

APPROVED MINUTES SEPTEMBER 14, 2005  
 CITY OF GUNNISON  
 PLANNING & ZONING COMMISSION  
 REGULAR MEETING  
 Rev 9/21/05

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, CRAIG AND JENNY DUNCAN, JAKE AND ROBYN SHAW, RICHARD KARAS AND TL LIVERMORE.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF AUGUST 3, 2005 MEETING MINUTES

Commissioner Houck moved to approve the meeting minutes of August 3, 2005 as presented. Commissioner Schram seconded the motion.

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

Roll Call No: None

Recuse: Beda - was not present at the August 3<sup>rd</sup> meeting

Motion Carried

VI. CONSIDERATION OF AUGUST 24, 2005 MEETING MINUTES

Commissioner Seitz moved to approve the August 24, 2005 meeting minutes as presented. Commissioner Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

V. PUBLIC HEARING AND POSSIBLE RECOMMENDATION – ZONING AMENDMENT – TO CHANGE R1 ZONE TO R2, APPLICANTS ARE CRAIG AND JENNY DUNCAN

Chair Lothamer opened the public hearing at 7:05 p.m.

Proof of publication was shown for the record.

Planner Antonucci presented the application. The request is to rezone Lot 19, Rainbow Meadows from R1 to R2. Five lots directly to the north of the subject property are already zoned R2. Antonucci stated the department did not have any concerns regarding this application.

The applicant, Craig Duncan, gave an overview of his request stating there is a line of duplexes along 3<sup>rd</sup> Street that come right up to the property. Mr. Duncan stated the subject lot looked like it was an afterthought and he felt the lot should be zoned R2. Mr. Duncan handed pictures to the Commission of two duplexes to the north of the subject property on 3<sup>rd</sup> Street.

The following public comment was received:

- Robin Shaw – 103 Diamond Lane  
Ms. Shaw expressed concern of the parking situation on 3<sup>rd</sup> Street from the duplexes. She stated many cars park along 3<sup>rd</sup> Street and on Diamond Lane creating a bottle neck. Ms. Shaw also stated concern of encroachment on the wetlands.
- Jake Shaw – 103 Diamond Lane  
Mr. Shaw stated concern of on-street parking. He also asked who zones the property. Chair Lothamer stated the developer submits an application of the subdivision then it is approved by the Planning and Zoning Commission then the City Council.

Planner Antonucci stated the City Code requires a public hearing at a Planning and Zoning meeting and at a City Council meeting. Antonucci also stated the application is consistent with the Master Plan. There was discussion on off-street parking for a duplex (2 per unit), drainage of area, and the wetlands easement.

Director Westbay stated Mr. Oberosler, who owns the lot to the south of the subject property, came in to talk to him and expressed concern on the rezoning request; however, Mr. Oberosler has not submitted any written comments.

Commissioner Beda asked the applicant if there would be a possibility of building townhomes. Beda stated that separate water and sewer is required if they would want to have townhomes in the future.

The public hearing was closed at 7:28p.m.

Commissioner Seitz stated he would feel more comfortable with the application if Mr. Oberosler would have submitted comments. Seitz also stated he understands the concern of the parking and believes off-street parking is allowed in Rainbow Meadows. Seitz mentioned he agrees with the property owners as well and the property does line up with the R2 zoning.

Chair Lothamer stated she would have a hard time denying the application based on parking. Lothamer stated parking is a code problem and will be discussed during the Land Development Code update.

Commissioner Harriman moved to recommend approval to the City Council, application ZA 05-2, a zoning amendment, submitted by Craig Duncan with the following five findings:

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 applicants would like to rezone from R-1 to R-2 to build a duplex unit.
3. The Planning and Zoning Commission finds that the property is adjacent to R-1, R-2 and R-3 zoning, and a change of zoning will be compatible with the neighborhood.
4. The Planning and Zoning Commission finds that this zone change will not affect the health, safety, and welfare of the community in a negative manner; and it is consistent with the Land Development Code and the Master Plan
5. The Planning and Zoning Commission finds that the four review standards as stated in the Land Development Code for amendments to the official zoning map have been met.

Commissioner Schram seconded the motion.

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

Roll Call No: None

Recuse: Ellen – will vote when the application goes to City Council

Motion Carried

VI. POSSIBLE RECOMMENDATION, THREE MILE COUNTY REFERRAL –  
GLEN SUBDIVISION – FOR FOUR SINGLE FAMILY RESIDENCES ON  
5 ACRES

Planner Antonucci presented the application. The Commission viewed the Glen Subdivision plat and discussed parking, the City ditch, fire access, the north sewer line, proposed density, concern of wetlands, and congestion of the intersection of Highway 135 and the proposed subdivision as well as County Road 11. Director Westbay stated CDOT has scheduled to rework Highway 135 in the proposed subdivision area in 2007.

Commissioner Beda moved to authorize Chair Lothamer to sign the letter to the County Planning Commission, regarding the Glen Subdivision, as amended. Commissioner Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

VII. POSSIBLE RECOMMENDATION, THREE MILE COUNTY REFERRAL –  
MYRON HAMM – FOR FOUR PARCELS ON 15 ACRES

Planner Antonucci stated the applicant had a work session with the County Planning Commission and the applicant was informed of the City's recommendation regarding density. The applicant changed their application to meet the City's recommendation. There was discussion on the road running through proposed lot 3 and individual septic and wells.

Commissioner Beda moved to authorize Chair Lothamer to sign the letter to the County Planning Commission, regarding the application by Myron Hamm, as amended. Commissioner Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

IX. COUNCIL UPDATE

Councilmember Harriman gave a City Council update stating they discussed the funding of Tenderfoot, heard an update on the License Agreement with WSC, had a discussion on Time-Warner from Adelphia, accepted the resignation of Mark Collins, passed several resolutions, and discussed insurance rates going up by 25%.

X. COMMISSIONER COMMENTS

Commissioner Beda stated he had a meeting in Mt. Crested Butte and could not believe the changes happening there. He encouraged the Commission to up there and see the changes and stated Gunnison needs to be prepared for all the growth that is happening.

Commissioner Seitz stated he rode his bicycle down Colorado and really enjoyed the bicycle path. Seitz stated the path speaks well for the wide streets and the City should look at the possibility of painting bike paths on more streets. Commissioner Harriman stated when we update the Master Plan, we need to talk about better access for bicycles.

XII. ADJOURNED at approximately 8:30p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary