

APPROVED MINUTES APRIL 11, 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: MAYOR STU FERGUSON, RICK MILLER, JONATHAN HOUCK, CD DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, CITY MANAGER KEN COLEMAN, CITY CLERK GAIL DAVIDSON, PW DIRECTOR TEX BRADFORD, JOE PUCHEK, RICHARD KARAS, BJ JOHNSON, AND PAUL DUBA.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

DRAFT MASTER PLAN – WORK SESSION WITH CITY COUNCIL

Mayor Stu Ferguson, on behalf of City Council, stated the Master Plan was a tremendous product and all the work had not gone unnoticed. Stu thanked the Planning and Zoning Commission for all their effort.

There was discussion on the following chapters:

Chapter 2, Community Character.

- Page 13, Policy 1 (#1). Implement Design Guidelines (setbacks, access, build-to lines in the Central Business District, etc.)
- Pages 14-15, Policy 4, (#s 2, 4, 6, 7). Xeriscape standards.

Chapter 4, Environment.

- Page 30, Policy 1 (#s 2 and 3). Develop wetlands setbacks by ordinance and watershed protection through the Three-Mile Plan process.
- Page 30, Policy 6 (#3). Evaluate a traffic by-pass.
- Page 31, Policy 7 (#s 5, 7, 8). Energy efficiency, green building, alternative fleet vehicles.

Chapter 5, Land Use.

- Page 44, Policy 1 (#14) Architectural design standards on Highways 50 and 135.

Chapter 6, Housing

- Page 46, III. Social Perspective Saving money for a down payment on a house.
- Page 51, Policy 2 The City is committed to create an affordable housing policy.
- Page 52, Policy 4 Existing mobile parks are a critical component of the affordable housing market.

Chapter 7, Economics

- Page 57, Policy 1 (#1) Form an Economic Development Task Force.
- Page 58, Policy 1 (#5) Supports 1A and new library.

Chapter 8, Transportation

- Page 67, The Downtown District Curb “bulb-outs” and extensions.
- Page 74, Policy 1 (#1) Multimodal - bike lanes, trails, sidewalks, etc. This will impact development costs.
- Page 76, Policy 4 (#s 1 through 6) Downtown pedestrian, parking and bypass issues.
- Page 77, Policy 6 (#s 1 and 2) Entry features.

Chapter 9, Utilities and Infrastructure

- Page 85, Policy 1 (#3) Implement cost-saving alternatives.
- Page 86, Policy 2 (#2 & #6) Extended sewer services and required underground electric for new developments and major upgrades.
- Page 87, Policy 3 (# 4) Take a leading a role in energy conservation measures.
- Page 87, Policy 6 (#3) Implement a policy for reducing light pollution.

Chapter 10, Parks, Recreation and Open Space

- Page 94, Policy 1 (#4) Development to provide open space/recreation areas.
- Page 95, Policy 4 Lead by example and utilize alternative energy sources.

Chapter 12, Implementation

- Page 103, Implementation The City implements projects based on the capital improvement budget.

COUNCIL UPDATE

Councilmember Ellen Harriman gave an update on the April 10th City Council Meeting. Ellen stated that emergency funds were given to the Jubilee House, an update was given on the IOOF Park plans and restrooms, Challenge Grant funds were given for the Land of the Rainbow Quilt Festival and First Friday's Gallery Crawl and Music, Funds were given to the Palisades Senior RV Park project and several bids were accepted for the Public Works Department.

COMMISSIONER COMMENTS

Commissioner Bob Beda moved to excuse Commissioners Delaney Keating and Harvey Harriman from the April 11, 2007 meeting. Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 9:25 p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary