

APPROVED MINUTES JANUARY 25, 2006  
 CITY OF GUNNISON  
 PLANNING & ZONING COMMISSION  
 REGULAR MEETING  
 Rev 2/2/06

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
JONATHAN HOUCK	X		
ALAN PALLAORO	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNING TECHNICIAN ANDIE RUGGERA, CITY ENGINEER TERRY ZERGER, RICHARD KARAS, TL LIVERMORE, MARLENE CROSBY, AND BJ JOHNSON.

**CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**MASTER PLAN DISCUSSION: LAND USE AND GROWTH**

Commissioner Harriman stated the process was incorrect in the professional services agreement between the City and Four Corners Planning. Harriman was concerned that Planning and Zoning Commission comments would not be considered by the City Council. He further stated that he wanted written clarification from the City Council.

Director Westbay stated the contract is between the City and the consultant and that the City's Charter clearly identifies the Planning and Zoning Commission responsible for preparing and updating the Master Plan. Westbay stated the Commission would be involved in each step, would hold public hearings, and then recommend the new Master Plan to the City Council for consideration.

The Commission asked Councilmember Harriman to express concerns, regarding the agreement, to City Council.

- **ALTERNATIVES FOR THE URBAN GROWTH BOUNDARY**

City Engineer Terry Zerger and County Public Works Director Marlene Crosby were present to discuss the Urban Growth Boundary. There was discussion on the North Sewer Extension and Ms. Crosby provided a map showing the extensions. Mr. Zerger discussed the north portion of the Urban Growth Boundary urging the Commission to consider carefully, the potential growth of the property near and including the VanTuyl parcel. Ms. Crosby also urged the Commission to really think about build out in the area

north of Gunnison. There was also discussion on if and where water could extend to the north and the possible impacts growth could have on the aquifer.

- **ALTERNATIVES WITHIN THE CITY OF GUNNISON**

Director Westbay stated he was working on a land use map and he was mostly done with the city and is now working on county data. Westbay continued saying there are potential zoning changes within the city and the West Gunnison Plan is under process. There was discussion on the perceptible need for more single family dwellings within the city.

### **MASTER PLAN DISCUSSION: ECONOMICS**

The Commission reviewed and discussed each of the eighteen Economic Viability/Sustainability Policies for the Master Plan. Economics will be discussed further at a later date.

### **UNSCHEDULED CITIZENS**

TL Livermore stated he did not see the last two agendas published in the paper and has not received any emails regarding Planning and Zoning Commission meetings. Chair Lothamer stated that work sessions do not get published in the paper and he is welcome to pick up a tentative schedule for updating the Master Plan from the Community Development Department.

Mr. Livermore also reiterated past comments on the sound/camera system, saying he had tried to watch a meeting on the television and the sound and picture was horrible.

### **COUNCIL UPDATE**

Councilmember Harriman stated Council approved to set up a contract for the new Events Coordinator, Sally Palmer, approved an ordinance for refuse rates, approved an ordinance for the rezoning of the parsonage, and a request was made by the RTA.

### **ADJOURNED**

Chair Lothamer closed the meeting at approximately 9:45p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary