

APPROVED MINUTES APRIL 13, 2005  
 CITY OF GUNNISON - PLANNING & ZONING COMMISSION  
 REGULAR MEETING

rev. 4/25/05

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, RICHARD KARAS, TL LIVERMORE, ELLEN HARRIMAN, DAVE MICHAELSON, PHIL KLINGSMITH, GIFFORD AND ELAINA JAUREGUI AND OTHER CONCERNED CITIZENS.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF MARCH 9, 2005 MEETING MINUTES

The March 9, 2005 meeting minutes were remanded back to the Planning Technician for corrections.

IV. PUBLIC HEARING AND POSSIBLE RECOMMENDATION– VF 04-4, VACATION OF DENVER AVE - GUNNISON COUNTY AND WSC

Chair Lothamer opened the public hearing at approximately 7:07 p.m.

Proof of publication was shown for the record.

Planner Antonucci gave an overview of the requested application.

Dave Michaelson, Gunnison County Long Range Planner, presented his application. Michaelson explained to the Commission the project of combining the three existing Tenderfoot Child and Family Development Centers into one center to be located at the WSC greenhouse site. There was discussion on an agreement with Palisades Apartments, relocation of the greenhouse, proposed cul-de-sac, easements, County maintenance of the subject street, and landscaping.

No public comment was received.

Planner Antonucci gave a presentation of the application. Antonucci stated she received a tentative agreement from the Palisades Apartments. There was discussion of the applicant's site plan, the need for a complete plan and an agreement with the Palisade apartments before a decision can be made.

Commissioner Beda moved to continue the public hearing for VF 04-4, vacation of Denver Avenue to April 27, 2005 at 7:15 p.m. Commissioner Houck seconded the motion.

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

Roll Call No: None

Motion Carried

V. PUBLIC HEARING AND POSSIBLE RECOMMENDATION - ZA 05-1,  
RE-ZONING OF ROCK CREEK, PHASE 2 - GUNNISON COUNTY

Chair Lothamer opened the public hearing at 7:30 p.m.

Proof of publication was shown for the record.

Director Westbay gave an overview of the application stating the applicant is requesting a zoning change from a Planned Unit Development (PUD) with an R-2 land use designation to a PUD with an R-2M land use designation. There was discussion of the adjacent uses, zoning comparisons, and zoning that was allowed in the past ten years that are against the City Code.

Dave Michaelson, Gunnison County Long Range Planner, presented his application. Michaelson gave a history of the area and explained the concept of the affordable housing project. Dave went over the site plan for Lot 22 and there was discussion on the roads, size of units, affordability index, Phase I and II, right of ways, County maintenance of the park and roads, parking on streets, original PUD and possible changes with the re-zoning of R-2M.

No public comment was received. The Community Development Department received a letter of opposition from Fred and Valerie Schmalz, dated April 13, 2005. The letter was entered for the record.

There was discussion between the Commission and Director Westbay regarding the following:

- Affordable Housing;
- Open space and community opportunities;
- Concern for road access;
- Parking issues;
- Wide streets verses narrow streets;

- Benefits of the project to the community;
- Resale of the Affordable Housing units; and
- Housing verses wages.

The public hearing was closed at approximately 8:45 p.m.

Commissioner Schram moved to direct the application ZA 05-1 back to Director Westbay to refine and bring back before the Commission at a later date. Commissioner Harriman seconded.

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

Roll Call No: None

Motion Carried

#### VI. CLARIFICATION OF CU 04-10, CONDITIONAL USE FOR TRIPLE CROSS TOWING – GIFFORD AND ELAINA JAUREGUI

Director Westbay explained the history of the application.

Attorney Phil Klingsmith, representing Gifford and Elaina Jauregui, stated he understood the City has the power to control parking and questioned the planning process of the City. Mr. Klingsmith pointed out there were three other towing services in Gunnison with no restrictions on the parking of their tow trucks. He asked the Commission to consider changing their condition of parking on Tomichi Avenue.

The commission clarified to Mr. and Mrs. Jauregui that the first condition of the application is that all commercial tow trucks shall be parked directly to the north of the garage or inside the garage. The applicant was told if they wished to amend the conditional use, they would need to re-apply and have another public hearing before the Planning and Zoning Commission.

#### VII. THREE MILE – MOUNTAIN MEADOWS GUNNISON COUNTY

Director Westbay gave an overview of the proposed subdivision and there was discussion on density, water source and quality, sewer services, road configuration, traffic and trip generation, and irrigation ditches. The Commission made amendments to the draft letter to the County Planning Commission.

Commissioner Harriman moved to authorize Chair Lothamer to sign and send the amended letter to the County Planning Commission. Commissioner Schram seconded the motion.

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

Roll Call No: None

Motion Carried

#### VIII. UNSCHEDULED CITIZENS

Richard Karas thanked the Commission for their knowledge of the rules and commended them on their work.

V. COUNCIL UPDATE

Director Westbay gave an update on the City Council meeting of April 12, 2005.

VI. ADJOURNED at approximately 9:35 p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary