

APPROVED MINUTES JULY 13, 2005
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 7/28/05

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, RICHARD KARAS, KARI OULTON, HEIDI FINN, DAVE KINATEDER, DAWN KINATEDER, KATHERYN MERRITT, MARK LUCAS, JESSE WEAVER, PAT MCGEE, SARAH PHIPPS, BILL YOUNG, AND OTHER CONCERNED CITIZENS.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF THE JUNE 22, 2005 MEETING MINUTES

Commissioner Houck moved to approve the June 22, 2005 regular meeting minutes with one correction. Commissioner Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

IV. PUBLIC HEARING AND POSSIBLE RECOMMENDATION;
 SAGE MOUNTAIN SCHOOL, CU 05-4 – CONDITIONAL USE TO
 OPERATE A SCHOOL IN THE COMMERCIAL ZONE

The public hearing was opened at approximately 7:03pm.

Proof of publication was shown for the record.

Director Westbay gave an overview of the application. Westbay stated there was no conflict with land use and the school is compatible with the area. Westbay expressed concern on the expected trip generation and vehicle circulation.

Mark Lucas represented The Sage Mountain School. Mr. Lucas presented the application and discussed the proposed addition, playground, drop-off site, historic integrity of

current structure, snow storage, sidewalks, and the number of employees. Director Westbay discussed off-street parking and stated the Community School was evaluated to determine the ratio of parking needed at the proposed private school.

The following public comment was received:

Jesse Weaver – 114 North 8th Street.

Ms. Weaver expressed concern regarding increased traffic, number of events at the school, playground activity, and lack of parking on the street (due to curb and gutter recently placed).

Pat McGee – lives on Wisconsin Street.

Mr. McGee commented on the historic building and stated the purpose of the building when built in 1881 was a school and would like to see that use kept and preserved. He stated the proposed school is a message to the new kids that it's their generation – their future. Mr. McGee further commented on the building design and how it is presented to bring the past and the future together. Mr. McGee stated he honored the concerns of Ms. Weaver and expressed the need for an alternative school.

Sarah Phipps – owner of the subject property.

Ms. Phipps explained how she came up with an idea of an independent alternative K-5 school and stated she was inspired by the old school building. She further explained how many people told her to tear down the structure. Ms. Phipps went on to discuss how she found a specialist in Denver to look at the building. The specialist stated the structure was in excellent shape.

Ms. Phipps explained how she felt the proposed site was the best area for the alternative school. She stated she purchased the lot across the street, if additional uses are needed for the school in the future. Ms. Phipps said she is gifting the property to the school if the conditional use is permitted. She stated the intent is to keep the integrity of the old building.

Kari Oulton – in support of The Sage Mountain School.

Ms. Oulton stated she understands the concerns of Ms. Weaver. She continued to state that the students are younger children; so there won't be much traffic, the kids are not going to be running wild during breaks, and the school will be community service oriented. Ms. Oulton expressed her support for the school and mentioned it is an alternative school with a lot of ideas.

Bill Young – in support of The Sage Mountain School.

Mr. Young addressed the concerns of Ms. Weaver and pointed out the hours may not be the same as the High School and the proposed school may do field trips. He further stated that the traffic issues seem to be from current traffic; from current schools, City Public Works, and the new developments of west Tomichi. Mr. Young stated it is an improvement of the site and there are a lot of different uses that could be placed at the site that are less attractive.

Heidi Finn – teacher in Crested Butte and Interim Director of The Sage Mountain School.

Ms. Finn expressed support of the school, particularly in the proposed location. She continued saying schools are an asset to a community and neighborhoods.

Ms. Finn stated how it is a small family oriented service based facility with dedication from families. She believes in environmental stewardship and setting up a model of what they are trying to teach kids. Ms. Finn reiterated her strong support for The Sage Mountain School.

Dawn Kinateder – supports The Sage Mountain School.

Ms. Kinateder stated she was excited with the location and building being proposed. She expressed sympathy to Ms. Weaver's concerns and stated the children will be encouraged to be respectful of the neighborhood. Ms. Kinateder doesn't see any wrestling tournaments and plays would be at the Arts Center. Ms. Kinateder stated she thinks the traffic would be minimal and hoped the Commission considered the application.

Discussion ensued, but was not limited to the following:

- New curb and gutter on 8th Street and width of street – 50 feet;
- The need for a long range traffic study in the subject location due to the Guerrieri Addition and other properties in West Gunnison;
- Traffic on 8th Street versus traffic on Tomichi Avenue;
- Use of a school bell – Ms. Phipps stated there will be no bell and the school will be highly individualized and will have flexibility;
- Snow removal in alley in regard to the employee parking;
- Drop-off zone a better solution than a driveway; and
- Discussion of the findings of fact and conditions.

The public hearing was closed at approximately 8:25p.m.

Commissioner Houck moved to approve the Conditional Use application CU 05-4, Sage Mountain School, with the following six findings and three conditions:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the City of Gunnison Land Development Code; and the City of Gunnison Master Plan Volumes I and II (1994).
2. The Planning and Zoning Commission finds that the application requests the operation of a school in the commercial zone and enrollment will not exceed 50 students.
3. The Planning and Zoning Commission finds that the property is zoned as a Commercial district and is located adjacent to a residentially zoned neighborhood.
4. The Planning and Zoning Commission finds that traffic impacts may be created without an internal circulation pattern for student loading and offloading.
5. The Planning and Zoning Commission find that school functions will likely require visitors to park on rights-of-way in the neighborhood.

6. The Planning and Zoning Commission finds that the seven review standards as stated in the Land Development Code for conditional use permits have been or will be met based on the following conditions of approval:

CONDITIONS:

1. Seven on-site parking spaces shall be required, as well as a drop off zone, as shown on the site plan dated July 12, 2005.
2. The enrollment size of the school on this site shall not exceed 50 students.
3. This Conditional Use shall run with The Sage Mountain School, Incorporated.

Commissioner Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

V. MASTER PLAN DISCUSSION

Director Westbay handed to the Commission a memo regarding the Master Plan Visioning Overview progress reports. Westbay held an exercise with the Commission using the public outreach comments from September 2004. Westbay stated a meeting with the Master Plan Steering Committee will be held within the next eight weeks.

VI. COUNCIL UPDATE

Councilmember Harriman gave an update on the last City Council meeting stating there was a work session with the Challenge Grant Committee, approval of a Liquor License, the Bathje Subdivision, an ordinance correction on New York, the Car Show was given money for insurance, acceptance of a second bid on the water tanks, and discussed a joint meeting between City Council and the County Commissioners.

VII. COMMISSIONER COMMENTS

There is discussion of the Three-Mile element to the Master Plan at the County meeting on Friday, July 29th at 9:00a.m.

VII. ADJOURNED at approximately 9:20 pm.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary