

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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, CHRISTOPHER SCRIMINGER, JERRY AND MARY LAMETTI, CHARLES KENNEDY, AND MARK SNIFFEN.

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PUBLIC HEARING AND ACTION - CONDITIONAL USE APPLICATION, CU 07-5, SUBMITTED BY GERALD LAMETTI FOR AN ACCESSORY DWELLING UNIT IN THE COMMERCIAL ZONE (111 N. 12<sup>TH</sup> STREET)**

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

Proof of publication was shown for the record.

Planner Kim Antonucci gave an overview of the application to request the construction of an attached dwelling unit in the Commercial Zone. Kim reviewed the process for a conditional use application.

Gerald and Mary Kay Lametti stated their desire to build a 2100 square foot addition to the existing home. The addition would include a garage, 1000 square foot accessory dwelling and additional living space for the existing home. Mr. Lametti stated the addition meets the codes and requirements of the City.

The following public comment was received:

**Charles Kennedy** – 704 N 14<sup>th</sup> Street

Mr. Kennedy stated concern of his property that is located across the alley from the subject site. He stated that he has had problems with people using his property for their personal use. Mr. Kennedy was concerned with the dumpster in the alley and stated that traffic could hardly pass by it. Mr. Kennedy stated he did not have any objection to the accessory dwelling unit.

Planner Kim Antonucci discussed the comment from the Public Works Department that a \$5000 sewer service fee needs to be paid.

Chair Diane Lothamer closed the public hearing at approximately 7:27p.m.

Commissioner Harvey Harriman moved to approve application CU 07-5 for an additional dwelling unit at 111 North 12<sup>th</sup> Street with the following findings and condition:

**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* and the *City of Gunnison Master Plan 2007*.
2. The Planning Commission finds that this conditional use application is for a residential use in the Commercial Zone.
3. The Planning and Zoning Commission finds that a dwelling unit is compatible with the neighborhood uses.
4. The Planning and Zoning Commission finds that Capital investment fees for sewer services need to be collected for this proposed additional dwelling unit.
5. The Planning and Zoning Commission finds that the application meets all of the provisions of the City's Municipal Code based on the following condition:

**CONDITION:**

1. The applicant shall pay a capital improvement fee for additional sewage that will be serviced by the City of Gunnison, based on the utility codes in the City's Municipal Code.

Commissioner John Taliaferro seconded the motion.

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

Roll Call No: None

Motion Carried

**PUBLIC HEARING AND ACTION - CONDITIONAL USE APPLICATION, CU 07-6, SUBMITTED BY CHRISTOPHER SCRIMINGER FOR A STREET LEVEL RESIDENCE IN THE CENTRAL BUSINESS DISTRICT (107 S. MAIN STREET)**

Chair Diane Lothamer opened the public hearing at approximately 7:30p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci explained the process for a conditional use application and stated the applicant has requested three uses within the building: a restaurant, a dwelling unit, and a sculpture studio.

Christopher Scriminger stated he would like to open a restaurant in the downtown area and be able to live there as well to cut down on costs. He stated there is no water tap and he realizes he will need to address water and sewer needs.

No public comment was received.

Planner Kim Antonucci reviewed the application and discussed the departmental comments. Kim stated the applicant would need to pay for capital improvement fees for water and sewer and comply with the building codes for a mixed-use occupancy.

Chair Diane Lothamer closed the public hearing at approximately 7:45p.m.

Commissioner Harvey Harriman moved to approve CU 07-6 for a dwelling unit at 107 South Main Street with the following findings and condition:

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* and the *City of Gunnison Master Plan 2007*.
2. The Planning Commission finds that this conditional use application is for a residential use in the Central Business District.
3. The Planning and Zoning Commission finds that a dwelling unit is compatible with the neighborhood uses.
4. The Planning and Zoning Commission finds that the application meets the provisions for conditional use permits in the City's Municipal Code based on the following condition:

CONDITION:

1. The applicant shall apply for a change of use permit and a building permit with the building official and pay all necessary building permit and capital improvement fees as required by the City's Municipal Code.

Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

**PUBLIC HEARING AND ACTION - CONDITIONAL USE APPLICATION, CU 07-7, SUBMITTED BY MARK AND DOLORES SNIFFEN FOR AN ADDITIONAL SINGLE FAMILY DWELLING IN THE COMMERCIAL ZONE (110 S. 12<sup>TH</sup> STREET)**

Chair Diane Lothamer opened the public hearing at approximately 7:50p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci reviewed the process for a conditional use application.

Mark Sniffen submitted a revised site plan that showed five parking spaces. The site plan was entered into the record. Mr. Sniffen stated he has the opportunity to recycle a house and move it onto his property. The house would be accessed off of the alley and would meet all setback requirements.

Commissioner Jim Seitz commented that he likes how the property looks with the commercial use in front and thinks it is a very good example of mixed-use.

No public comment was received.

Planner Kim Antonucci presented the application. She stated the request meets all standards and is consistent with the City's Master Plan.

Commissioner Harvey Harriman moved to approve Conditional Use application CU 07-7 for an additional dwelling unit, located at 110 South 12<sup>th</sup> Street with the following findings and condition:

**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* and the *City of Gunnison Master Plan 2007*.
2. The Planning Commission finds that this conditional use application is for a residential use in the Commercial Zone.
3. The Planning and Zoning Commission finds that a dwelling unit is compatible with the neighborhood uses.
4. The Planning and Zoning Commission finds that alleys are maintained as a lesser priority than streets.
5. The Planning and Zoning Commission finds that the application meets all of the provisions of the City's Municipal Code based on the following condition:

**CONDITION:**

1. The applicant shall pay a capital improvement fee for additional utilities that will be serviced by the City of Gunnison, based on the utility codes in the City's Municipal Code.

Commissioner Jim Seitz seconded the motion.

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

Roll Call No: None

Motion Carried

**CONSIDERATION OF MAY 23, 2007 MEETING MINUTES**

Commissioner Jim Seitz moved to approve the May 23, 2007 regular meeting minutes as amended. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

**COUNCIL UPDATE**

Councilmember Ellen Harriman reported that City Council held a public hearing regarding a zoning amendment for Meadow Vista South, was given an update by Dr. Jay Helman and Rob Strickland, approved \$3,500 for a challenge grant, and passed second reading on ordinances 6 and 7, series 2007.

**ADJOURNED**

Chair Diane Lothamer closed the meeting at approximately 8:30p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary