

APPROVED MINUTES FEBRUARY 14, 2007
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 3/22/07

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

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, DAN MCKENNA, RUSS MULLINS, GERALD LAIN, RICHARD KARAS, AND RALPH BUTCH CLARK.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING AND RECOMMENDATION – SB 07-1, AN APPLICATION BY HMC OF GUNNISON, LLC, FOR A MINOR SUBDIVISION OF LOT 8, GUNNISON CENTER PHASE 1-C INTO 5 LOTS

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

Proof of publication was shown for the record.

Planner Kim Antonucci gave an overview of the application and stated the applicant would like to subdivide one parcel into five individual lots, approximately one half of an acre each. Kim continued by explaining the process for a minor subdivision and stated that the Commission would be making a recommendation to City Council for final consideration.

Russ Mullins represented the applicant and stated they would like to re-route the existing private drive to serve Lots 2, 3, 6, 7, and 8 in the Gunnison Center Phase 1-C. Mr. Mullins stated the drive would be a more usable configuration.

The following public comments were received:

Ralph “Butch” Clark – 519 E Georgia Avenue

Mr. Clark stated concern that the proposed subdivision might compromise the plans for a new pool at the Community Center; specifically setbacks and parking requirements. Director Steve Westbay stated the proposed subdivision does not affect the Community Center site in any way.

Gerald Lain – Today Realty

Mr. Lain stated the cost of land is astronomical. He felt that the subdivision would be more beneficial to the community and would allow affordable land for professional or commercial uses.

Planner Kim Antonucci reviewed the application and stated the drainage plan was for the most part complete. Kim stated a subdivision improvements agreement still needed to be completed and discussed the private road access and maintenance.

The Commission discussed the findings and conditions located in the staff report. Chair Diane Lothamer closed the public hearing at approximately 7:28 p.m. and stated that Councilmember Ellen Harriman will vote at the City Council level.

Commissioner Harvey Harriman moved to recommend approval of application SB 07-1, for a minor subdivision of Lot 8, Gunnison Center Phase 1-C to City Council with the following findings and conditions:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the City of Gunnison Land Development Code; the City of Gunnison Master Plan Volumes I and II (1994), the Update to the Transportation Element of the City Master Plan dated April 2000.
2. The Planning and Zoning Commission finds that the applicant requests a minor subdivision resulting in five parcels.
3. The Planning and Zoning Commission finds that the subject property is zoned Commercial and surrounding uses are commercial.
4. The Planning and Zoning Commission finds that Lots 8-C, 8-D, and 8-E will not have access to a public street; however, the private drive will provide sufficient emergency access.
5. The Planning and Zoning Commission finds that this subdivision will not adversely affect the health, safety and welfare of the community if all conditions are herein met.

6. The Planning and Zoning Commission finds that a subdivision improvements agreement will need to be executed, and that the applicants will need to submit a development plan demonstrating the proposed improvements.
7. The Planning and Zoning Commission finds that site specific developments on this parcel are not proposed at this time.
8. The Planning and Zoning Commission finds that the final plat will need to conform to the City's Land Development Code.
9. The Planning and Zoning Commission finds that the final plat and ratification of plat will be recorded with the Gunnison County Clerk & Recorder, if this subdivision is approved by City Council.
10. The Planning and Zoning Commission finds that the application will meet the nine review standards as defined in the City's Land Development Code, based on the following conditions:

CONDITIONS:

1. The Ratification of Plat Agreement will need to be fully executed, and a copy of which shall be submitted to the City prior to the final plat meeting with City Council.
2. The applicant shall submit a development plan (approved by the Community Development Director and the City Engineer) showing details for water, sewer, electric, irrigation ditch, road cross sections, curb and gutter, sidewalks, fire hydrants, and a drainage plan.
3. The final subdivision improvements agreement (with accompanying development plan) and appropriate collateral will need to be submitted and approved prior to the recording of the final plat.

Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

DISCUSSION OF DRAFT MASTER PLAN

The Commission discussed the economics section of the draft Master Plan.

CONSIDERATION OF JANUARY 24, 2007 MEETING MINUTES

Commissioner Jim Seitz moved to approve the January 24th meeting minutes as corrected. Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Abstain: John – was not present at the January 24th meeting

Motion Carried

COMMISSIONER COMMENTS

Commissioner Jim Seitz moved to excuse Commissioner Delaney Keating from the February 14, 2007 regular meeting. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 9:10 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary