



**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO**

RESOLUTION NO. 2025 - 25

A RESOLUTION APPROVING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR PRELIMINARY AND FINAL PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE

WHEREAS, the Applicant, LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, Jennifer Barvitski, and Michael O'Loughlin, Esq. of Schumacher & O'Loughlin, LLC, requests a 2.75-acre expansion of commercial use to allow for approximately 115 additional outdoor fenced vehicular storage spaces adjacent to the existing Discount Storage on a parcel of land commonly known as parcel no. 3701-250-06-008, 1825 State Highway 135, Gunnison, Colorado, legally described as Lot 3, Flying E Ranch Subdivision, according to the plat filed September 17, 2019, at Reception No. 662373, County of Gunnison, Colorado, ("Property"); and,

WHEREAS, a Land Use Change Permit for Sketch Plan Review of a Major Impact Land Use Change for Expansion of a Commercial Use at Discount (AKA Centennial) Storage on the subject property was approved by the Gunnison County Board of County Commissioners in Resolution No. 54, Series of 2024 on December 17, 2024; and,

WHEREAS, the Discount Storage Expansion of Commercial Use Preliminary and Final Plan ("Application") was submitted on February 13, 2025, and determined a complete application on April 14, 2025; and,

WHEREAS, the Planning Commission held public work sessions and public hearings to discuss the Application on the following dates

- May 15, 2025, Work Session
- July 17, 2025, Joint Public Hearing; and,

WHEREAS, at the work session on May 15, 2025, the Planning Commission, after consideration of the following factors: design, size, public concern, public facilities and services; found the applicant's request to combine the Preliminary and Final Plan reviews met the criteria of LUR Section 7-103.C.1 *Preliminary and Final Plans May Be Combined* and approved the request; and

WHEREAS, a joint public hearing was conducted on July 17, 2025, by the Planning Commission and Board of County Commissioners, in which the Commission and BOCC received and considered both written and oral public comment; and

WHEREAS, the following summarized public comments were received at the public



hearing on July 17, 2025.

- Public comment generally supported the project due to a significant lack of available storage space, particularly during snow season, which creates a financial burden. They highlight the project's benefits, including landscaping, and emphasize the community's need for storage. They express concern over regulatory barriers that make it difficult to meet these needs locally. Additionally, demand for storage is high while supply is lacking, which drives prices up and forces people to seek storage farther away.

WHEREAS, a joint public hearing was conducted on July 17, 2025, by the Planning Commission and Board of Adjustment, in which the Commission and BOA received and considered both written and oral public comment; and

WHEREAS, the Board of Adjustment approved a setback variance at the joint public hearing held by the Planning Commission and Board of Adjustment on July 17, 2025 as described in Variance Approval 1, Series of 2025 at Reception No. 703045; and

WHEREAS, at the November 21, 2024, joint public hearing; after a review of the application and all information, documentation, and testimony related to it, the Gunnison County Planning Commission tendered a Recommendation of Approval with findings and conditions to the Board of County Commissioners; and

NOW THEREFORE, the Board of County Commissioners hereby adopts in full the Planning Commission's recommendation and the findings of fact therein, and makes these findings of fact:

1. The project is a Major Impact pursuant to Section 7-101:C. Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.
2. Pursuant to Section 7-102: *Standards of Approval for Major Impact Projects*, the Commission hereby finds and concludes:
 - A. This combined Preliminary and Final Plan application is generally consistent with the standards and requirements of the Resolution, pursuant to Section 7-103, i.e., compliance of the proposed land use change with the standards of the Resolution are required to be determined in detail during Preliminary Plan review, and definitively during Final Plan review. This application has addressed, and the Commission has evaluated this submittal for its integration of and compliance with the standards of the Resolution within its final presentation of the proposed development pursuant to the foregoing standard.
 - B. The applicant has submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with the community character, taking into account the appropriate modifications discussed above.
 - C. Phasing has not been proposed by the applicant.
 - D. All uses have been identified on lots within this proposed development.



3. Based on the consideration of limited applicability of Final Plan requirements for the proposed development since it is not a subdivision, the Planning Commission approved the combination of Preliminary and Final Plans.
4. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that no additional public hearing on the Application need be conducted by the BOCC, and further, the BOCC hereby approves the Application for LUC-23-00032 as recommended by the Planning Commission, with the following conditions:

1. The applicant shall submit a Boundary Line Adjustment Plat that meets the standards of Gunnison County Land Use Resolution Section 5-104:L *Application Form for Boundary Line Adjustments*.
2. This approval is founded on each individual finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or condition, this approval is null and void.
3. This Preliminary and Final Plan approval 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.
4. This Permit Approval of this application is contingent upon compliance with all applicable federal, state, municipal and other permits required for construction following approval.
5. 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 application.
6. 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.
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.

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 Houck

seconded by Commissioner Smith, and adopted
on this 5th day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By (Absent)
Laura Puckett Daniels, Chairperson

By [Signature]
Elizabeth Smith, Vice Chairperson

By [Signature]
Jonathan Houck, Commissioner

ATTEST [seal]:

[Signature]
Deputy County Clerk

