

APPROVED MINUTES JUNE 14, 2006
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 6/22/06

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, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, RICHARD KARAS, TL LIVERMORE, MARCIA DUNCAN, JEFF WILKINSON, BOB WILLIAMS, DANETTE WITZEL, BOB GYDESEN, ERICH FERCHAU, SUE OATES, FRED AND LETA HAVERLY, LUCY HIGH, JOE MATYK, RALPH “BUTCH” CLARK, LOIS ROBERTS, MICHAEL MONTANO, PEGGY MARTIN, KERRY PYLE, SHAWN MACROE, DOUG DURYEA, SKYE HOUSEMAN, RACHEL MAGRUDER, DAVID BAUMGARTEN, MELODY ROPER, STEVE WILLIAMS, MARLENE CROSBY, VICTORIA ROACH ARCHULETA, JOSEPH DIXON, AND CARL PICKET.

CALL TO ORDER AT 6:30PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF MAY 24, 2006 MEETING MINUTES

Commissioner Jim Seitz moved to approve the meeting minutes of May 24, 2006 as corrected. Commissioner Bob Beda seconded the motion.

Roll Call Yes: Harvey, Diane, Alan, Ellen, Bob, and Jim

Roll Call No: None

Motion Carried

COUNCIL UPDATE

Councilmember Ellen Harriman stated that on the June 13th City Council meeting they approved the liquor license for the Old Miner Steakhouse, discussed economic development, and listened to various reports.

COMMISSIONER COMMENTS

The Commission discussed the increasing sidewalk vendors along Main Street. Director Westbay stated vending was allowed in the CBD and C districts with a stand to not exceed four feet in width and six feet in length and seven feet in height and shall not

overlap onto the adjacent owner's property. The Commission stated concern of the increasing number of sandwich board signs along Main Street as well. Director Westbay stated he would check into the issue.

Commissioner Jim Seitz moved to excuse Commissioner Jonathan Houck from the regular meeting of June 14, 2006 due to a personal prior commitment. Commissioner Harvey Harriman seconded the motion.

Roll Call Yes: Bob, Diane, Alan, Ellen, Harvey, and Jim

Roll Call No: None

Motion Carried

PLANNING STAFF UPDATE

Planner Kim Antonucci gave the Commission an overview of upcoming meetings and stated the Commission would not be able to continue work on updating the Master Plan until the first meeting in July.

Director Steve Westbay stated he had a meeting with City Council and the Board of County Commissioners on the Three Mile area in regard to Affordable Housing. Steve stated there was general discussion to work with the Three Mile Intergovernmental Agreement and there was no further direction on annexation at this point.

PUBLIC HEARING AND ACTION

SB 06-1, MAJOR SUBDIVISION – SKETCH PLAN – VAN TUYL VILLAGE

Councilmember Ellen Harriman stepped down from discussion/vote at this time as she will vote on the subdivision at Final Plat when it goes before City Council.

Chair Lothamer opened the public hearing at approximately 7:00p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci gave an overview of the Van Tuyl Village Sketch Plan application. Kim stated the parcel is 29.93 acres commonly known as the vacant Van Tuyl parcel north of Spencer Avenue and to the east of Highway 135. The parcel is located in three zones: R1, R2M, and C. Kim reviewed the four step procedure for a major subdivision.

The applicants, Jeff Wilkinson – Manager, Bob Williams, Bob Gydesen, and Erich Ferchau of West Elk Investments, LLC, were present.

Jeff Wilkinson presented plans of the proposed subdivision and discussed his vision of the following:

- 42 single family residential lots in the R1 Zone;
- 19 single family residential lots in the R2M Zone;
- Smart Growth principles of commercial use on the first floor and housing on the second floor in the C Zone;
- The applicants vision of houses to mirror houses of old Gunnison;
- Houses will have garages in the rear of the home with alley access;
- Houses will feature Victorian architectural style with wood porch entries and steeper multiple roof lines;
- Housing being affordable for the working class;
- One lot purchase per individual;
- Architectural guidelines making it very difficult for modular homes to be placed in the subdivision; and
- Proposed that the City of Gunnison Building Department enforce the Architectural Guidelines.

Director Steve Westbay stated the Community Development Department does not enforce covenants.

The Commission expressed concern of achieving and maintaining the look of the homes the applicant is proposing, traffic issues on Vulcan, Spencer, Colorado Street, and alleys, and access of the parking lot adjacent to Highway 135.

The following public comment was received:

Ralph “Butch” Clark – 519 East Georgia Avenue – stated appreciation for the applicants and stated the following concerns:

- Sewer line issue of bringing the line from the northeast corner of the parcel to the southwest corner;
- The long alley creating traffic issues;
- Would be nice to have a water feature in the open space between the Commercial and Residential;
- Would like to see subdivision designed for solar energy;
- Lack of traffic light at the Colorado Street intersection; and
- Would like to see the continuance of the street grid system.

Richard Karas commended the applicants, wished them well, and asked the following questions:

- Is there adequate space for commercial deliveries? Mr. Wilkinson stated deliveries would be the same as they are in the downtown area.

- The subdivision seems to be geared mostly for families, is it hard to reach the school? Mr. Wilkinson stated there are bike paths next to the alley for access to the school and that there are currently sidewalks along Spencer Avenue.
- Is there adequate parking for the multi-family units? Director Westbay stated that when the multi-family unit plan is submitted for a building permit, the parking standards of the City Code shall apply.
- There seems there would be a lot of trips generated on Colorado Street. Mr. Wilkinson stated a traffic study will be completed as soon as possible.

Sue Oates – Gunnison County Beautification/Scenic Corridors Committee

Ms. Oates stated concern for how the subdivision would look from Highway 135 and wanted to draw their attention to the Corridor Management Plan. She stated the plan gives a good check point for siding, landscaping, noise barriers, etc. Ms. Oates also stated concern for the enforcement and maintenance of the alleys and parking areas.

Lucy High – 422 Tincup Drive

Ms. High stated concern for alley access and winter maintenance.

Lisa Haverly – 13 Dorchester Street

Ms. Haverly stated concern of traffic and parking issues on Vulcan Street. Ms. Haverly inquired on the front setback and height of proposed homes.

Michael Montano – 815 Belleview Avenue, Crested Butte

Mr. Montano stated concern for traffic at the intersection of Colorado Street and Highway 135. Mr. Montano stated it would take more than a stop sign to slow traffic down. Mr. Wilkinson stated that a traffic light is probably not required.

Kerry Pyle – 5 Vulcan Street

Mr. Pyle asked when they are planning on breaking ground and what the time frame for selling off the lots is. Director Westbay stated the applicant has to go through the 4 step application process and can convey title after approval of the Final Plat.

A letter from Janet Welsh Crossley, dated June 14, 2006 was entered into the record. Ms. Crossley expressed a need for nice landscaping in the open space areas and a concern for a play area and parking with the proposed multi-family housing.

The Commission discussed issues with circulation, traffic on Spencer and Vulcan, lot configuration, density, and the findings and conditions.

Chair Diane Lothamer closed the public hearing at approximately 8:40p.m.

Commissioner Harvey Harriman moved to approve SB 06-1, Sketch Plan for Van Tuyl Village with the following findings and conditions:

FINDINGS

1. The Planning and Zoning Commission finds that this application is for a major subdivision of a 29.93 acre parcel of property.
2. The Planning and Zoning Commission finds that the property is split into three zoning districts, R-1M, R-2M, and Commercial, and that the application intends to follow the City zoning standards for these districts.
3. The Planning and Zoning Commission finds that development plans for Vulcan Street, County Road 13, and Highway 135 will need to be approved by the City, the County of Gunnison, and the Colorado Department of Transportation, respectively.
4. The Planning and Zoning Commission finds that the Commercial portion of the subdivision is located in the Entrance Overlay District and will need to adhere to additional standards.
5. The Planning and Zoning Commission finds that utility service lines will need to be designed to accommodate the maximum possible density.
6. The Planning and Zoning Commission finds that existing zoning entitlements of this and neighboring sites could generate commercial trips that cannot be determined at this time.
7. The Planning and Zoning Commission finds that all lots are required to be served by all utilities and proper utility line sizes, and that appropriate easements for utilities and access will need to be established at Preliminary Plan.
8. The Planning Zoning Commission finds that this application includes application contents, public hearing records, master plan provisions, and the City's Land Development Code.
9. The Planning and Zoning Commission finds that the nine review standards for subdivisions have been or will be met based on the following conditions:

CONDITIONS

1. Preliminary Plan application shall comply with all provisions of the Land Development Code.
2. The Preliminary Plan application shall include a Transportation Impact Study based on the City of Gunnison Transportation Impact Study Guidelines.
3. Vulcan Street Right-of-Way width shall be 90 feet unless a deviation is granted by the City Council.
4. County Road 13 shall be sufficient to maintain a 60 foot Right-of-Way minimum.

Commissioner Alan Pallaoro seconded the motion.

Roll Call Yes: Jim, Bob, Diane, Alan, and Harvey

Roll Call No: None

Motion Carried

PUBLIC HEARING AND RECOMMENDATION
VF 06-2, VACATION AND REPLAT CREATING THREE PARCELS
(FAIRGROUNDS)

Councilmember Ellen Harriman stepped down from discussion/vote at this time as she will vote when the application comes before the City Council.

Chair Diane Lothamer opened the public hearing at approximately 8:50p.m.

Proof of publication was shown for the record.

Director Steve Westbay gave an overview of the application. Steve stated the request is to create three parcels by vacating all the internal streets and alleys. The easements have been reviewed by the Public Works Department and the City Attorney Rod Landwehr.

Melody Roper, representing Gunnison County, stated the project of vacating the streets and alleys started a long time ago. The County is trying to obtain a grant to update the facilities and the grandstands. The county must own the property the structures are located on to obtain the grant.

The following public comment was received:

Joe Dixon – Member of the Cattlemen’s Days Board of Directors

Mr. Dixon stated he owns adjacent properties to the subject property and that he really enjoys the rodeo grounds. Mr. Dixon stated it would be nice to better utilize the fairgrounds with new bleachers and stalls.

Ralph “Butch” Clark – 519 East Georgia Avenue

Mr. Clark stated his support for the fairgrounds and stated he studied old records at the County and it seemed no one ever wanted to develop the property in the past. Mr. Clark stated the property is very valuable and in the core of the City.

TL Livermore – Member of the Cattlemen’s Days Board of Directors

Mr. Livermore stated there were more members present earlier to speak in support of the County, but had to leave as they had another meeting to attend to plan for Cattlemen’s Days.

The following documents were entered into the record:

- A letter from Marlene Crosby, Gunnison County Public Works Director, dated June 12, 2006;
- A letter from Murk Mansell, Qwest Right of Way Manager, dated June 13, 2006; and

- A letter and Grant of Easement attachment from City Attorney Rod Landwehr, dated June 12, 2006.

Director Steve Westbay stated the County will be submitting another application for rezoning from Multi-Family Residential (R3) and Industrial (I) to a Planned Unit Development (PUD).

The Commission discussed the findings and conditions.

Chair Diane Lothamer closed the public hearing at approximately 9:15p.m.

Commissioner Harvey Harriman moved to recommend to City Council the approval of application VF 06-2 to vacate and replat into three parcels, submitted by Gunnison County, with the following findings and conditions:

FINDINGS

1. The Planning and Zoning Commission finds that the Fairground operations have been located on this site for over six decades without road improvements being in place.
2. The Planning and Zoning Commission finds that this vacation application complies with the stated goals and objectives of the *Update to the Transportation Element of the Master Plan*.
3. The Planning and Zoning Commission finds that this application meets those related standards cited in Section 15.160.110 of the City of Gunnison Land Development Code.
4. The Planning and Zoning Commission finds that a plat will be recorded with the Gunnison County Clerk and Recorder office, and the plat will describe necessary utility easements to be maintained across the site.
5. The Planning and Zoning Commission finds that emergency access through the interior of the site on the existing access way will need to be maintained, however, alternative internal emergency access may be considered if they meet related standards of the International Fire Code.
6. The Planning and Zoning Commission finds that the record of this recommended includes the application contents, staff reports, applicable provisions of the City Master Plan and Land Development Code, and comments made during the public hearing held for this application.

CONDITIONS

1. The Grant of Easement language shall be amended to allow overhead utilities; it shall preclude improvements such as new buildings or other facilities that restrict the practical maintenance of utilities within said easements; and such language shall be reviewed by city staff and the city attorney prior to consideration by the City Council.

Commissioner Pallaoro seconded the motion.

Roll Call Yes: Jim, Bob, Diane, Alan, and Harvey

Roll Call No: None

Motion Carried

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 9:20p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary