

APPROVED MINUTES OCTOBER 25, 2006
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 11/9/06

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

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, RICHARD KARAS, WENDY FISHER, PETER BOGARDUS, BRENDA LONG-BISHOP, DARREN BISHOP, LAVERNA SINGER, ZONDRA LAPP, VICKI HILDRETH, JOSHUA LAPP, PERRY ANDERSON, AND GEORGE SIBLEY.

CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF SEPTEMBER 27, 2006 MEETING MINUTES

Commissioner Bob Beda moved to approve the meeting minutes of September 27, 2006 as presented. Commissioner Harvey Harriman seconded the motion.

Roll Call Yes: Jim, Diane, Delaney, Ellen, Harvey, and Bob
 Roll Call No: None
 Motion Carried

CONSIDERATION OF OCTOBER 11, 2006 MEETING MINUTES

Commissioner Harvey Harriman moved to approve the meeting minutes of October 11, 2006 as amended. Commissioner Jim Seitz seconded the motion.

Roll Call Yes: Bob, Diane, Delaney, Ellen, Jim, and Harvey
 Roll Call No: None
 Motion Carried

PUBLIC HEARING AND RECOMMENDATION – ZA 06-7, ZONING AMENDMENT FOR THE REQUEST TO CHANGE ZONING FROM R1 TO R2M AT 802 W HIGHWAY 50

Chair Diane Lothamer opened the public hearing at approximately 7:03 p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci reviewed the application and outlined the process for the application by the Planning Commission and City Council.

Laverna Singer presented the application and stated she would like to place a modular in her back yard for her grandchildren. She stated her property had been surveyed, the weather port moved over on their property, and she had changed the location of the driveway to the east side of the house.

No one from the public commented on the application.

The Commission discussed the survey and discussed the purchase of water and sewer taps, findings, and conditions.

Chair Diane Lothamer closed the public hearing at approximately 7:22p.m. and stated that Councilmember Ellen Harriman will not be voting as she will vote at the Council level.

Commissioner Harvey Harriman moved to approve ZA-06-7, to rezone from R1 to R2M, submitted by Neil and Laverna Singer with the following findings and condition:
FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the application is for a rezoning of a single family residential lot(R-1 District) to a multi-family R-2M District.
2. The Planning and Zoning Commission finds that the site is already served by sewer, road and other services and this rezoning promotes a compact and efficient development pattern.
3. The Planning and Zoning Commission finds that the site is not currently connected to the City water system.
4. The Planning and Zoning Commission finds that the mobile home park to the east northeast is a historic use not contemplated by the city's existing zoning map and this has a direct affect upon this recommendation. The Planning and Zoning Commission further finds that the airport operations, intense commercial uses along the frontage road and the R-3 zoning in the area to the north/northwest have overriding impacts upon the neighborhood character.
5. The Planning and Zoning Commission finds the proposal is in keeping with the critical element of the city's master plan, especially in relation to efficient utility and services, and housing needs.
6. The Planning and Zoning Commission finds that after a review of the rezoning criteria cited in the City of Gunnison Municipal Code (15.150.060), it has been determined that this request is consistent with those provisions.
7. The Planning and Zoning Commission finds that the conditions of the surrounding neighborhood were not appropriately considered when the district

boundaries and uses were derived for the existing Zoning Map. Furthermore, the Planning and Zoning Commission finds that the neighborhood character has changed by expansion of airport facilities to the south, and will continue to change in conjunction with the on-going planning efforts in the West Gunnison neighborhood.

8. The Planning and Zoning Commission finds that the proposed rezoning application has a positive overall influence upon the community's health, safety and general welfare, based on the deliberations cited in this recommendation.
9. The Planning and Zoning Commission finds that a site specific development plan will need to be submitted for any future improvements and will need to comply with planning, building, and fire codes.

CONDITION:

1. That the applicant purchase domestic water taps for the existing and proposed residential units on the property.

Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

PUBLIC HEARING AND RECOMMENDATION – VF 06-3, REQUEST TO VACATE A RECORDED PLAT, RIGHT-OF-WAY, OR EASEMENT AT 1210 W TOMICHI AVENUE

Chair Diane Lothamer opened the public hearing at approximately 7:25p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci reviewed the application and outlined the process for vacating a right-of-way and easement.

Mr. Peter Bogardus introduced himself as the representative for Tomichi Group, LLC. He continued by giving a history of the parcel and stated they tried to figure out what made the most sense for the parcel. Mr. Bogardus asked that the application be passed without any conditions. Mr. Bogardus discussed Ken Coleman's letter regarding retaining existing rights-of-ways for future uses such as a trail system. Manager Coleman's letter dated October 23, 2006 was entered into the record.

The following public comment was received:

George Sibley – 315 W Ohio Avenue

Mr. Sibley stated he wondered why the City would vacate any of the rights-of-way.

Perry Anderson – 1312 W Tomichi Avenue – adjoining property owner

Mr. Anderson stated the City is currently working on the West Gunnison Neighborhood Plan and that perhaps the city should wait until the plan is complete before any land is

vacated.

Planner Kim Antonucci referenced a map of the subject land and discussion followed regarding the ditch easement and the portion of 6th Street and the alleys that the applicant is requesting to be vacated.

The Commission discussed the findings and condition located in the packet. With no further discussion Chair Diane Lothamer closed the public hearing at approximately 8:03 p.m. and stated that Councilmember Ellen Harriman will not be voting as she will vote when the application comes before City Council.

Commissioner Harvey Harriman moved to recommend approval to City Council, application VF 06-3, submitted by Tomichi Group, LLC with the following findings and condition:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this application 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.
2. That the Public Works Department, Atmos Energy and Time-Warner have no utilities located in this area, and that easements are not necessary.
3. That Qwest has located a telephone pedestal on the east-west alley, and will require utilities to be plotted to determine the exact location of the easements they will require, if any.
4. That at the public hearing on October 25, 2006, it was established that a portion of Sixth Street needs to be vacated. This strip of land is located to the north of the western half of the previously vacated Sixth Street adjacent to the subject property, and measures 7.5 feet x 50 feet.
5. That the review standards for vacation applications have been or will be met based on the following condition:

CONDITIONS:

1. That prior to the meeting with City Council, the applicant resolves any easement issues with Qwest.

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

Roll Call No: None

Motion Carried

UNCHEDULED CITIZENS

Richard Karas gave the Commission an update on the vacant seats on the County Planning Commission.

COUNCIL UPDATE

Councilmember Ellen Harriman updated the Commission on the October 24, 2006

meeting stating Council passed second reading on the final plat and rezoning for Van Tuyl Village, passed the second reading on the Public Works PUD, discussed the City's budget, and approved a Challenge Grant in the amount of \$3200.

COMMISSIONER COMMENTS

The Commission discussed the agenda for the joint meeting with the County Planning Commission scheduled for November 3rd, regarding the Three Mile Plan.

ADJOURNED

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

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary