

APPROVED MINUTES MAY 25, 2005
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 6/1/05

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 ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, DAN MCKENNA, BUTCH CLARK, LARRY BLATT, JENNIFER BARVITSKI, RICHARD KARAS, AND DAVID BAUMGARTEN

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF THE MAY 11, 2005 MEETING MINUTES

Commissioner Seitz moved to approve the May 11, 2005 regular meeting minutes as amended. Commissioner Harriman seconded the motion.

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

Roll Call No: None

Abstain: Ellen – was not at the May 11th meeting

Motion Carried

IV. PUBLIC HEARING CONTINUED AND POSSIBLE RECOMMENDATION; GUNNISON COUNTY AND WESTERN STATE COLLEGE, VF 04-4 VACATION OF THE EASTERN TERMINUS OF DENVER AVENUE, EAST OF COLORADO STREET

Director Westbay stated Gunnison County requested to continue the public hearing to the next regular meeting. Westbay discussed items that need to be submitted to the Community Development Department.

Dan McKenna, an adjacent property owner, stated he did not have any problem with the proposed vacation.

Commissioner Beda moved to continue the public hearing for VF 04-4, to vacate the eastern terminus of Denver Avenue, to June 8, 2005 at 7:00pm. Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Harvey, Lothamer, Schram, Ellen, Houck, and Beda

Roll Call No: None

Motion Carried

V. POSSIBLE RECOMMENDATION; SB 04-3 – MEADOWS VILLAGE,
FINAL PLAT REVIEW

Planner Antonucci presented the application giving a history of Meadows Village. Antonucci informed the Commission of the outstanding items to be addressed prior to meeting with City Council. The pending items included the cost allocation for the Subdivision Improvements Agreement, Declaration of Covenants, and the curb deviation.

Dan McKenna informed the Commission that he had talked to Ken Coleman from Public Works and the street lights will be the same as the Community Center.

There was discussion on an Avigation Easement for Gunnison Valley Hospital. A copy of the proposed easement was handed to the Commission by David Baumgarten from Gunnison County. Mr. Baumgarten explained the easement and stated the most prohibitive aspect is that building height would be restricted to 35 feet as to not interfere with air space. Director Westbay stated the height limit for Meadows Village is the same as the code; 35 feet and the subdivision would not be affected by the height limit.

Dan McKenna stated he was willing to work with the County and the easement would not be a surprise to the lot owners.

There was discussion on grading and drainage plans, a curb deviation, findings, and conditions.

Commissioner Harriman moved to recommend approval of SB 04-3, Meadows Village, final plat to City Council with the following eight findings and one condition:

FINDINGS

1. The Planning & Zoning Commission finds that the application contents include the following:
 - a. The Final Plat, drawn by Pearson Surveying and last revised May 18, 2005.
 - b. The Drainage Plan designed by Jerry Greene that is composed of three sheets and was last revised on May 19, 2005.
 - c. The Landscaping Plan designed by Patrik Davis Associates and last revised May 1, 2005.

- d. The written narrative and application contents dated May 2, 2005 submitted by Patrik Davis Associates.
2. The Planning & Zoning Commission finds that the Final Plat meets the Subdivision Division Review Standards as stated in the Land Development Code, and as discussed at the Preliminary Plat hearing on September 22, 2005.
3. The Planning & Zoning Commission finds that the curb deviation is approved by the City Engineer, Terry Zerger.
4. The Planning & Zoning Commission finds that the Community Development Director has designated the drainage plan of this subdivision as an insubstantial change to the original PUD of Meadows, Phase 1-R and Phase 2-R and Gunnison Center Phase 1-C.
5. The Planning & Zoning Commission finds that the City will not be responsible for the maintenance of the detention ponds, nor will the City be responsible for landscaping on any rights of way.
6. The Planning & Zoning Commission finds that the attachment to the Subdivision Improvements Agreement regarding bonding amounts and improvements shall be finalized and approved by City Staff prior to the meeting before City Council.
7. The Planning & Zoning Commission finds that the Declaration of Covenants shall be finalized to include verbiage that the lot owners will be responsible for the maintenance of the drainage areas and landscaping on rights of way.
8. The Planning & Zoning Commission finds that there is a need for an avigation easement for the Gunnison Valley Hospital for the operation of an emergency helicopter pad.

CONDITION:

1. That resolution of an avigation easement with Gunnison Valley Hospital must be achieved before submission of the final plat and before meeting with City Council.

Commissioner Schram seconded the motion.

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

Roll Call No: None

Abstain: Ellen

Motion Carried

Commissioner Harriman moved to recommend approval of a curb deviation, designed by the City Engineer, to City Council. Commissioner Beda seconded the motion.

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

Roll Call No: None

Abstain: Ellen

Motion Carried

VI. THREE-MILE COUNTY REFERRAL – VASKEN AJARIAN, HARTMAN CASTLE – TO USE FOR PUBLIC TOURS AND GIFT SHOP

Director Westbay gave an overview of the application. Westbay stated the County had a work session on the Hartman Castle approximately two weeks ago. The request is for a commercial business within the Three-Mile and Urban Growth Boundary.

There was discussion of the possibility of the County annexing and that the property would have to include the airport and possibly the Wilson Ranch. There was also discussion on the history of the location, density, and past uses. The Commission reviewed the draft letter to the Gunnison County Planning Commission.

Commissioner Schram moved to authorize Chair Lothamer to sign the letter to Gunnison County Planning Commission regarding the Hartman Castle. Commissioner Harriman seconded the motion.

Roll Call Yes: Seitz, Beda, Lothamer, Houck, Ellen, Harvey, and Schram

Roll Call No: None

Motion Carried

VII. OVERVIEW OF THE AIRPORT MASTER PLAN

There was discussion on the capital improvements phasing plan component of the Master Plan Update for the Gunnison-Crested Butte Regional Airport. The Commission went over the memo located in the packet that listed five areas of comment on the Airport Master Plan. The comments were categorized into Terminal Site Planning, Proposed Street Vacations, Property Acquisitions, Rio Grande Median Development, and Storm Water Drainage.

Director Westbay presented a map of the airport and discussed access, sewer and water lines, drainage, and visual improvements. The Commission asked that the following comments be added to the memo to the County:

- A copy of Section 19 of the new code, regarding large retail establishments be given to the County;
- The Commission is particularly concerned that the parking area receive a buffer;
- Would like a bike path on the south side of Rio Grande;
- Will the County consider other areas for rental vehicles;
- Consider providing a hub for public transportation;
- Reconsider the traffic circulation of 10th and 12th Streets, especially where they intersect Tomichi Avenue; and
- Consider building the terminal closer to Main Street with the access coming off of Main Street.

VIII. UNSCHEDULED CITIZENS

Butch Clark mentioned it might be useful for the Planning Commission to get together with City Staff to discuss the impacts of the newly adopted IBC Code. Mr. Clark felt the classes were excellent and very worthwhile. Mr. Clark also discussed the importance of safety standards.

IX. COUNCIL UPDATE

Councilmember Harriman stated the City Council unanimously passed the Design Standards Ordinance for Large Retail Establishments.

X. COMMISSIONER COMMENTS

The Commission inquired about the Master Plan and directed staff to make a plan on how to proceed with the update of the Master Plan.

Commissioner Beda asked for an update on the Conditional Use permit allowed for the property on the 100 block of south 12th Street. Director Westbay stated the applicant did not close on the property so the conditional use is null and void.

XI. ADJOURN at approximately 9:00 pm.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary