing that will be installed in the direction of surface drainage. Silt fencing will be installed prior to any construction on site.</i></p>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, no water impoundments proposed as part of this application.</p>
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 13-119:A GENERAL. Proposed land use changes shall be designed, constructed, and maintained in a manner that will not</p>

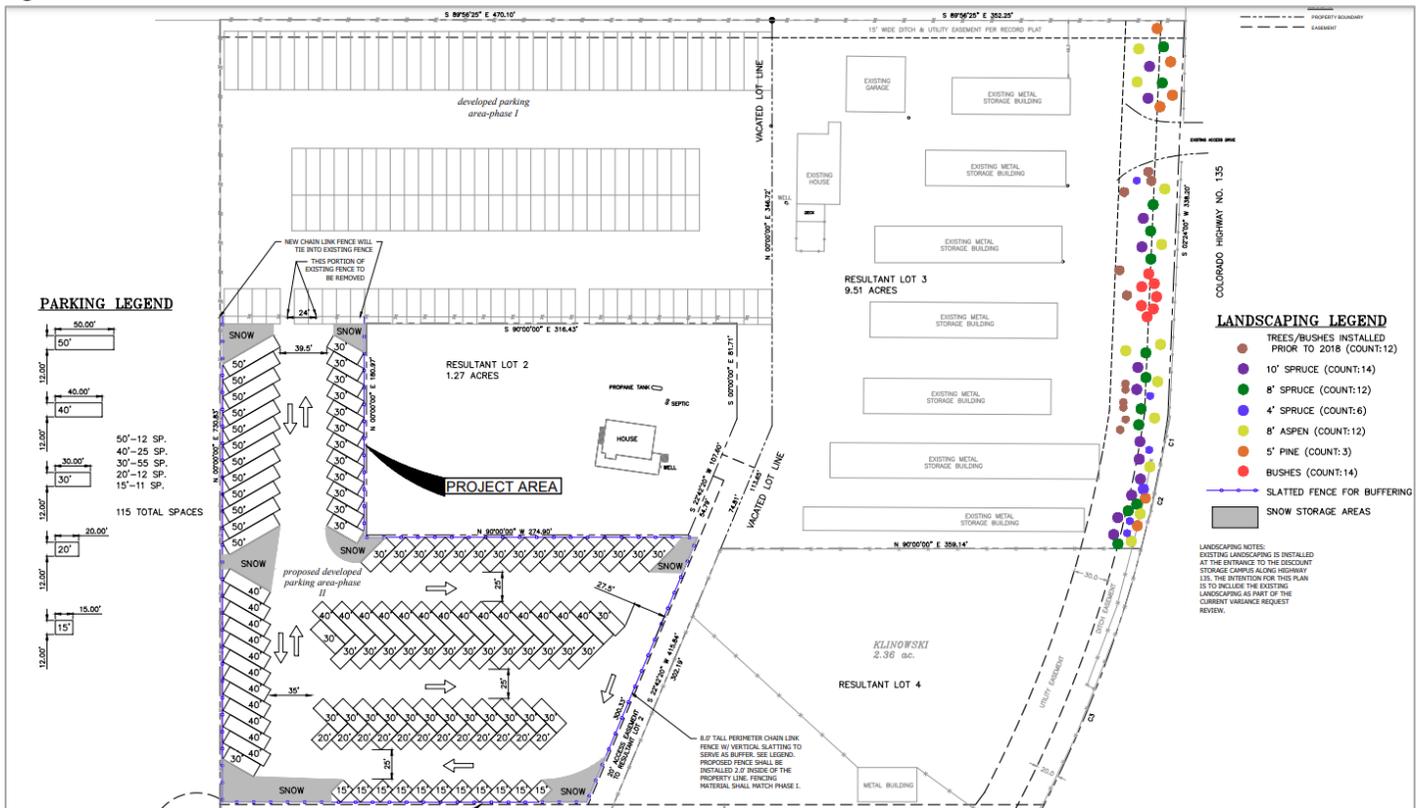
		<p>adversely affect the character and tranquility of nearby residential or public use areas, as well as the following (staff responses below each section):</p> <ol style="list-style-type: none">1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land. <p><i>Staff Response: The proposed solar array meets the general standards outlined in Section 13-119:A. Hazards and nuisances such as noise, dust, fumes, or odors are not expected as part of this application, consistent with the standards for commercial uses described in Section 9-300. The project is not anticipated to adversely affect the character or tranquility of the surrounding area. The County expects GCEA to minimize any adverse impacts to neighboring residences, and the application includes measures to avoid or mitigate conflicts with adjoining land uses to the maximum extent feasible.</i></p>
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To: Gunnison County Planning Commission
Date: May 7, 2025
Meeting Date: May 15, 2025
Re: Work Session | LUC-23-00032: Discount Storage Expansion of Commercial Use, Major Impact, Preliminary Plan Review

A. Project Description

Centennial Storage Partners, LLC (Applicant), represented by Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, request an expansion of an existing Commercial use to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. [3701-250-06-008](#) (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage. The Applicant has requested a consolidation of Preliminary and Final Plan reviews.

Figure 1. Site Plan



B. Project Area History

1. LUC-89-00022 Lot 6 Flying E Ranch New Commercial Use
Approved on December 5, 1989, for a one 30-unit 3,000 sq. ft. storage building.
2. LUC-90-00003 Subdivision of Flying E Ranch Lot 5
Approved on December 7, 1993, the project subdivided Lot 5 of the Flying E Ranch into 5 parcels and approved 9,000 sq. ft of new Commercial floor area: one 30' x 120', 3,600 sq. ft. storage unit facility and three 30' x 60', 1,800 sq. ft. storage unit facilities.

Figure 2. Discount Storage, Google Earth, September 1994



3. LUC-99-00045 Expansion of Commercial Use
The Minor Impact application approved an expansion of Commercial use for a U-Haul facility at Discount Storage on November 5, 1999. In a September 9, 1999 letter from the City of Gunnison, City staff noted the application was not compatible with Three Mile Plan's objective of limiting new commercial development along CO-135.
4. LUC-04-00002 Discount Storage/U-Haul Expansion of Existing Commercial Use
Approved July 21, 2005. The City of Gunnison Planning and Zoning Commission reviewed the application and provided a letter of denial on July 29, 2004, finding the proposal did not comport with the *Three Mile Plan and Urban Growth Boundary City of Gunnison* or the City's Entrance Overlay District.
5. LUC-18-00003 Expansion of Commercial Use
Minor Impact Certificate No. 3, Series 2018 approved the following expansion of Commercial use on June 1, 2018: two new storage buildings; one 30' x 230' (6,900 sq. ft.), 44-unit storage facility and one 20' x 240' (4,800 sq. ft.), 24-unit storage facility. In an April 11, 2018 letter, the City of Gunnison Planning and Zoning Commission supported the proposal.

Figure 3. Discount Storage, Google Earth, October 2015



6. LUC-18-00036 Expansion of Commercial Use

Approved construction of a 3 acre, 134 space outdoor vehicular storage area. A September 26, 2018 City of Gunnison Planning and Zoning Commission letter provided observations regarding the application but no specific recommendation for approval nor denial. A subsequent letter provided by the Commission provided observations based on an apparent recommendation; however, was neutral regarding any specific recommendation for the proposal.

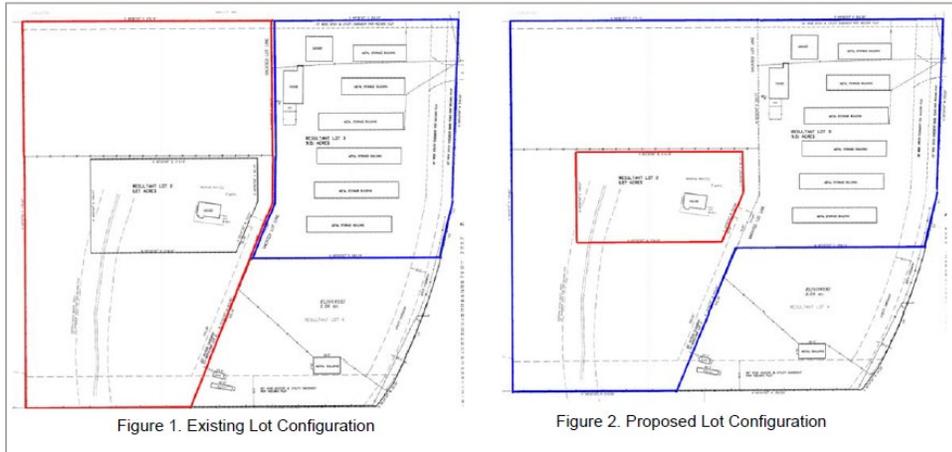
Figure 4. Discount Storage, Google Earth, October 2019



7. LUC-19-00033 Boundary Line Adjustment

The Gunnison County Board of County Commissioners (BOCC) approved an application for a boundary line adjustment between Lot 2 and Lot 3 of the Flying E Ranch Subdivision. Staff noted the proposal would increase the size of Lot 3 from 2.9 acres to 9.51 acres and Lot 2 would be decreased from 7.2 acres to 1.27 acres, and requested the BOCC determine if the proposal met the standards in Land Use Resolution (LUR) Section 5-103.3.a. *Additional Standards Applicable to Boundary Line Adjustments*, and more specifically, LUR Section 5-103.3.a:1: *Insubstantial Change*. The approved Boundary Line Adjustment increased Lot 3 by 277% and decreased Lot 2 by 82%.

Figure 5. Excerpt from September 17, 2019 Staff Memo



8. June 16, 2022 Notice of Violation

The Community Development Department issued a Notice of Violation (NOV) for “improvement and/or clearing of property and possible expansion of a commercial use at 1825 Highway 135”, activities requiring a Guninson County Land Use Change Permit. The NOV referenced a February 18, 2022 correspondence between Community Development staff, Ken Snyder manager of Centennial Storage Partners, LLC, and counsel Mike O’Loughlin, providing the following recommendation:

Given the myriad applications that have been reviewed as a Minor Impact, I recommend that you review your development plans and propose a master plan for current and future development plans that will be initially be reviewed and classified as a Major Impact project in compliance with the above cited section.

The letter further states “... the expansion of the commercial use may have challenges complying with the commercial locational standards and the 2019 BOCC policy direction”. The 2019 BOCC Policy is attached as Exhibit 1 to this Staff Memo.

Figure 6. Discount Storage, Google Earth, June 2023



9. July 25, 2022 Interpretation and Clarification

An interpretation was provided to the Applicant's counsel regarding a June 28, 2022 pursuant to LUR Section 1-114: *Interpretations*, regarding ("1) whether the June 20, 2022 violation letter is appealable to the Board of County Commissioners, and (2) of the definition of 'clearing' as used in the LUR". The letter included photos from a July 12, 2022 site visit where "staff observed, and the owner confirmed, that approximately four feet of 'structural fill' had been placed on the subject property".

Figures 7 and 8. July 12, 2022 Site Visit Photos



10. LUC-23-00032 Sketch Plan Review for Major Impact Review of Expansion of Commercial Use

The Applicant submitted the subject Application. Staff provided a "Determination of Completeness Letter" on August 7, 2023, noting the Application was incomplete at that time, noting the site plan did not comply with LUR Section. 13-104 *Setbacks from Property Lines and Road Rights-of-Way*, specifically, the site plan did not provide the required 50' setback between adjacent residential and commercial uses pursuant to this Section.

11. LUC-23-00048 Request for Interpretation

The Applicant requested an interpretation regarding, but not limited to, the application of LUR Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way*.

12. APPEAL-23-00001 Appeal of Interpretation

On December 15, 2023, the Applicant submitted an Appeal to the interpretation issued on December 1, 2023. The Board of Adjustment affirmed the interpretation on February 8, 2024.

13. LUC-23-00032 Variance Application + Complete Application

The Applicant submitted a variance application pursuant to LUR Section. 13-104 *Setbacks from Property Lines and Road Rights-of-Way*. The application was deemed complete, initiating the formal review process. A variance to the LUR can only be considered by the Board of Adjustment; therefore, the application for variance and how the proposal comports with the applicable standards of the LUR is not discussed in the Sketch Plan Staff Memo nor in the Staff Report. A variance request that is part of a Major Impact application is considered pursuant to LUR Section 13-104:D.1.2.b which states:

When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: Preliminary Plan Review Process for Major Impact Projects.

C. Land Use Review Process

Major Impact applications are subject to a three-step review process. The Applicant has completed the Sketch Plan review process, which was approved by BOCC on December 17, 2024 in Resolution No. 54, Series 2024, with conditions as noted in section D. *Preliminary Plan Review* of this memo.

D. Preliminary Plan Review

In the Preliminary Plan review, the applicant must provide detailed plans and solutions for issues raised during Sketch Plan review and provide detailed studies and engineering plans. Additionally, the Applicant shall address compliance with each condition of Resolution No. 54, Series 2024 pursuant to LUR Section 7-301:G.7. *Compliance With Each Condition Of Sketch Plan Approval.*

The resolution identified the following potential issues during Sketch Plan Review:

- a. It is unclear if the Applicant has permission from the ditch owners to have placed a culvert through the subject property and how the culvert will be maintained over time.*
- b. Proposed fencing at the site may cause wildlife conflicts.*
- c. How the project complies with the June 27, 2019 BOCC Policy Direction, which states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.*

The Applicant addressed condition “a” as outlined in section 4 of this memo that summarizes how the application meets the standards of LUR Section 11-109: *Development That Affects Agricultural Lands.*

The Applicant addressed condition “b” as outlined in section 3 of this memo that summarizes how the application meets the standards of LUR Section 11-106: *Protection of Wildlife Habitat Areas.*

The Applicant has not specifically addressed condition “c” nor amended responses to LUR Section 10-104 *Locational Standards for Commercial, Industrial, or Other Non-Residential Uses* or LUR Section 13-102: B: *Location Within Municipal Three-Mile Plan Area.* Staff and applicant responses in sections 2 and 6 of this memo (respectively) and in the staff report have been carried over from Sketch Plan review at the Applicant’s direction.

Staff outlined the substantive issues in the application in this memo, and all applicable Land Use Resolution (LUR) standards have been addressed in Exhibit 1. Staff Report.

1. Section 7-102: Standards that Apply to All Major Impact Applications

Compliance with these standards should be determined “broadly and conceptually” at Sketch Plan review. Applicable standards of this section include “Compliance with all Applicable Standards” and “Compatibility with Community Character”. The review body shall consider how the (1) how Application meets all applicable standards of the LUR; and (2) if the proposal is compatible with existing land uses and if the expansion of the use will or will not adversely affect future development of the area.

2. Section 10-104 *Locational Standards for Commercial, Industrial, or Other Non-Residential Uses*

The project is not adjacent to the City of Gunnison therefore, it shall comply with the Alternative Locational Standard. The location may be approved if addition to meeting all requirements of the LUR, that the cumulative impacts of the proposal will not have a net adverse impact, and the project meets the following:

1. *Locational Considerations; **and***
 - a. *Necessary location; **or***
 - b. *No site is reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park; **or***
 - c. *Location well-suited to specific use; **or***
 - d. *Need or use is well-suited in a particular area; **or***
 - e. *Use is designed to serve a specific residential area.*
2. *Compatible with existing uses established in impact area; **and***
3. *No significant net adverse effect.*

The Applicant provided responses to the above standards in “Narrative Locational Standard and Three Mile Area Standards” and “Narrative Location Standards” and are included in the Staff Report and in the Project File (“Narrative Location Standards, Narrative Locational Standard and Three Mile Area Standards”). The Applicant responses have not been summarized in the Staff Memo to avoid the appearance of editorializing the Applicant’s analysis of how the proposal comports with the LUR. Staff has included Exhibit 2. *June 27, 2019 BOCC Policy Direction* which states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.

3. Section 11-106: *Protection of Wildlife Habitat Areas*

The project is in occupied Gunnison sage-grouse habitat area. Administrative Review Certificate No. 120, Series 2023 determined the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with conditions. The proposal includes an eight-foot-high chain link fence with “slatting” to both shield adjacent properties and assets stored in the outdoor vehicle storage area. The proposed fencing appears to be in conflict with condition four in the letter “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist; which states:

Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication Fencing with Wildlife in Mind.

Clayton BonDurant, District Wildlife Manager, Colorado Parks and Wildlife provided the following comment in an email on April 15, 2025:

“Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project”.

The application included the proposed fencing materials, which would be an extension of the existing chain link, slatted fencing around the current storage area.

4. Section 11-109: *Development That Affects Agricultural Lands*

The Applicant has provided a 25' maintenance easement on either side of the ditch, which is believed to be a tailwater ditch of the Whipp Ditch, flowing north-south through the project area. The LUR requires an applicant obtain consent from the ditch owner(s) on the property. The applicant has not been able to obtain this information as further described in the application materials and highlighted below:

“Despite an exhaustive search of the Gunnison County ditch records, real property records, and the records maintained by the Division of Water Resources, along with correspondence from former Whipp Ditch managers and our local Water Commissioner Tommy Rozman, we were not able to find any specific ownership information for the subject ditch. We believe that the subject ditch is a tailwater ditch of the larger Whipp Ditch. Regardless, a ditch easement has been placed on the site plan to preserve the ditch maintenance rights in the event an owner does, in fact, exist”.

The applicant piped the ditch prior to receiving land use change approvals, and the Planning Commission requested the applicant provide an explanation as to how the ditch would be maintained as a condition of Sketch Plan approval. The applicant provided the following response:

“In Colorado, if a ditch passes through your property, you are allowed to pipe it, and the pipe or culvert must be sized according to the amount of water that could potentially flow through it. See generally C.R.S. §§ 37-84-101 & -119. The advantage to adding culverts to ditches is that it relieves maintenance responsibilities within that area, decreases evaporation, and increases flow volumes since the stormwaters are not infiltrating into the natural ground. See Drainage Report and Plan dated August 17, 2024 by project engineers Sara Bergstrom and Jerry Greene at p. 3”.

5. Section 12-103: *Road system*

There will not be any changes to the existing permitted CDOT access. Neither Gunnison County Public Works nor the Colorado Department of Transportation had additional comments or concerns regarding the application.

6. Section 13-102: B: *Location Within Municipal Three-Mile Plan Area*

The Applicant has not changed responses to these criteria since the Sketch Plan application. They have provided responses to the above standards in “Narrative Locational Standard and Three Mile Area Standards” and “Narrative Location Standards” and are included in the Staff Report and in the Project File (“Narrative Location Standards, Narrative Locational Standard and Three Mile Area Standards”).

The Applicant responses have not been summarized in the Staff Memo to avoid the appearance of editorializing the Applicant’s analysis of how the proposal comports with the LUR.

The City of Gunnison Planning and Zoning Commission provided a letter of support on July 10, 2024. Anton Sinkewich, Community Development Director of the City of Gunnison provided the following comment in an April 19, 2025 email: “The City does not have additional comment on this application”.

7. Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way*

The required setback between Commercial and Residential uses in 50'. The Applicant has proposed a 2' setback from property lines and has submitted a variance application pursuant to this section.

Section 13-104:D.1. States: The Board of Adjustment and Planning Commission shall jointly conduct the public hearing, and the notice shall so indicate. The chairperson of the Planning Commission shall preside, and the Adjustment shall be the body that determines the variance.

- a. *Section 13-104:D.1.2.b states: When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: Preliminary Plan Review Process for Major Impact Projects.*
- b. *SECTION 7-302:H.1 states: The Planning Commission and BOCC shall jointly conduct a public hearing to consider the Preliminary Plan application.*

The variance request shall be considered by the BOA at a joint work session and not considered by the Planning Commission during the work session.

8. Section 13-111: *Landscaping and Buffering*

The amount of landscaping provided in landscaped areas is “at least one tree and three shrubs” per 500 square feet of “landscaped area.” The expansion area does not include additional landscaping beyond what has already been provided and shown on the site plan. The Planning Commission may determine if there is additional landscaping and buffering required, beyond the proposed fencing, based on the following standards:

Section 13-111:M.3.a. Buffering, Different Abutting Uses requires a 50’ (landscaped) “buffer strip” between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.

Section 3-111:M.1. Buffering, Applicability requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:

a. NEIGHBORING PROPERTIES

There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or

b. ADVERSE IMPACTS

There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.

A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.

9. Section 13-108: *Open Space and Recreation Areas*

Generally, this requirement would be met in the provision of landscape and buffering areas within the required setbacks. The Applicant has not proposed open space that complies with this section, rather, has requested a variance to the setback requirement.

A. Request of the Planning Commission

1. Consolidation of Preliminary and Final Plan Reviews pursuant to LUR Section 7-103.C.1
Preliminary and Final Plans May Be Combined.

The Planning Commission may determine at the initial work session if it is appropriate to combine the review considering the following factors:

- a. Design, size, public concern, public facilities and services.

Final Plan application contents include but are not limited to final plat, covenants, design guidelines, deed restrictions, declarations, and development improvement agreements. There will be a few details that would be considered part of the final plan review:

- a. A proposed boundary line adjustment with [3701-250-06-009](#), which would allocate the area that is currently an access easement on subject property ([3701-250-06-008](#)) to [3701-250-06-009](#).
 - b. A DIA may be required to ensure construction of the fence, but there are likely no other improvements that would need this financial security because the area of the subject property ([3701-250-06-008](#)) was improved without a Land Use Change permit.
2. The Planning Commission conducts a work session to identify and consider issues related to the application. During the work session, the Planning Commission shall determine if there is sufficient information to schedule a joint public hearing with the BOCC (and in the case of this application, the Board of Adjustment - BOA), or if an additional work session is required.
 - a. A public hearing would be held jointly with the Planning Commission, Board of County Commissioners, and the Board of Adjustment. Please note that a BOCC public hearing requires 30 days notice.
 - b. If staff is directed to schedule the joint hearing, the Planning Commissioner may also direct staff to compile a draft recommendation for the Preliminary Plan review and a draft decision for the Board of Adjustment variance review.
 - c. At the joint hearing, the Planning Commission shall make a recommendation of approval, approval with conditions, or denial of the application to the BOCC. The BOA shall consider the variance application at the same hearing.
 - d. At a separate BOCC meeting, the BOCC may take action on the Sketch Plan application, or determine to hold an optional additional public hearing pursuant to LUR Section 7-302:K.

B. Application and Attachments

The entire land use application can be reviewed on [Citizen Access](#) → Projects → LUC-23-00032 → Attachments.

1. Staff Report
2. June 27, 2019 BOCC Policy Direction



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: Policy Direction

On July 2, 2019 at the regularly scheduled Gunnison County Board of Commissioners meeting, Commissioner Messner made a motion to approve the following policy direction. Commissioner Mason seconded the motion, the motion passed unanimously.

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.



**GUNNISON COUNTY, COLORADO
PLANNING DEPARTMENT STAFF REPORT
for PRELIMINARY PLAN**

Land Use Change Permit Application: LUC-23-00032
Discount Storage Expansion of Commercial Use

Date application scheduled with Planning
Commission: May 15, 2025
Prepared by: Hillary I Seminick, Planning Director

Applicant Name:	Centennial Storage Partners LLC and Michael O’Loughlin, Esq., Schumacher & O’Loughlin, LLC
Property Owner Name:	LPG 1825 Highway 135, LLC, a Colorado limited liability company and DDCM 164 Ludlow LLC, a New York limited liability company
Project Description:	<p><i>The following project description was provided by the applicant in section C.6. PROJECT DESCRIPTION of “Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,” February 4, 2025.</i></p> <p><i>“(a) USES AND ACTIVITIES. The proposed use is an expansion of the current outdoor parking storage area for motor vehicles, RVs, boats, and OHVs, and as more particularly shown on the site plan that is attached to this application and which has previously been provided to GUC. The plan is to add 115 parking spaces to the parking storage area. This will increase the total number of parking storage spaces from 134 to 249 spaces, as shown on the site plan.</i></p> <p><i>As part of this proposal, the applicant has requested a variance from the 50’ setbacks that GUC is contending apply to this parking storage expansion project. The proposal, as shown on the site plan, is a 2’ setback. The current parking storage area on the site has no property line setbacks since that was not required by GUC as part of the initial parking storage area development in 2018. The applicant has also filed legal action on this setback question but has stayed the litigation pending the acceptance of the variance application by GUC. The land use change proposal also seeks to make a minor adjustment to the boundaries between the subject parcel (Resultant Lot 3, Flying E Ranch) and the adjacent “island parcel” owned by Tucker Roberts (Resultant Lot 2, Flying E Ranch). The proposed boundary adjustment plat was submitted to GUC and is incorporated as part of this major impact application process. The proposed boundary adjustment is also shown on the most recent version of the project site plan.</i></p> <p><i>(b) NUMBER OF UNITS OR OTHER SIZES OF USES. The proposed parking lot storage expansion seeks to add 115 parking spaces to the existing parking area and is contained within a portion of Resultant Lot 3 of the Flying E Ranch Subdivision, as shown on the most recent version of the project site plan. Resultant Lot 3, as</i></p>

	<p>shown on the site plan and proposed boundary adjustment plat, is 9.22 acres. The entirety of Resultant Lot 3 will be used for storage business purposes, as shown on the site plan, if and when the expanded parking storage area is approved by GUC. The area of the proposed expanded parking storage area is approximately 103,072.91 square feet or 2.366 acres.</p> <p><i>(c) DESCRIPTION OF STRUCTURES. There are no structures proposed for this application. There is, however, a privacy/boundary fence proposed to enclose the expanded parking lot storage area and to shield said parking area from the adjacent properties and Highway 135, as shown on the site plan. The proposal is to use the same or similar fencing as to what is found currently on the site. Colorado Parks & Wildlife (“CPW”) has provided an opinion that using the same or similar fencing as what currently exists at the site is appropriate for the expanded parking area. See email from Clayton BonDurant of CPW to Abigail Grimmitt dated January 23, 2025, which is included with this application packet.</i></p> <p><i>(d) DESCRIPTION OF OFF-SITE RESOURCES. Procuring and constructing the proposed privacy/boundary fence will be one off-site resource purchased and used for the proposed expansion. In addition, the applicant plans to add more gravel to the top surface of the proposed parking storage area and a small amount of concrete for the headwall at the ditch culvert/pipe inflow area. The structural fill that is already in place is likely adequate for the expanded parking area given the length of time it has been in place. In addition, the applicant plans to add several inches of washed crushed gravel which will then be compacted to provide a quality surface for the expanded parking area. Once these additional improvements occur, the expanded parking storage area will then match the existing parking storage area that was developed with GUC approval in 2018.”</i></p>
<p>Property Location:</p>	<p>The property is legally described as Resultant Lot 3, FLYING E RANCH SUBDIVISION, according to the plat recorded September 17, 2019 as Reception No. 662373, County of Gunnison, State of Colorado, and more commonly described as: 1825 State Highway 135, Gunnison, CO 81230, parcel no. 3701-250-06-008.</p>
<p>Surrounding Land Uses:</p>	<p>Adjacent Uses of Contiguous Parcels 370125000009, Mixed Use Residential and Commercial 370125000008, Residential 370100000119, Agriculture/vacant residential 370100000165, Residential 370125006005, Agriculture/vacant residential 370125006007, Vacant 370125006009, Residential</p>
<p>Agency and Department Review:</p>	<p>The application was referred to the following agencies by email on TBD:</p> <ul style="list-style-type: none"> • Gunnison County Public Works • Gunnison Fire Protection District • Colorado Dept. of Transportation • Colorado Parks and Wildlife • US Forest Service • City of Gunnison • Gunnison County Building and Environmental Health Official

	Comments received are integrated in the applicable section(s) of the Report below. Comments were not received from the following: <ul style="list-style-type: none"> Gunnison County Building and Environmental Health Official 	
Pre-Application Conference:	NA	
Preliminary Plan Status of Application:	<p>Applicant submitted the Preliminary Plan on February 13, 2025. The <i>Land Use Resolution</i> requires that Preliminary Plan review accomplishes: Discussion of the proposal. A process to formulate detailed, design/engineered solutions to issues and concerns identified during Sketch Plan review and to address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan. Submittal by the applicant is required to address specific sections of the <i>Land Use Resolution</i> and to address compliance with Sketch Plan conditions.</p>	
Attached Exhibits:	The entire land use application can be reviewed on Citizen Access → Projects → LUC-23-00032 → Attachments.	
Planning Commission Tasks at Initial Work Session:	<ul style="list-style-type: none"> — Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date, if necessary. 	
PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:		
	Complies with Preliminary Plan submittal requirements	General Comments/References to specific documentation
Conditions of Sketch Plan approval	<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>The following project-specific conditions were identified in BOCC Resolution No. 54, Series 2024.</p> <ol style="list-style-type: none"> 1. <i>“The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:</i> <ol style="list-style-type: none"> a. <i>A 25’ maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical</i>

		<p><i>easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.</i></p> <p><i>b. The applicant shall provide explanation on how the ditch culvert shall be maintained.</i></p> <p><i>c. The applicant shall work with Colorado Parks and Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.”</i></p>
Responsibilities of property owners or homeowners’ association defined	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>NA, protective covenants are not required as part of the Application.</p>
Property owners enforcement; and Gunnison County is party to enforcement.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> o	
Defined building heights, compatibility with terrain, and sizes of all structures.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Solid fuel-burning devices requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Open space maintenance and allowed uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Notices that signs require permits	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Parking restrictions described	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Requirements for landscaping on individual lots	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Snow removal required of homeowners association	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fencing requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exterior lighting requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Reclamation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Standards included to ensure compatible use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Limits on domestic animals	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Geotechnical Studies	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
▪ Grading and Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

APPLICABILITY OF LAND USE RESOLUTION STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
7-102: Standards that apply to all Major Impact applications:		
7:102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this <i>Resolution</i> .		
7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable, the Applicant shall demonstrate the proposal complies with the following standard:</i> <i>B. COMPATIBILITY WITH COMMUNITY CHARACTER. The proposed land use change shall be compatible with, or an enhancement of, the character of existing land uses in the development area, and shall not adversely impact the future development of the development area.</i>
7-102: C.: Phases stand alone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, no phases proposed.</i>
7-102: D.: Uses identified on all subdivision lots	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, subdivision is not proposed.</i>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-301.D Commercial and Industrial Uses, General Standards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable, compliance to be determined during review.</i> The majority of the General Standards in Section 9-301:D do not apply to the proposal. Applicable standards have been addressed below. <i>9-301:D.1 Non-Residential Accessory Uses.</i> While there is an existing residential use on the property, the residence is secondary to the primary commercial use.

		<p><i>9-301:D.2. Food Service Requirements</i> No food service proposed.</p> <p><i>9-301:D.3 Electrical Disturbances</i> Not applicable, no utilities required for the proposed use.</p> <p><i>9-301:D.4. Fire And Explosive Hazards</i> The proposed use does not include materials that decompose by detonation.</p> <p><i>9-301:D.5. Glare And Heat</i> Any glare reflected by vehicles will be shielded from adjacent uses by an eight-foot high chain link, slatted fence.</p> <p><i>9-301:D.6 Exterior Lighting</i> No exterior lighting is proposed.</p> <p><i>9-301.D 7. Odors</i> Vehicular storage is generally a passive use and not expected to generate specific odors.</p> <p><i>9-301:D.8. Radioactivity</i> The project does not include storage of radioactive materials.</p> <p><i>9-301:D.9 Vibration</i> Vehicle storage should not create vibrations detectible beyond the property boundary.</p>
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.

9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, compliance to be determined during review. The responses to this section have not changed since the Sketch Plan application.</p> <p>Note: <i>June 27, 2019 BOCC Policy Direction</i> states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.</p> <p><i>B. Primary Locational Standard, 1. Adjacent To Incorporated Municipality.</i></p> <p><i>Staff Response:</i> The property is not adjacent to the City of Gunnison, therefore, the proposal shall meet the Standards of 10-104:C Alternative Locational Standards.</p> <p><i>C. Alternative Locational Standards.</i></p> <p><i>When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the Board finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following:</i></p> <p><i>1. Locational Considerations.</i></p> <p><i>a. Necessary Location.</i></p> <p><i>The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or</i></p> <p><i>b. No Site Is Reasonably Attainable In Or Adjacent To The Nearest Municipality Or Existing Permitted Business Or Industrial Park. There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of</i></p>

comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or

c. Location Well-Suited To Specific Use.

The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or

d. Need Or Use Is Well-Suited In A Particular Area.

There is a documented need for the specific use in the proposed location; or

e. Use Is Designed To Serve A Specific Residential Area.

The development will be located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers.

Applicant response October 6, 2023:

In addition to satisfying the primary locational standard, this proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.

The first consideration in the alternative locational standards is whether “the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality.” LUR Section 10-104.C. As noted, the proposal is to add around 125 parking spaces to an existing commercial parking and storage area on the property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development will have no impact on air or water quality. No additional air or water use or pollution will result from the storage of personal and recreational vehicles, other than minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant is currently working with the Colorado Department of Transportation (“CDOT”) to solidify its current access permit from State Highway 135 and will provide any revised or new access permit that CDOT may require in order to expand the outdoor parking areas.

The next consideration in the LUR’s alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-.e. In this instance,

the proposed parking development is consistent with at least four of the five locational considerations.

First, the location of the proposed parking development is “particularly well suited for the specific use.” LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not sense for such a parking area to occur elsewhere and be noncontiguous with the existing facility.

Secondly, the “need or use [of the proposed development] is well-suited in a particular area.” LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been “documented.” 1 LUR Section 10-104.C.1.d. As such, additional storage is well suited for the area.

Next, the proposed location for the parking and storage area is a “necessary location.” LUR Section 10-104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which makes the proposed location the only viable and feasible location for the development.

With regard to the five locational considerations, there is “no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park.” LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing skyrocketing real estate prices – is not reasonably attainable for the applicant. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3- acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.

The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats and RVs, the “impact area” will not extend outside the boundaries of the parking area itself.

The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10-104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. The parking facility will have no adverse impact on Highway 135. Finally, the proposed parking facility will have no significant adverse impact on public health, safety or welfare, or the environment.

Compliance with Draft Gunnison Subarea Master Plan

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan.

Applicant response April 29, 2024:

In addition to satisfying the primary locational standard, the parking storage area expansion proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.

The first consideration in the alternative locational standards is whether “the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality.” LUR Section 10-104.C. The proposal, as shown by the revised site plan dated April 3, 2024, is to add 115 parking spaces to the existing commercial outdoor parking and storage area located on the Discount Self Storage property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking storage area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development should have no adverse impact on air or water quality. Negligible additional air or water use, or pollution, will result from the storage of personal and recreational vehicles, in the form of minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant has also obtained a new Colorado Department of Transportation

("CDOT") access permit to the subject property to solidify its current access from State Highway 135.

The next consideration in the LUR's alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-.e. In this instance, the proposed parking development is consistent with at least four of the five locational considerations.

First, the location of the proposed parking development is "particularly well suited for the specific use." LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not make sense for such a parking area to occur elsewhere and be non-contiguous with the existing facility.

Secondly, the "need or use [of the proposed development] is well-suited in a particular area." LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been "documented."¹ LUR Section 10- 104.C.1.d. As such, additional storage is well-suited for the area.

Next, the proposed location for the parking and storage area is a "necessary location." LUR Section 10- 104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which already provides the same parking storage use, and which makes the proposed location the only viable and feasible location for this type of development. With regard to the five locational considerations, there is "no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park." LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing sky-rocketing real estate prices – is not reasonably attainable for the applicant, and is not a realistic use of property anymore given today's market and prices. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3-acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.

The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats, and RVs, the “impact area” will not extend outside the boundaries of the parking area itself. The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10- 104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. CDOT has confirmed that this is an acceptable use from Highway 135, as it has granted a new access permit to the property to allow for this expanded use. The new permit was granted because the expanded parking facility will not adversely impact Highway 135. Finally, the proposed parking facility will have no significant adverse impact, or likely any impact at all, on public health, safety, welfare, or the environment.

Compliance with Draft Gunnison Subarea Master Plan

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan at p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” *Id.* at p. 15. The proposed development is for commercial land use along State Highway 135. As such, the proposed development is in compliance with the new draft Subarea Master Plan.

2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.
The proposed use is compatible with uses established in the impact area.

Applicant response:

The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 *Locational Considerations*).

3. NO SIGNIFICANT NET ADVERSE EFFECT. *There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability*

		<p><i>that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</i></p> <p>The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 <i>Locational Considerations</i>).</p>
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable</i> , not located within a flood hazard area.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable</i>, not located within a mapped geologic hazard area.</p> <p>Jill Carlon, Land Use Review Program of the Colorado Geological Survey provided the following comment in a May 5, 2025 email:</p> <p><i>“The LUC-23-00032 applicant states (Narrative for Discount Self Storage preliminary plan application, GUC Land Use Change No. LUC-23-00032, February 4, 2025) that a new 12” HDPE culvert pipe now conveys water through the ditch or drainage traversing the proposed expanded storage area. This satisfactorily addresses the comment in our 6/27/2024 review letter”.</i></p>
11-105: Development in wildfire hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> , located in a Very High wildfire hazard area. Any development shall be required to comply with the provisions of this section at Building Permit.
11-106: Protection of wildlife habitat areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, located in Occupied Sage-Grouse Habitat.</p> <p>Certificate of Administrative Review No. 140, Series 2023 memorialized compliance of the proposal for development in Sage-Grouse Habitat pursuant to the analysis in “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist. The letter found the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with the following conditions.</p> <ol style="list-style-type: none"> 1) A Gunnison County Reclamation Permit is not recommended for activities on this parcel unless the surface disturbance is 10,000 sqft or more. That permit shall contain specific reclamation conditions. For activities not requiring a Reclamation Permit, disturbed areas shall be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix. 2) Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado

Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weedspecies The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance,

- 3) Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats shall be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction and maintenance workers' pets.
- 4) Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind*,
- 5) A separate analysis will be required, which may include additional conditions for any proposed development in the future not addressed in this site analysis.

The Applicant provided a response to the following project-specific condition in BOCC Resolution No. 54, Series 2024. *section C.7(c) of "Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,"* February 4, 2025.

(c) The applicant shall work with Colorado Parks & Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.

Project agent and attorney Michael O'Loughlin's legal assistant and office manager, Abigail Grimmett, emailed local Colorado Parks & Wildlife ("CPW") representatives, Brandon Diamond and Nick Gallowich, on January 16, 2025 requesting an opinion from CPW on the current privacy/boundary fencing at the property and whether that fencing is also appropriate for the proposed parking lot expansion. A copy of that email, along with pictures of the current fencing that was provided with said email, is attached to this application.

Attorney O'Loughlin received a call back from CPW's Nick Gallowich on January 21, 2025 regarding the proposed fencing. Mr. Gallowich indicated that CPW had no problem with the use of the same or similar fencing for the expanded parking lot area that is already on the site for the current parking storage area. Mr. Gallowich indicated that it is best to keep these storage areas within the same area, rather than having smaller satellite locations throughout the vicinity, in order to minimize any wildlife disturbance. Mr. Gallowich also indicated it is best practice to enclose the proposed expanded parking storage area with a fence to keep wildlife out. In

		<p>response to this conversation with Mr. Gallowich, Ms. Grimmatt received an email confirming CPW's position in an email dated January 23, 2025 from CPW's local District Wildlife Manager, Clayton BonDurant, a copy of which is included with this application.</p> <p>Clayton BonDurant, District Wildlife Manager, Colorado Parks and Wildlife provided the following comment in an email on April 15, 2025:</p> <p><i>"Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project".</i></p> <p>The application included the proposed fencing materials, which would be an extension of the existing chain link, slatted fencing around the current storage area.</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not Applicable</i>, it appears that "wetlands that are created and used for the primary purpose of agricultural operations" was/are present at the project site; therefore, the provisions of these standards do not apply.</p>
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not Applicable</i>, not within a Ridgeline Vantage.</p>

<p>11-109: Development that affects agricultural lands</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The Applicant provided a response to the following project-specific conditions in BOCC Resolution No. 54, Series 2024. <i>section C.7 of "Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,"</i> February 4, 2025.</p> <p><i>(a) A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.</i></p> <p>This issue was previously addressed by adding a 25-foot easement to the site plan on both sides of the ditch that runs through the proposed expanded parking lot. Despite an exhaustive search of the Gunnison County ditch records, real property records, and the records maintained by the Division of Water Resources, along with correspondence from former Whipp Ditch managers and our local Water Commissioner Tommy Rozman, we were not able to find any specific ownership information for the subject ditch. We believe that the subject ditch is a tailwater ditch of the larger Whipp Ditch. Regardless, a ditch easement has been placed on the site plan to preserve the ditch maintenance rights in the event an owner does, in fact, exist.</p> <p><i>(b) The applicant shall provide an explanation on how the ditch culvert shall be maintained.</i></p> <p>The subject ditch, which is believed to be a tailwater ditch of the Whipp Ditch, was not maintained and was historically filled with vegetation and debris. So, a culvert was constructed to allow for the ditch water to more easily pass through the subject parcel without interruption or interference.</p> <p>In Colorado, if a ditch passes through your property, you are allowed to pipe it, and the pipe or culvert must be sized according to the amount of water that could potentially flow through it. See generally C.R.S. §§ 37-84-101 & -119. The advantage to adding culverts to ditches is that it relieves maintenance responsibilities within that area, decreases evaporation, and increases flow volumes since the stormwaters are not infiltrating into the natural ground. See Drainage Report and Plan dated August 17, 2024 by project engineers Sara Bergstrom and Jerry Greene at p. 3.</p>
<p>11-110: Development beyond snowplowed access</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p><i>Not Applicable</i>, property is accessible year-round.</p>

11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , the Property is not an inholding in a National Wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Not Applicable</i> , the Property is not located above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, access has been approved to CO-135 in CDOT Access Permit #324052. <u>A Gunnison County Public Works Access Permit and/or Review will be required as a condition of any Land Use Change approval.</u> The Public Works Department did not provide comment on the Application.</p> <p>Colorado Dept. of Transportation (CDOT) Access permit #318068 was issued on May 24, 2018 for mini/self-storage and single family detached housing.</p> <p>CDOT Access permit No. 324052 was issued on April 26, 2024. Additional Terms and Condition No.4 states that:</p> <p>“4. This permit is for an as-constructed access for Mini-Warehouse/Self Storage (34.464 ksf) & RV Storage (5.8 acres).”</p> <p>CDOT provided the following comment on June 5, 2024: <i>Thanks for sending this review to CDOT. CDOT recently issued a permit for this expansion.</i></p> <p><i>For a brief history CDOT originally issued a permit in 2018 and then waived the need for a new permit when they did an expansion soon after since it was less than a 20% increase. With this most recent expansion we required a new traffic study and permit for the total volume. We issued the attached permit and have no other comments.</i></p> <p>Brian Killan, CDOT Region 3 Access Program Manager, provided the following comment in an April 30, 2025 email:</p> <p>“The existing access permit for this parcel covers the expansion of the parking area. Due to that, CDOT has no comment”.</p> <p>Martin Schmitt, Assistant Manager for Gunnison County Public Works provided the following comment in an April 30, 2025 email:</p> <p>“With the CDOT comments and access permit and the site plan as submitted, public works has no comments”.</p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , no trails are proposed.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , water supply is not required for this passive use.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , wastewater treatment is not required for this passive use.
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> . The Property is in the Gunnison Fire Protection District.

		<p>Hugo Ferchau, Chief of the Gunnison County Fire Protection District provided the following comment in an April 30, 2025 email:</p> <p>“No concerns from the Fire District”.</p>
<p>13-102: B.: Location within municipal three-mile plan area</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable. Compliance with the City of Gunnison Three Mile Plan shall be considered. The applicant has not changed their responses to this section since Sketch Plan.</p> <p>The Applicable standards to consider are:</p> <p>B. DEVELOPMENT SHALL CONSIDER MUNICIPAL THREE MILE PLANS. When the proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable municipal Three-Mile Plan. The County shall consider how the proposed development has addressed those objectives and policies, and any further intergovernmental agreement between the County and the municipal government regarding the Three-Mile Plan area. Where there is a conflict between the objectives or policies of a Three-Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>1. MUNICIPAL THREE MILE PLAN AREAS MAY HAVE DIFFERENT OR ADDITIONAL REVIEW STANDARDS. Parcels that are located within an area designated within a three-mile area of a municipality, for which an intergovernmental agreement has been adopted between the County and the municipality, may be subject to different or additional review standards, based upon the specific requirements of that agreement and plan.</p> <p>2. COUNTY STANDARDS APPLY WHEN STANDARDS CONFLICT. Where there is a conflict between the objectives or policies of a Three Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>C. STANDARDS ARE MINIMUM. These improvements standards are intended to ensure a minimum level of performance. If an alternate design, process, or material can be shown to provide performance equal to or better than that established by these standards, or where it can be shown that strict compliance with these standards would cause unacceptable environmental impacts, or would result in adverse conditions on- or off-site because of unusual topography, size or shape of the property, existing vegetation, or other exceptional situations or condition, then the Community Development Director may recommend that the decision-making body accept the alternative. The evaluation shall consider whether the alternative will provide for an equivalent level of public safety and whether the alternative will be equally durable, so that normally anticipated maintenance costs will not be increased.</p>

Applicant Sketch Plan response:

“Primary Locational Standard and Three Mile Area Plan

The primary locational standard from the LUR contemplates that a land use change proposal be consistent with the municipal three-mile plan. LUR Section 10-104.B.2. Specifically, “[w]hen a proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable three mile plan.” Id. This proposal is located within the City of Gunnison’s Three Mile Plan area.

The first objective in the Gunnison Three Mile Plan is to “[p]romote a compact, efficient development pattern in the Gunnison area, in order to maintain the quality and availability of the City’s water supply, to minimize the need for new infrastructure, and to limit future increases of traffic.” Three Mile Plan, p. 27. This proposal will have no effect on the City’s water supply, will not result in any new infrastructure, and any impact on traffic would be negligible and is thus consistent with this first objective.

The second objective in the Gunnison Three Mile Plan is to “[p]reserve sensitive environmental features, cultural resources, and agricultural lands.” Three Mile Plan, p. 28. The subject proposal will have no effect on sensitive environmental features or cultural resources, and the proposed development is not on agricultural land. While there are agricultural lands adjacent to the proposed expanded parking area, the parking areas will have no adverse effects on said lands and the requirements of this second objective are met.

The third objective in the Gunnison Three Mile plan is to “[m]aintain and enhance water quality and water quantity.” Three Mile Plan, p. 28. This proposal will not have any adverse effects on water quality or water quantity, and in fact, has no effect on water at all, as there will be no water use for the parking are expansion. Thus, this third objective is met because water quality and quantity will be maintained by this proposal.

The fourth objective in the Gunnison Three Mile Plan is to “[m]ake capital investments that support the urban growth boundary.” Three Mile Plan, p. 29. Specifically, the Three Mile Plan objective is to “[f]ocus capital improvements on filling infrastructure gaps within the City limits, to encourage infill industrial, commercial, and residential growth.” Id. This proposal, while not in City limits, would result in infill of commercial growth since it is an expansion of an existing commercial use and is directly adjacent to the existing use. This proposal thus presents a capital investment that supports the urban growth boundary and is consistent with objective four.

		<p><i>Additionally, the overall policy of the Gunnison Three Mile Plan is that “growth in the unincorporated area should occur in a compact form, primarily on lands immediately contiguous to the City.” Three Mile Plan, p. 34. While the proposed development is not immediately contiguous to the City-County border, it is quite close. Additionally, the parking lot expansion satisfies a great need to the community and presents a compact form of development since the expanded parking area would be contiguous with the current storage facilities and parking areas.</i></p> <p><i>Because the outdoor parking expansion proposal is consistent and in accordance with the objectives and policies of Gunnison Three Mile Plan, it complies with the LUR’s primary locational standard, and we hope, given these facts and the great need for additional outdoor parking facilities in Gunnison County, that Gunnison County will lend its support for the project and approve it.</i></p> <p><i>Compliance with Draft Gunnison Subarea Master Plan</i> <i>It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan”.</i></p> <p>Anton Sinkewich, Community Development Director of the City of Gunnison provided the following comment in an April 19, 2025 email:</p> <p>“The City does not have additional comment on this application”.</p>
13-103: General Site Plan Standards And Lot Measurements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable.</i> This section generally pertains to building envelopes, the size of new lots, and the dimensions of buildings.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable,</i> the required setback between Commercial and Residential uses in 50’. The Applicant has proposed a 2’ setback from property lines, and has submitted a variance application pursuant to this section.</p> <p>Section 13-104:D.1. States: The Board of Adjustment and Planning Commission shall jointly conduct the public hearing, and the notice shall so indicate. The</p>

		<p>chairperson of the Planning Commission shall preside and the Adjustment shall be the body that determines the variance.</p> <p>a. Section 13-104:D.1.2.b states: When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: <i>Preliminary Plan Review Process for Major Impact Projects</i>.</p> <p>b. SECTION 7-302:H.1 states: The Planning Commission and BOCC shall jointly conduct a public hearing to consider the Preliminary Plan application</p>
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable</i> , no residential development proposed.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Not applicable</i> , no fuel burning devices proposed.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable, compliance shall be determined during Preliminary Plan review.</i></p> <p>Generally this requirement would be met in the provision of landscape and buffering areas within the required setbacks. The Applicant has not proposed open space that complies with this section, rather, has requested a variance to the setback requirement.</p> <p>Major Impact projects shall comply with this Section by providing open space by including landscaping elements pursuant to Section 13-111: <i>Landscaping and Buffering</i>, and setbacks from property lines pursuant to Section 13-104: <i>Setbacks from Property Lines and Road Rights-of-Way</i>.</p> <p>Pursuant to Section 7-201:i.4.4, the Applicant is required to show “general locations” of open space, and the requirements of Section 13-108 shall guide the design of the Sketch Plan.</p> <p>The Applicant has requested to apply the existing landscaping along the CO-135 ROW to the standards in Section 13-111 <i>Landscaping and Buffering</i>. The Applicant has not proposed landscaping between uses; however, intends to buffer the proposal from adjacent uses with an eight-foot-high chain link fence with tan slatting matching existing fencing. The Applicant has requested a variance from the standards of Section 13-104 <i>Setbacks from Property Lines and Road Rights-of Way</i> from adjacent residential uses.</p>
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , no additional signage proposed.

13-110: Off-Road Parking And Loading	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> While the Application is for a change to Commercial use, the proposed outdoor vehicle storage does not generate additional parking needs.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The Applicant has provided the current landscaping plan for the expansion of Commercial Use. Section 13-111:M.3.a. <i>Buffering, Different Abutting Uses</i> requires a 50' (landscaped) "buffer strip" between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.</p> <p>Section 3-111:M.1. <i>Buffering, Applicability</i> requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:</p> <p><i>a. NEIGHBORING PROPERTIES</i> <i>There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or</i></p> <p><i>b. ADVERSE IMPACTS</i> <i>There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.</i></p> <p>A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.</p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable.</i> Snow storage is required for the use and is shown on the plan. The application was referred to Gunnison County Public Works, who had no additional concerns with the application.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> An eight-foot high chain-link fence with slats is proposed. Commercial fencing is not subject to dimensional limitations. Compatibility of the proposed fencing with wildlife-friendly requirements should be determined as identified in Section 11-106 of this Report.
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable,</i> no exterior lighting is proposed.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> the Gunnison County Public Works Department will determine if a Reclamation Permit is required.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> a grading and erosion control plan has been submitted.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> a drainage, construction, and post-construction stormwater runoff plan has been submitted.

13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable, no Water Impoundments are proposed.</i>
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable, shall be determined during review. The review body will determine if the proposal is (1) a “hazard or nuisance” or if there are “adverse impacts to adjoining land.” The review body will determine if the “additional compatibility requirements” should be required as a condition of approval to mitigate any of these impacts. Outdoor vehicular storage is generally passive use and it is unlikely that the proposal would generate the need for additional conditions. There is overlap between some conditions of this section and others, such as Section 13-111 <i>Landscaping and Buffering</i>.</i></p> <p><i>A. GENERAL. Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following:</i></p> <ol style="list-style-type: none"> <i>1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</i> <i>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflict between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</i> <p><i>B. ADDITIONAL COMPATIBILITY REQUIREMENTS. As a condition of approval for Land Use Change Permits and in addition to any other requirements of this Resolution, the applicable review body may recommend and the decision making body shall be authorized to impose conditions that are necessary to minimize any potentially adverse impacts.</i></p> <p><i>Such conditions may include the following:</i></p> <ol style="list-style-type: none"> <i>1. HOURS. Limitation on hours of operation and deliveries;</i> <i>2. NOISE AND GLARE. Relocation on a site of activities that generate potential adverse impacts neighborhood uses including noises and glare;</i> <i>3. TRASH. Appropriate placement of trash receptacles;</i> <i>4. LOADING AND DELIVERY. Appropriate location of loading and delivery areas;</i> <i>5. ILLUMINATION. Appropriate lighting location, intensity, and hours of illumination;</i> <i>6. OUTDOOR SERVICES. Appropriate placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities;</i> <i>7. LANDSCAPING. The requirement of additional landscaping and buffering;</i> <i>8. HEIGHT AND SIZE RESTRICTIONS. The imposition of height and size restrictions to preserve light, privacy,</i>

		<p><i>views of significant features from public property and rights-of-way, and to ensure reasonable compatibility of structure sizes;</i></p> <p><i>9. NATURAL LIGHTING. Preservation of natural lighting;</i></p> <p><i>10. SOLAR ACCESS. Preservation of solar access;</i></p> <p><i>11. ODORS AND FUMES. Ventilation and control of odors and fumes; and</i></p> <p><i>12. DUST CONTROL. The imposition of paving or other means as a dust control measure.</i></p>
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