

APPROVED MINUTES FEBRUARY 23, 2005
CITY OF GUNNISON - PLANNING & ZONING COMMISSION
REGULAR MEETING

rev. 3/3/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
KURT SCHRAM	X		
JONATHAN HOUCK	X		
COUNCILMEMBER THOMAS SMITS	X		

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR STEVEN WESTBAY, CITY PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, CITY CLERK GAIL DAVIDSON, VICKI ROACH ARCHULETA, ELLEN HARRIMAN, RICHARD KARAS, RALPH “BUTCH” CLARK, TL LIVERMORE, COLLEEN HANNON, BJ JOHNSON, LEE WISE, CHRIS ROMERO, ALLAN MULLER, GARY SHONDECK, MARK LUCAS, BILL MATTHEWS, HAL YALE, BRAD TOMLIN, ERIN VOKOUN, NANCEE GOODRICH, DOUG ENGEL, JANICE WELBORN-DOWNING, MIKE DOWNING, AND OTHER CONCERNED CITIZENS.

I. CALL TO ORDER AT 7:00 BY CHAIR LOTHAMER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF THE FEBRUARY 9, 2005 MEETING MINUTES

Commissioner Harriman moved to approve the February 9, 2005 meeting minutes.

Commissioner Seitz seconded the motion.

Roll Call Yes: Beda, Lothamer, Houck, Schram, Seitz, and Harriman

Roll Call No: None

Abstain: Smits – was absent for the February 9th meeting

Motion Carried

IV. CONDITIONAL USE – CU 05-1

WEST ELK PROPERTIES, LLC

The public hearing was opened at approximately 7:05 p.m.

Proof of publication was shown for the record.

Planner Antonucci gave a brief overview of the proposed conditional use application. Antonucci read her memo dated February 23, 2005 stating the applicant, Mr. Lucas, had amended his site plan and discussed those changes with the Commission.

The applicant, Mark Lucas, West Elk Properties, LLC, presented his application. Mr. Lucas showed the Commission the changes to his site plan, stating there will be one professional office and two contractor bays. The contractors are electrician Chris Romero and plumber Lee Wise. Mr. Lucas stated he knows there is concern of the alley way and feels there is adequate room as shown on his drawings. The applicant also discussed the nice looking façade of the building, landscaping, and mentioned there was similar use on the block already.

The following public comment was received:

Janice Welborn-Downing – 508 West Virginia Avenue

Ms. Welborn-Downing handed to the Commission a letter dated February 23, 2004. The letter was entered into the record. Concern was expressed on the quality of life, protection of property rights, traffic issues, and the staff recommendations. Ms. Welborn-Downing stated she felt the application should be remanded back to the applicant and the applicant should revise his site design and work with the surrounding neighbors to address the issues of concern.

Ralph “Butch” Clark

Mr. Clark mentioned the application was a good example of trying to fit into what the City has right now. He stated the project should be given a chance to adjust to stated concerns and the issues of lights and noise can be useful to compare to other businesses. Mr. Clark mentioned the applicant was offering great opportunities.

Gary Shondeck – Smith Opera House

Mr. Shondeck stated there were 12 offices in the Smith Opera House and had concerns of the alley way regarding traffic and parking. He expressed that Cea Mount, owner of Alpine Acupuncture, was concerned with the possibility of noise. Mr. Shondeck stated he wanted to know the direction of the City and asked if the application was suitable for the area. He mentioned the project would be more suitable down by the airport. Mr. Shondeck thought the hours of operation should be limited and that 6 a.m. was too early.

Doug Engel – Gunnison Tire

Mr. Engel stated he would like to speak for Cea Mount, who was unable to attend the meeting. Mrs. Mount had concern for noise and pollution. She feels her atmosphere could be affected, possibly causing damage to her business.

Mr. Engel spoke for himself and his wife Lee, stating the proposed facility is great, but doesn't believe the location is right. He mentioned the many code violations within the City and the difficulty enforcing them. Mr. Engel asked what direction the City is heading in regard to zoning and stated the proposed project was not the right project for the location.

Colleen Hannon

Ms. Hannon stated the applicant should consider the adobe structure on the site for historical significance and encouraged the property be listed historic or the proposed building to look like the adobe building.

Mike Downing – owner of five lots across the street

Mr. Downing asked the direction of the City and asked if the door would be open for rezoning and for other industrial use if this application was approved.

Hal Yale – across the alley

Mr. Yale stated the building looked like an industrial structure, and expressed concern for traffic, snow removal, and noise.

Bill Matthews – Suite 105, Smith House Opera

Mr. Matthews stated he was the President of the Smith House Association and mentioned he agreed with Gary, Hal, Doug, and Mike. He also stated he would favor the structure more if it was more compatible with the adobe structure.

Erin Vokoun

Ms. Vokoun stated Brad Tomlin and she had just signed a contract for the adobe east of the proposed project. She stated concern of sharing the cost of the new sewer line, and mentioned she was confused with the whole process and felt very vulnerable.

Lee Wise – Wise Mechanical

Mr. Wise stated from his standpoint, a plumbing contractor, the space will be used for storage and he would not be there through the day. He stated in the morning he would be loading his truck and the supply truck would deliver possibly twice a week. Mr. Wise stated there would not be much noise and that more noise would probably be heard from the gas stations south of the site.

Mark Lucas – applicant

Mr. Lucas mentioned the adobe structure would remain residential and a privacy fence six feet high is proposed around the structure. He stated the traffic and noise impact would be very minimal.

Planner Antonucci presented the application and read the definition of a conditional use from the City Code. Antonucci stated the application was an appropriate request. There was discussion regarding parking, the sewer line, possibility of one-way alley, landscaping, and the conditional use running with the land and not the owner.

The Commission discussed the issues listed in the staff report as well as concerns brought up by the public.

Councilmember Smits moved to continue the public hearing for Conditional Use application CU 05-1, proposed by West Elk Properties, LLC, to March 9, 2005 at 7:30 p.m. Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Beda, Harriman, Lothamer, Schram, Houck, and Smits

Roll Call No: None

Motion Carried

The public hearing was continued at 8:25 p.m.

V. BIG BOX MORATORIUM – DISCUSSION ITEM
DRAFT DESIGN STANDARDS

There was discussion on scheduling and strategy regarding the draft design standards. The consensus of the Commission was to try to be done with the draft by the end of March. Director Westbay stated he felt as many work sessions as possible should be scheduled to finish the draft design standards.

Westbay informed the Commission that City Council had their first reading of the ordinance to extend the moratorium on February 22, 2005. Westbay stated the Council made a formal motion to direct staff to review the PUD and wanted staff to look at the option of integrating the PUD with the draft design standards.

Westbay reminded the Commission of the joint meeting with the Gunnison County Commissioners on March 18, 2005.

VI. UNSCHEDULED CITIZENS

Richard Karas commented about the draft intent statements that were given to the Commission previously and stated if the document was of use to the Commission to use it. The Commission thanked Mr. Karas for his input.

Ralph “Butch” Clark informed the Commission of two resource books that might be of use for the draft design standards. Mr. Clark discussed a ten dollar a square foot building and explained what the structure would look like.

VII. COUNCIL UPDATE

Councilmember Smits gave an update of the February 22, 2005 Council meeting.

VIII. ADJOURNED at approximately 9:30 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary