



BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 17 - 39

A RESOLUTION APPROVING GUNNISON SECURE STORAGE SUBDIVISION
SE4SW4, SECTION 25 TOWNSHIP 50 NORTH, RANGE 1 WEST NEW MEXICO PRINCIPAL
MERIDIAN AT, 1012 HIGHWAY 135, GUNNISON COUNTY, COLORADO
LUC #2017-15

WHEREAS, Gunnison Secure Storage, LLC represented by AJ Cattles is proposing a mixed use facility comprised of up to a 5,000 sq. ft. light industrial shop with two residential, deed restricted units and a maximum 250 unit, phased self-storage complex. The 4.43-acre parcel will be subdivided into two lots; Lot 1 with existing residence is .84 acres and Lot 2 with self-storage units and light industrial shops is 3.64 acres. Water supply will be by central well and augmentation water from the Upper Gunnison River Water Conservancy District and sewer by connection to the North Gunnison Sewer District sewer system. The complex will be secured by gated access and an onsite manager. The subdivision is shown on a plat titled *Gunnison Secure Storage Subdivision*, prepared by Robert E. Brandeberry, PLS, for and on behalf of SGM, dated October 12, 2017. A parking easement and an access easement for benefit of the owners of the subdivision, is identified on the plat.

WHEREAS, a joint public hearing was conducted by the Planning Commission and Board of County Commissioners on September 15, 2017. The Gunnison County Planning Commission approved a Recommendation of conditional approval of the *Gunnison Secure Storage Subdivision* on September 15, 2017, and forwarded said Recommendation to the Board of County Commissioners for their review; and

WHEREAS, the Board of Commissioners did, on October 17, 2017, receive and review the Planning Commission's Recommendation and considered the Recommendation in evaluating the request and intends to approve the request by the adoption in full of the Planning Commission's September 15, 2017 Recommendation, with the following Findings and Conditions of Approval:

Findings:

The Board finds that:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.
2. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.
3. The property is within 400 feet of the North Gunnison Sewer District sewer system, and any uses requiring wastewater treatment will connect to the North Gunnison Sewer District sewer system.
4. The water plan assessment is complete and additional augmentation water was purchased from the Upper Gunnison River Water Conservancy District in compliance with Colorado Division of Water Resources.
5. A fence will be constructed at the perimeter of the storage area and light industrial shops along with existing and additional trees and will shield and buffer the existing single family residence and the surrounding residential neighborhood.
6. The Commission finds that the proposed two-lot subdivision is compatible with existing development in the neighborhood and will result in no significant net adverse impacts to



the neighborhood.

7. 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.
8. The subdivision plat was reviewed and approved by the County Attorney's office, as to form.
9. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and Section 6-10: *Standards of Approval for Minor Impact Projects*.
10. 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.

Conditions of Approval:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the 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. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.
3. The approval shall be memorialized by Board Resolution and Certificate of Minor Impact Project Approval. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.
4. A Development Improvements Agreement with Gunnison County, prepared by the Gunnison County Attorney's office, referencing the road construction plans, previously approved by the Gunnison County Public Works Department, prepared by Gerald Burgess, P.E., SGM titled "Gunnison Secure Storage Drainage Report", and "Gunnison Secure Storage Preliminary Drainage Plan, Screening and Road Plan" dated September 28, 2017 shall be executed by the applicant and the Board of County Commissioners and the financial security required is provided by the applicant.
5. 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.
6. 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.
7. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. 2017-00015 Gunnison Secure Storage Subdivision, is approved as a Minor Impact Project, subject to each and all conditions, as identified above.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless

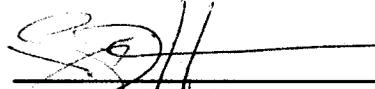
and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Messner, seconded by
Commissioner Houck, and passed on this 17th day of October, 2017.

BOARD OF COUNTY COMMISSIONERS

(Absent)

Phil Chamberland,
Chairperson



Jonathan Houck,
Commissioner



John Messner,
Commissioner

ATTEST:



Deputy Gunnison County Clerk and Recorder



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