

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, December 7, 2018**

- 8:45 a.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 9:00 a.m.**    **Centennial Storage Partners, LLC/Discount Self Storage**, continued public hearing, request for expansion of the existing Discount Self Storage commercial storage facility onto an adjacent lot, located west of the existing facility to provide for a 134-space parking area for the rental storage of boats, rv's, vehicles, trailers on approximately 2.8-acres; located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 2, Flying E Ranch Subdivision  
**LUC-18-00036**

**Adjourn**

The applications can be viewed on [gunnisoncounty.org](http://gunnisoncounty.org),  
link to <http://204.132.78.100/citizenaccess/>

- Public access
- Projects
- Application #
- **LUC-18- 00036**
- Attachments

**GUNNISON COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**December 7, 2018**

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

Chairperson- Kent Fulton Vice-Chairperson- Jack Diani Commissioner-Molly Mugglestone Alternate Commissioner- Daniel Spivey Alternate Commissioner-Diego Plata	Assistant Director of Community Development- Neal Starkebaum Manager of Administrative Services- Beth Baker Others present as listed in text
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**Recused/Absent/Seated:**

**Absent:** Commissioners Rogalski and Cattles

**Recused:** Commissioner Cattles is recused from the review of LUC-18-00036

**Seated:** Commissioners Spivey and Plata

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With a quorum present Chairperson Fulton opened the December 7, 2018 regular meeting of the Planning Commission.

Moved by Diani seconded by Fulton to approve the Planning Commission meeting minutes of November 16, 2018, as amended, the motion passed unanimously.

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**CENTENNIAL STORAGE PARTNERS, DISCOUNT SELF STORAGE (LUC-18-00036):** The Gunnison County Planning Commission conducted continued public hearing, request for expansion of the existing Discount Self Storage commercial storage facility onto an adjacent lot, located west of the existing facility to provide for a 134-space parking area for the rental storage of boats, rv's, vehicles, trailers on approximately 2.8-acres; located one mile north of the City of Gunnison, west of Highway 135, legally described as Lot 2, Flying E Ranch Subdivision

Commissioner Cattles is recused from the review of this application.

Chairperson Fulton opened the continued public hearing.

Chairperson Fulton seated Commissioners Spivey and Plata.

Present representing Planning Commission: Commissioners Fulton, Diani, Spivey, Rogalski, Plata and Mugglestone.

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

Present representing the application: Owner Ken Synder (on the phone), and attorney Michael O'Loughlin

O'Loughlin has coordinated the DIA with the county attorney, and it should be completed shortly.

The commissioners reviewed the draft decision.

Fulton closed the public hearing.

Moved by Spivey seconded by Diani to approve LUC-18-00036 Centennial Storage Partners, Discount Self Storage expansion onto an adjacent lot, as amended. Commissioners Spivey, Plata, Diani, and Fulton voted yes; Commissioner Mugglestone voted no.

**PROJECT DESCRIPTION:**

Ken Snyder, Centennial Storage Partners, LLC, represented by Michael P. O'Loughlin, requests the construction of a three acre, 134-space parking area for the commercial storage of boats, r.v.'s, vehicles, trailers, etc., in conjunction with the existing, permitted Discount Self-Storage facility. A chain link fence, eight feet in height, with earth-tone slats, will be installed on the west and north perimeter of the parking area to screen the storage area from adjoining lands and Highway 135. Access will be through the existing Discount Self-Storage facility. An

existing residence is located on the property, which will remain in residential use. No lighting is proposed for the storage area.

**LOCATION:**

The site is located directly west of the existing Discount Self-Storage facility, on the northern half of Lot 2, Flying E Ranch Subdivision, 7.2-acres, west of Highway 135, adjacent to and directly west of the existing Discount Storage facility, approximately 1 mile north of the City of Gunnison, legally described as Lot 2 Flying E Ranch Subdivision.

**SURROUNDING LAND USES:**

North: Agricultural (vacant 35-acre parcel)  
South: Agricultural (vacant 14-acre parcel)

West: Agricultural (vacant 15-acres of a 22-acre parcel, with residence)  
East: Discount Self-Storage

**PLANS/REPORTS/SUBMITTALS:**

Plans, reports, and other submittal documents informing this Decision include, but are not limited to:

- Minor Impact Land Use Change Application and site plan
- Dan Roussin, Permit Coordinator, CDOT, email of August 28, 2018
- Bill Goddard, letter of September 6, 2018
- Gene Simillion, letter of August 23, 2018
- Aleshia Rummell, September 14, 2018 Sage-grouse Assessment
- Gunnison Valley Construction, October 8, 2018 - Excavation/Site Cost Estimate
- England Fence Company, LLC, October 1, 2018 - Fencing Cost Estimate
- City of Gunnison Comments – letters of September 26, 2018 and November 15, 2018
- Bob Williams, P.E., Williams Engineering, dated October 2, 2018 titled - “Discount Storage Outdoor Parking Plan”, drainage/site plan
- Dennis Spritzer, Fire Marshall, GCFPD, letter of September 24, 2018 and email of November 1, 2018
- Discount Self-Storage, Outdoor Parking Rental Agreement, submitted October 8, 2018

This review and Decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Department file relative to this application; including all exhibits, references, testimony and documents as included therein.

**REVIEW AGENCY REFERRAL COMMENTS:**

The following entities or agencies provided referral comments.

**Gunnison County Fire Protection District:**

Dennis Spritzer, Fire Marshal, letter of letter of September 24, 2018 notes:

*This is to let you know there are no major fire issues with the Discount Storage site plan as submitted.*

And email of November 1, 2018: (Regarding hazardous material spills)

*They are responsible for any and all clean-up. The amounts held in vehicles is not enough to warrant a hazmat clean-up as they are not the reportable quantity amounts including fuel.*

**City of Gunnison:**

Greg Larson, Chair, Planning and Zoning Commission, letter of November 15, 2018:

*Thank you for the opportunity to comment on the application submitted by Centennial Storage Partners, LLC for the expansion of Discount Storage. The following comments are based on the submitted application material and its relation to the Gunnison Three-Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado and the City of Gunnison Master Plan. The applicant appeared via phone conference asking for clarification last night at our meeting.*

*The City has the following observations regarding this proposed use:*

1. *Based on the existing Three-Mile Map, the property is designated as Rural Residential (1 unit per 5-35 acres)*

and is located outside of the Urban Growth Boundary.

2. One of the objectives of the Three-Mile Plan is to encourage infill development within the City limits and to "Limit new commercial and industrial development to lands within or immediately adjacent to existing City commercial and industrial zones."
3. The existing building on the site has historically been a single-family residence. The plans for this residence was not addressed in the LUC application.
4. Adjacent land uses predominantly include residential agriculture use to the north and west, and mixed use across the highway to the east and storage to the south.
5. The proposed expansion doubles the footprint of the existing Discount Storage.
6. Proposed screening is an eight-foot-high chain link fence with earth-tone slats which upon explanation of their proposal seems adequate and would improve the aesthetics of the storage yard.
7. The applicant plans to move vehicle storage that has been along the north and south side of the storage facility, to the west in the fenced and screened storage yard which will improve the appearance of the storage facility.
8. It is a priority of the City to protect the aesthetic appeal of the entrances to Gunnison. The City encourages the expansion of additional light industrial uses in the County to be within existing industrial areas on Highway 50 east of Gunnison and south of Gunnison on County Road 38.

We appreciate the opportunity to review this application

### **Colorado Department of Transportation:**

Comments from Dan Roussin, Permit Coordinator, CDOT, email of August 28, 2018:

*CDOT does agree that no access permit is needed due to the fact the access is for 10 design hourly volume and you are only increase it 1-2 trips a day. This wouldn't change the use by 20% of your access permit. Therefore, no access permit is required. However, if the intensity of the use (change in use) does increase the traffic by more than 20% in the future, then you would be required to get an access permit. If you have any additional questions, please let me know.*

### **Gunnison County - Gunnison Sage-grouse Wildlife Biologist:**

Comments from Aleshia Rummel, Wildlife Biologist, September 14, 2018, include the following: *Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed land use change will not adversely impact Gunnison sage-grouse or their habitats.*

1. *Because there are Gunnison sage-grouse in the general area, I recommend the following requirements be applied as a condition of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse:*
  - 1) *A Gunnison County Reclamation Permit is not recommended for activities on this parcel unless the surface disturbance is 10,000 sq. ft. or more. That permit will contain specific reclamation conditions. Disturbed areas must be reseeded with an approved 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) *For activities not requiring a Reclamation Permit, disturbed areas must 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.*
  - 3) *Surface disturbance will increase the potential of noxious weed infestation within the project area. Property owners must 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-weed-species](http://www.colorado.gov/pacific/agconservation/noxious-weed-species) The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.*
  - 4) *Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats must 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 workers' pets.*

### **SITE VISIT:**

A site visit was held on September 21, 2018. The Commission members viewed the location of the proposed parking area, the existing conditions, and surrounding properties.

### **PUBLIC HEARING:**

A public hearing was held on October 19, 2018 and continued to November 16, 2018 and December 7, 2018; at that time no public attended the hearings, and no comments were received.

**MEETINGS WITH PLANNING COMMISSION:**

September 21, 2018 – Work session and site visit

October 19, 2018, November 16, 2018 & December 7, 2018 – Public Hearing

**COMPLIANCE WITH THE APPLICABLE STANDARDS OF THE GUNNISON COUNTY LAND USE RESOLUTION:**

**Section 9-301: Commercial and Industrial Uses.**

The applicant is proposing an expansion of the existing storage facility for the outdoor parking of boats, trailers, rv's, etc.

**D. General Standards:**

**D.1: Non Residential Accessory Uses:** The proposed use is not accessory to a residential use.

**D.2: Food Service Requirements:** No food service is proposed as part of this application.

**D.3: Electrical Disturbances:** No use of equipment that creates electrical disturbances is anticipated at the site.

**D.4: Fire and Explosive Hazards:** No materials or products that decompose by detonation are proposed to be stored at the site.

**D.5. Glare and Heat:** No glare or heat producing activities are anticipated or expected at the site.

**D.6. Exterior Lighting:** The exterior lighting shall be designed so that all direct rays and glare are confined to the subject parcel. No additional lighting is proposed.

**D.7. Odors:** No odors are anticipated or expected.

**D.8. Radioactivity:** No radioactive materials are proposed to be stored on site.

**D.9. Vibration:** No activities that cause vibration are expected to occur along the property boundaries.

**D.10. Noise:** No significant noise is anticipated as a result of this application.

**Section 10-102: Locational Residential Development:**

Not applicable. An existing residence is located on the property. No additional residential units are proposed.

**Section 10-103: Residential Density:**

Not applicable. An existing residence is located on the property. No additional residential units are proposed.

**Section 10-104: Locational Standards for Commercial, Industrial and Other Non-Residential Development:**

**B. Primary Locational Standard.**

**1. Adjacent to Incorporated Municipality.**

The site is not adjacent to an incorporated municipality.

**2. Consistent with Municipal Three Mile Plan Area.**

The City of Gunnison comments, dated November 15, 2018, note that based upon the existing Three-Mile Map, the property is designated as Rural Residential (1 unit per 5-35-acres).

**C. Alternative Locational Standards.** 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:

**1. LOCATIONAL CONSIDERATIONS.**

**a. NECESSARY LOCATION.** The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or

**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

**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

The Planning Commission finds that the location is particularly well-suited for the specific use:

- The site is located adjacent to an existing, permitted self-storage facility.
- The use is an extension of the current self-storage business.
- The nature of the business requires a large area for the parking of vehicles associated with the business.
- The location provides the ability to minimize impacts to the neighborhood.
- The existing CDOT Highway 135 Access has been determined to be adequate for this type of use.
- The location does not create significant impacts to Gunnison Sage-grouse.

**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.

**2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.** The proposed use is compatible with uses established in the impact area. Compatibility is addressed in Section 13-118: Standards to Ensure Compatible Uses.

**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.

**Section: 11-102: *Voluntary Best Management Practices***

Voluntary; not mandated.

**Section 11-103: *Development in Areas Subject to Flood Hazards.***

The site is not located within an area subject to flood hazards, according to County mapping.

**Section 11-104: *Development in Areas Subject to Geologic Hazards.***

The subject parcel is not located within an area of geologic hazards, according to County mapping.

**Section 11-105: *Development in Areas Subject to Wildfire Hazards.***

The subject parcel is in a low wildfire hazard area, according to County mapping.

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

The area for expansion is already disturbed, with no additional impacts to wildlife.

**Section 11-107: *Protection of Water Quality.***

Not applicable. The site is not located within 125 feet of a water body.

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

Agricultural lands are located adjacent to the property on the north and west. No significant impacts that might affect the agricultural lands from the storage is anticipated. The adjoining landowners have commented that they find the proposed eight foot fence, with slatting, adequate for screening of their respective properties.

**Section 12-103: *Road System.***

Dan Roussin, Permit Coordinator, CDOT, email of August 28, 2018, notes that the parking/storage expansion would not require any modification to the existing CDOT Access Permit. No comments were received from Public Works

**Section 12-104: *Public Trails.***

Not applicable. No public trails are located on the site and the applicant has not proposed any public trails on the property.

**Section 12-105: *Water Supply.***

Not applicable. The expansion does not involve additional water usage.

**Section 12-106: *Sewage Disposal/Wastewater Treatment.***

Not applicable. The expansion does not involve additional wastewater treatment.

**Section 12-107: *Fire Protection.***

The parcel is within the Gunnison County Fire Protection District. Dennis Spritzer, Fire Marshall, email of September 24, 2018, notes that there are no major fire issues, and any minor hazardous materials spills, which fall into the non-reportable quantity range associated with vehicles, are the responsibility of the owner.

**Section 13-103: *General Site Plan Standards and Lot Measurements.***

The proposed location complies with property line setback requirements. Site Plan submitted with application.

**Section 13-107: *Installation of Solid Fuel-Burning Devices***

Installation of solid-fuel burning devices shall comply with this Section.

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

Not applicable. No open space is required for this use.

**Section 13-109: *Signs.***

Not applicable. No additional signage is proposed.

**Section 13-110: *Off-Road Parking and Loading.***

The site provides sufficient off-road parking and loading.

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

The applicant has proposed an eight foot, earth-toned, slatted chain link fence, on the north and west perimeter of the vehicle storage yard, to provide buffering to adjacent properties and Highway 135.

**Section 13-112: *Snow storage.***

Sufficient area is available for snow storage.

**Section 13-113: *Fencing***

Existing perimeter fencing on the property will be maintained. The applicant has proposed an eight foot, earth-toned, slatted chain link fence, on the north and west perimeter of the vehicle storage yard.

**Section 13-114: *Exterior Lighting.***

Exterior lighting fixtures shall comply with standards of this section. No additional lighting is contemplated by the application.

**Section 13-115: Reclamation and Noxious Weed Control.**

Reclamation will be required and the applicant is required to control noxious weeds.

**Section 13-116: Grading and Erosion Control.**

The site is fairly level, which will minimize the amount of erosion control required. Erosion control is addressed in the application.

**Section 13-117: Drainage, Construction and Post-Construction Stormwater Runoff.**

Bob Williams, P.E., Williams Engineering, prepared a certified drainage plan dated October 2, 2018, addressing on-site drainage, as well as provision of stormwater runoff.

**Section 13-118: Standards to Ensure Compatible Uses.**

The site has been designed in a manner that will not adversely affect the character of nearby areas.

- The location is adjacent to the existing commercial self-storage business.
  - The use is a direct extension of the existing commercial self-storage business.
  - The adjoining landowners to the north and west have commented that they find the proposed eight foot fence, with slatting, adequate for screening of their respective properties.
  - The fencing, along with the existing storage buildings and landscaping along Highway 135, will provide screening of the vehicle storage area from surrounding areas, as well as from Highway 135.
  - The City of Gunnison's comments note that the proposed fencing/screening is adequate, and the plan to move all of the vehicle storage to the west storage lot will improve the appearance of the storage facility.
  - The following shall not be permitted on the property: mechanical work on any stored vehicle, discharge or storage of grey water, sewage, or any other hazardous material, including but not limited to: flammable materials such as gasoline, oil, fuel, grease, or motor oil; storage of old or unused tires or batteries.
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.

Conditions are imposed that will prohibit hazards or nuisances.

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.

The use, as described in the project narrative, will not result in significant net adverse impact to adjoining lands.

**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. Such conditions may include the following:

1. **HOURS.** Limitation on hours of operation and deliveries;  
No limitations. The self-storage business hours provides 24/7 access to clients.
2. **NOISE AND GLARE.** Relocation on a site of activities that generate potential adverse impacts neighborhood uses including noises and glare;  
No use that would generate significant noise or glare to the neighborhood is permitted.
3. **TRASH.** Appropriate placement of trash receptacles;  
Required.
4. **LOADING AND DELIVERY.** Appropriate location of loading and delivery areas;

N/A

5. **ILLUMINATION.** Appropriate lighting location, intensity, and hours of illumination;

No lighting is proposed.

6. **OUTDOOR SERVICES.** Appropriate placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities;

Not applicable.

7. **LANDSCAPING.** The requirement of additional landscaping and buffering;

The applicant has proposed an eight foot, earth-toned, slatted chain link fence, on the north and west perimeter of the vehicle storage yard, to provide screening/buffering to adjacent properties and Highway 135.

8. **HEIGHT AND SIZE RESTRICTIONS.** The imposition of height and size restrictions to preserve light, privacy, views of significant features from public property and rights-of-way, and to ensure reasonable compatibility of structure sizes;

N/A

9. **NATURAL LIGHTING.** Preservation of natural lighting;

Natural lighting is not impaired.

10. **SOLAR ACCESS.** Preservation of solar access;

Solar access is not impaired.

11. **ODORS AND FUMES.** Ventilation and control of odors and fumes; and

No unusual odors or fumes will be generated by the proposed use.

12. **DUST CONTROL.** The imposition of paving or other means as a dust control measure.

All weather/gravel surface.

#### **FINDINGS:**

The Commission finds that:

1. This application is a Minor Impact Project.
2. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
3. The location meets the Alternative Locational Considerations. C. 1. c.
4. The proposed use is compatible with the existing neighborhood, and has been designed in a manner that will not adversely affect the character of nearby areas, primarily mitigated by the limitation to the use of the storage of vehicles and:
  - The location is adjacent to the existing commercial self-storage business.
  - The use is a direct extension of the existing commercial self-storage business.
  - The adjoining landowners to the north and west have commented that they find the proposed eight foot fence, with slatting, adequate for screening of their respective properties.
  - The fencing, along with the existing storage buildings and landscaping along Highway 135, will provide screening of the vehicle storage area from surrounding areas, as well as from Highway 135.
  - The City of Gunnison's comments note that the proposed fencing/screening is adequate, and the plan to move all of the vehicle storage to the west storage lot will improve the appearance of the storage facility.
  - The following shall not be permitted on the property: mechanical work on any stored vehicle, discharge or storage of grey water, sewage, or any other hazardous material, including but not limited to:

flammable materials such as gasoline, oil, fuel, grease, or motor oil; storage of old or unused tires or batteries.

5. Aleshia Rummel, Wildlife Biologist, notes that: "Based upon this analysis, a review of the data available, and the nature of the proposed activity, I find that the proposed land use change will not adversely impact Gunnison sage-grouse or their habitats" (with recommended conditions).
6. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

**DECISION:**

The Gunnison County Planning Commission, having reviewed all the documentation submitted to the County and included within the Planning Office file relative to this application, including all exhibits, references and documents as included therein, and including provision of a public hearing, and having reached the above cited Findings, classifies LUC No. 2018-00036, Centennial Storage Partners, LLC - Discount Storage, Parking Area Expansion as a Minor Impact Project, approves the Land Use Change Permit with the following conditions, and that said approval shall be memorialized by recordation of a Certificate of Minor Impact with the Office of the Gunnison County Clerk and Recorder:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. Aleshia Rummel, Wildlife Biologist, noted the following: "Because there are Gunnison sage-grouse in the general area, I recommend the following requirements be applied as a condition of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse:
  - 1) A Gunnison County Reclamation Permit is not recommended for activities on this parcel unless the surface disturbance is 10,000 sq. ft. or more. That permit will contain specific reclamation conditions. Disturbed areas must be reseeded with an approved 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) For activities not requiring a Reclamation Permit, disturbed areas must 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.
  - 3) Surface disturbance will increase the potential of noxious weed infestation within the project area. Property owners must 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-weed-species](http://www.colorado.gov/pacific/agconservation/noxious-weed-species) The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.
  - 4) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution*, dogs and cats must 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 workers' pets.
3. The following shall not be permitted on the property: mechanical work on any stored vehicle, discharge or storage of grey water, sewage, or any other hazardous material, including but not limited to: flammable materials such as gasoline, oil, fuel, grease, or motor oil; storage of old or unused tires or batteries.

4. A Development Improvements Agreement, subject to approval by the Gunnison County Attorney, shall be executed by the Board of County Commissioners, addressing the construction of the parking lot, as identified on the document titled "Discount Storage Outdoor Parking Plan", prepared by Williams Engineering, Robert L. Williams, P.E., October 2, 2018 and the installation of the fencing, on the site plan titled "Discount Self Storage Outdoor Parking Plan", prepared by Ken Snyder, August 20, 2018. The Certificate of Minor Impact shall not be recorded until this condition is fulfilled.
5. A performance bond, letter of credit or other means of surety acceptable to the Board of County Commissioners be required to cover the construction of the parking lot, and the installation of the fencing, plus 25 percent; such cost estimates as provided by the applicant, and that said surety is retained by Gunnison County. The Certificate of Minor Impact shall not be recorded until this condition is fulfilled.
6. Upon recordation of the Certificate of Minor Impact, all vehicles, boats, trailers, etc. currently located along the southern property line, shall either be removed from the property or relocated to the parking storage area no later than July 30, 2019.
7. The eight foot perimeter fencing shall be installed prior to the relocation of the vehicles identified in Condition No. 6.
8. All commercially stored vehicles, boats, rv's, etc. shall be removed or relocated from the north parking area by December 31, 2019.
9. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
10. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

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The commissioners adjourned the meeting at 9:30 A.M.

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/S/ Beth Baker

Gunnison County Community and Economic Development Department