

APPROVED MINUTES MARCH 28, 2007
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 4/18/07

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, RICHARD KARAS, SHARON WARE, GARY HANEY, AND BOYD PEDERSON.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING AND ACTION

CONDITIONAL USE APPLICATION – CU 07-1, FOR THE OPERATION OF A ONE-CHAIR BEAUTY SALON IN A R2-M ZONE

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

Proof of publication was shown for the record.

Planner Kim Antonucci summarized the application stating the applicant would like to operate a one-chair salon at 218 North 10th Street. Customers will access the salon via the rear of the building and parking is available adjacent to the alley. Kim entered a letter from the applicant, Sharon Ware, dated March 28, 2007 and a site plan of the subject property into the record.

Sharon Ware stated her desire for a one-chair salon and said she cut hair in Villa Beaute from 1973 to 2006. Ms. Ware informed the Commission that the salon would be in the rear of the home and parking would be accessed from the alley.

Commissioner Jim Seitz asked Ms. Ware if she was licensed and if the State performed inspections of salons. Ms. Ware informed him that she is licensed and that the State routinely inspects salons.

No one from the public had comments regarding this application.

Planner Kim Antonucci presented the application stating staff is recommending approval and stated the Public Works Department reiterated that alleys are a lower priority than streets for snow removal.

The Commission discussed the review standards, findings of fact, and conditions.

Chair Diane Lothamer closed the public hearing at approximately 7:17 p.m.

Commissioner Harvey Harriman moved to approve application CU 07-1 for the operation of a one-chair salon at 218 North 10th Street 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; Update to the Transportation Element of the City Master Plan* (April 2000); and the *City of Gunnison Master Plan Volumes I and II* (1994).
2. The Planning and Zoning Commission finds that the application requests the operation of a one-chair salon in the R-2M residential zone.
3. The Planning and Zoning Commission finds that surrounding property is comprised of residential uses.
4. The Planning and Zoning Commission finds that all provisions of the LDC have been or will be met based on the following conditions:

CONDITIONS

1. That the applicant shall apply for a sign permit if a sign is desired.
2. That in the event this conditional use permit creates a nuisance to the neighborhood, the Community Development Director has the right to remand this application back to the Planning and Zoning Commission.
3. This conditional use permit shall be valid only for the applicant, Sharon Ware at the location of 218 North 10th Street.

Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

THREE MILE – COUNTY REFERRAL, LUC 2006-59 ROCKY MOUNTAIN CHRISTIAN MINISTRIES AT 1040 HIGHWAY 135

Planner Kim Antonucci gave an overview of the application.

Chair Diane Lothamer explained the review process of county referrals (applications located in the County and within the Three-Mile Planning Area). The Commission

reviewed the draft letter to the Gunnison County Planning Commission and discussed the following concerns:

1. The change from a retail use to a public assembly use requires a sprinklered fire suppression system for the building. The existing well permit may not have adequate flow to accommodate a sprinklered system. The applicants will need to discuss this further with the Fire Marshal.
2. Access to Highway 135 in this region will need to be addressed by the Colorado Department of Transportation, but the City does have substantial concerns with traffic safety in this area due to annexation potential and new development in the area. The City is currently negotiating with CDOT to allow a developer to install a new access on Highway 135, Van Tuyl Circle, which will align with Colorado Street to the east. This will become a full motion intersection. The long-range goal is to install a traffic signal at County Road 13.
3. The O'Fallon Ditch that runs across the property is owned by the City of Gunnison. Adequate City access to this ditch will be required for maintenance.
4. The Wastewater Treatment Facility Intergovernmental Agreement of July 2001 states that the City shall not be obligated to accept wastewater ... for a retail or commercial use which generates sales tax... Sales tax will not be generated by a church. However, we must note that allowing sewer service for the Rocky Mountain Christian Ministries at this location does not obligate the City to accept sewage from non-residential uses in the future.

Commissioner Harvey Harriman moved to authorize Chair Diane Lothamer to sign the amended letter to the County Planning Commission, regarding LUC 2006-59, Rocky Mountain Christian Ministries. Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

THREE MILE PLAN – ANNUAL REVIEW

Planner Kim Antonucci stated based on Colorado State Statutes (31.12.105 1EI) once a Three-Mile Plan has been established, it must be reviewed annually. The Commission and staff discussed transportation issues and the possibility of a bypass with County Road 13 being a crucial element for the bypass. Director Steve Westbay stated the best transportation report the City currently has comes from the proposed Gunnison Rising annexation application.

Richard Karas stated the current Three-Mile Plan is old and asked if the City should undertake something more detailed and comprehensive. Chair Diane Lothamer replied that the current plan was an effort to comfort the County and now that the plan is 10

years old it seems the City can get much more involved. Diane stated the Commission will be updating the Three-Mile Plan after the Master Plan has been adopted.

MASTER PLAN UPDATE

Planner Kim Antonucci discussed the upcoming schedule for the Master Plan and stated there would be a joint meeting with City Council on April 11th. Chair Diane Lothamer suggested that everyone locate items they consider to be possible “hot spots” to City Council. Kim stated she would write a memo listing possible concerns for Council.

CONSIDERATION OF THE MARCH 14, 2007 MEETING MINUTES

Commissioner Jim Seitz moved to approve the March 14, 2007 regular meeting minutes as presented. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Abstain: Bob and Delaney – they were not present at the March 14th meeting.

Motion Carried

COUNCIL UPDATE

Councilmember Ellen Harriman gave an update on the March 27th City Council Meeting. Ellen stated that Jane Chaney and Rob Strickland gave a report on the Gunnison-Crested Butte Tourism Association, five appointments were made to the City’s Building Board of Appeals, Council approved the Letter of Comments regarding the Gunnison Rising Annexation Master Plan – Phase I and approved a Contract for Service with the Office for Resource Efficiency (ORE) for \$1,000.

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 8:35 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary