

APPROVED MINUTES AUGUST 16, 2006  
 CITY OF GUNNISON  
 PLANNING & ZONING COMMISSION  
 REGULAR MEETING  
 Rev 8/21/06

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, MARLENE CROSBY, HAP CHANNELL, MIKE PELLETIER, PAULA SWENSON, AND RICHARD KARAS.

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC HEARING AND RECOMMENDATION  
 ZA 06-6, ZONING AMENDMENT SUBMITTED BY GUNNISON COUNTY  
 TO REQUEST ZONING CHANGE OF COURTHOUSE AT 200 EAST  
 VIRGINIA FROM COMMERCIAL TO A PUD**

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

Proof of publication was shown for the record.

Director Steve Westbay gave an overview of the application. Westbay stated the possible expansion of the jailhouse is the driving factor for this application and that a nonconforming parking condition exists. A Planned Unit Development (PUD) designation was considered most appropriate by city staff because the County’s development needs could not be sufficiently addressed by any of the City’s existing zoning districts.

Mike Pelletier, representing Gunnison County, stated they resubmitted the application as a PUD as it was a better fit with current zoning. Mr. Pelletier discussed the site plan, development standards, future development plans, and height restrictions.

No public comment was received.

The public hearing was closed at approximately 7:35p.m.

The Commission discussed the proposed LEEDS certification of the expanded jail, findings and the PUD Development and Use Standards. Chair Diane Lothamer stated Councilmember Ellen Harriman would not be voting since she will be voting at a later time when the application goes before the City Council.

Commissioner Harvey Harriman moved to recommend approval of application ZA 06-6 submitted by Gunnison County to rezone 200 East Virginia Avenue from C to a PUD with the following findings and the Development and Use Standards table:

FINDINGS OF FACT

1. The Board of County Commissioners and City Council met on February 22, 2006 and the idea of rezoning to the courthouse property in order to facilitate the jail expansion was discussed. The Council agreed that review of the proposed expansion would be best addressed through the public process required by rezoning, and the city would consider appropriate means to address issues at that point. The Planning & Zoning Commission finds that parking and architectural design are significant issues associated with the proposed jail expansion.
2. The Planning and Zoning Commission finds that during the February 22<sup>nd</sup> meeting, the City Council and BOCC discussed the concept of establishing an IGA to address issues related to the proposed new jail addition.
3. The Planning and Zoning Commission finds that the proposed courthouse improvement will include 43 on-site parking spaces which is an increase of seven spaces from the existing parking layout. The Planning & Zoning Commission further finds that the City and County should lead in the assessment and improvement of future parking facilities for the downtown area; this should be accomplished through an IGA.
4. Architectural illustrative elevations of the new jail expansion depict a structure with significant mass and scale. The existing courthouse facility, for the most part, exemplifies a grand governmental institution. The Planning and Zoning Commission finds that the proposed jail facility should be designed in a manner that helps to restore and enhance that grandeur, and architectural design could be addressed though an IGA between the City and County.
5. The Planning and Zoning Commission finds that an existing sewer line runs under the existing jail wing and will need to remain in place with the new jail expansion. The proposed IGA should address the function of this existing line and/or address the responsibility to relocate the line in the event that another alignment would be required in the future.
6. The Planning and Zoning Commission finds that there is a compelling need to construct a new jail facility and the assessment of possible alternative locations has concluded the courthouse as the best alternative. The Planning and Zoning Commission further finds that this PUD application sets a framework to coherently administer the long term development of the courthouse property.

The Planning and Zoning Commission is enthusiastic of the possibility of the LEEDS certification for the jail.

7. The Planning and Zoning Commission finds that the following uses, dimensional standards and future facility expansion constitute the entitlement and land use administrative provisions that will be used to direct future development and use of the courthouse site.

<i>Courthouse PUD Development &amp; Use Regulations</i>	
<i>Criteria</i>	<i>PROPOSE PUD</i>
<b>Floor Area (sf)</b>	<b>Proposed total floor area = 80,350 sf</b> <ul style="list-style-type: none"> <li>• Existing Courthouse = 44,850 sf</li> <li>• Jail Expansion = 33,000 sf</li> <li>• Future Meeting Room = 2,500 sf</li> </ul>
<b>Bldg Footprint Cover</b>	<b>41% or 33,250 sf</b> <ul style="list-style-type: none"> <li>• Existing Courthouse = 19,750 sf</li> <li>• Jail Expansion = 11,000 sf</li> <li>• Future Meeting Room = 2,500 sf</li> </ul>
<b>Parking Cover %</b>	<b>18% or 14,570 sf</b>
<b>Landscape Cover %</b>	<b>26 % or 21,060 sf</b>
<b>Parking (spaces)</b>	<b>43 Spaces</b>
<b>Building Height</b>	<b>No greater than 43 feet; architectural projections such as cupolas, cornices, etc. may be a maximum of 45 feet.</b>
<b>Setbacks</b>	<b>All buildings shall maintain a 10 foot setback from property lines. Parking facilities may be placed up to the property line.</b>
<b>Allowed Uses</b>	<ul style="list-style-type: none"> <li>• Government administrative facilities, services and buildings;</li> <li>• Professional Offices;</li> <li>• Jail;</li> <li>• Jail accessory uses;</li> <li>• Commercial parking (surface or structure).</li> <li>• All other uses not cited herein shall be prohibited.</li> </ul>
<b>Site Plan</b>	<b>An illustrative site plan has been provided with the application and that site plan will serve as an administrative document in the assessment of future development of the site.</b>
<b>Other Standards</b>	<b>All other development standards not noted herein shall comply with those standards of the Gunnison Municipal Code.</b>

Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

**ADJOURNED**

Chair Diane Lothamer closed the meeting at approximately 7:40p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary