

APPROVED MINUTES AUGUST 23, 2006
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 9/6/06

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

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, ROBERT GYDESON, ROBERT WILLIAMS, JEFF WILKINSON, DAMON PARKER, FRED AND LETA HAVERLY, CARL PICKETT, RALPH “BUTCH” CLARK, KEVIN AND GAIL DAVIDSON, MARCIA DUNCAN, JONATHAN HOUCK, TL LIVERMORE, JOE MATYK, ERICH FERCHAU, PHIL CROSSLEY, GEORGE MCCUNE, AND VICKI ROACH ARCHULETA.

CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF AUGUST 9, 2006 MEETING MINUTES

Commissioner Jim Seitz moved to approve the meeting minutes of August 9, 2006 as amended. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Abstain: Diane

Motion Carried

PUBLIC HEARING – SB 06-1, CU 06-5, AND ZA 06-8, SUBMITTED BY WEST ELK INVESTMENTS, FOR THE PROPOSED VAN TUYL VILLAGE, A 29.93 ACRE PARCEL LOCATED IN THE R1M, R2M, AND C ZONES.

Chair Diane Lothamer opened the public hearing at approximately 7:04p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci gave an overview of the application contents and stated that the Subdivision, Zoning Amendment, and Conditional Use applications and the road deviation request have been consolidated into one application. Kim explaining the four step process for a subdivision.

Jeff Wilkinson, manager of West Elk Investments, LLC, presented the application. Mr. Wilkinson discussed the following:

- Length of alley from proposed Lot 13 to Lot 31 being approximately 1000 feet;
- An addition of a ten foot pedestrian easement from Vulcan Street to Van Tuyl Circle;
- The section that is proposed for multi-family units – requires a zoning change from R2M to R3;
- Concept of the proposed commercial area and stated the uncertainty of the guidelines for the entrance overlay;
- Typical alleys within Gunnison with a 12 foot paving width and the proposed subdivision alleys with a paving width of 18 feet;
- Traffic study;
- Vulcan Street deviation requesting a 60 foot right-of-way – a 90 foot right-of-way is required; and
- Cost of homes verses the affordability of purchasing homes.

Commissioner Harvey Harriman suggested the word affordable be taken out of the proposal. He discussed the price of homes verses the affordability of purchasing homes.

The following public comment was received:

George McCune – 13 Vulcan Street – west of the proposed Van Tuyl Village
Mr. McCune expressed concern of the new development detracting from the value and quality of life enjoyed by the existing home owners along Vulcan Street. He continued stating there will be increased traffic and added noise and suggested a median, like on Boulevard Street, would be a great buffer. Mr. McCune stated since the developers are rerouting the irrigation ditches, they should make it accessible to the existing homes on Vulcan Street. He suggested a time frame for completion by the City or the developers of pertinent items. Mr. McCune did not agree with the conditional use application and felt that melding commercial uses with residential is not a good idea.

Gail Davidson – 917 North Pine Street – south of the proposed Van Tuyl Village
Ms. Davidson expressed concern of the transportation corridors and stated she is not happy with the circulation pattern of the proposed development. She stated there is a problem with traffic emptying out on Spencer Avenue and more traffic needs to empty out on Vulcan Street. Ms. Davidson felt the traffic study was insufficient because the

mid-summer traffic was not reflective of a true traffic count and stated that impacts on adjacent property needs to be addressed.

Fred and Leta Haverly – 13 Dorchester – west of the proposed Van Tuyl Village
Mr. Haverly stated he and his wife have lived at their home at 13 Dorchester for 39 years and realizes no one can avoid change. He expressed a concern for the proposed 40 foot of paved road on Vulcan Street and stated it should be 54 feet. Mr. Haverly stated concern for parking on Vulcan Street, 19 homes are proposed on Vulcan with only alley access, and snow storage along Vulcan. He stated he believes there will be a tremendous impact on Vulcan Street and that he is very much opposed to the street width deviation.

Bob Gydeson – 500 South Wisconsin – member of West Elk Investments, LLC.
Mr. Gydeson expressed his opinion on affordability and stated he has donated time and money for the sake of affordability for the community. He stated he is going to price the lots as low as possible and will do his best to make the property affordable. Mr. Gydeson stated he takes offense to the statements that he doesn't know what affordability is, that he knows what it is like to struggle and the total cost at the end will determine the cost of the lots.

Commissioner Harvey Harriman stated public service is applaudable and stated he feels affordable housing is subsidized housing. Harriman stated lots will not be affordable according to salary.

Ralph “Butch” Clark

Mr. Clark supported concerns of traffic flows and patterns and stated he would support a traditional grid pattern. He urged that long alleys can be difficult and that there are some alternatives for the developer. Mr. Clark expressed concern of the solar aspect and stated there is opportunity for solar heat gain.

T.L. Livermore – 15 Irwin Street – west of proposed Van Tuyl Village
Mr. Livermore stated he grew up on Tincup Drive and felt because of the curves in the Palisade Subdivision, there is not a lot of traffic except local. He stated appreciation of the idea of the subdivision and agreed with Commissioner Harriman that he would not be able to purchase a home today at his salary and doesn't see the proposed subdivision as affordable housing. Mr. Livermore echoed the concern of the traffic study and disagreed with the statement that traffic is slower in the winter. Mr. Livermore stated the City might want to look at their plowing policy if all the garages are to the rear of the lots with alley access only.

Phil Crossley – 408 Tincup Drive – west of the proposed Van Tuyl Village
Mr. Crossley stated he is very much in support of the subdivision and appreciates the efforts by the developers. He stated a concern for the 19 consecutive homes facing Vulcan Street and supported the idea of a median to buffer noise and traffic. Mr.

Crossley was in favor of the residential use in the commercial zone and encouraged attractive landscaping in the open space areas.

The following letters were entered into the record:

- Letter from Kevin and Gail Davidson, dated August 23, 2006;
- Letter from Sean and George McCune, dated August 23, 2006;
- Letter from Fred and Leta Joy Haverly, dated August 23, 2006;
- Letter from Time Warner Cable, dated August 18, 2006;
- Letter from Christopher McGranahan, Traffic Engineer, dated August 23, 2006;
and
- Letter from Bill Fox, Fox Higgins Transportation Group, LLC, dated August 23, 2006.

Planner Kim Antonucci gave an overview of the application and pointed out four areas of concern: incompleteness of the engineering plan, language on the preliminary plan, the relocation of cables, and traffic and connectivity. Antonucci continued stating the engineering is being reviewed by the City Engineer. The applicants will resubmit the preliminary plat with the addition of easements and other language. The existing poles on the parcel will be abandoned by the City and lines will be placed in alleys. Traffic and connectivity needs to be addressed. There was discussion on the length of the alley, extending Tyler Street, and an extension of County Road 13.

Jeff Wilkinson addressed issues and concerns stated during public comments and replied with the following:

- Traffic and noise is part of expansion and development;
- Creating a median on Vulcan Street would cost a lot of money that would have to be passed on to the cost of individual lots;
- The irrigation plan is from the north of the parcel down to the south, the developers are agreeable to make the water available to existing homes on Vulcan Street if the homeowners pay for the system;
- Proposed lots meet the City's snow storage requirements;
- Is willing to move forward and let the developer's consultant, Chris McGranahan meet with the City's traffic consultant, Bill Fox to resolve issues with traffic and circulation; and
- Solar access should be at the discretion of the homeowner and not all homes are good solar design.

Bob Williams showed the Commission and the audience where his home is located to the north of the proposed subdivision. He stated he was extremely conscious of creating the best plan and greatly appreciates neighbors' comments. Mr. Williams stated he was

wide open to suggestions on the development and asked to let the professional consultants deal with the traffic study and circulation concerns.

Erich Ferchau stated land is going to get developed one way or another. Mr. Ferchau stated there have been traffic issues along Spencer Avenue since the Community School opened and he is very willing to put in effort and time for a resolution of traffic concerns.

The Commission discussed the following:

- Pedestrians and bicycle traffic being an important part of the traffic study;
- Horizontal zoning;
- Design guidelines for homes – will be part of the deed and listed on the plat;
- Anticipated traffic on Vulcan Street;
- Length of alley;
- Solar access; and
- CDOT standards regarding Highway 135.

Chair Diane Lothamer stated that Councilmember Ellen Harriman will not be voting as she will vote at the City Council level.

Commissioner Harvey Harriman moved to continue the public hearing for subdivision application SB 06-1, conditional use CU 06-5, and zoning amendment request ZA 06-8, for the proposed Van Tuyl Village to a special meeting on September 6, 2006 at 7:00 p.m. Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

THREE MILE - COUNTY REFERRAL, TOMICHI CREEK SUBDIVISION

Director Steve Westbay stated he has a conflict of interest with the proposed subdivision as it is located in his neighborhood. He stated Planner Kim Antonucci is handling the application. Antonucci reviewed the application and stated the City does not have any issues with the application.

The Commission reviewed the draft letter to the County Planning Commission.

Commissioner Bob Beda moved to authorize Chair Diane Lothamer to sign the letter to the County Planning Commission regarding the proposed Tomichi Creek Subdivision. Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

UNSCHEDULED CITIZENS

Jonathan Houck stated he had been accepted to fill the vacant position on City Council and wanted to publicly thank the Commission and staff while he was on the Planning and Zoning Commission.

COMMISSIONER COMMENTS

Commission and staff thanked Jonathan for his two years of service on the Planning and Zoning Commission.

The Commission discussed the policy for the number of absences allowed for members.

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 10:10 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary