

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, HEIDI FINN, SUSAN GORE, LAURIE EGELSTON, BRIONY COADY, CHRIS COADY, AND RICHARD KARAS.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

ELECTION OF OFFICERS: CHAIR AND VICE-CHAIR

Commissioner Bob Beda nominated Commissioner Diane Lothamer as Chair.

Councilmember Ellen Harriman seconded the nomination.

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

Roll Call No: None

Motion Carried

Commissioner Diane Lothamer nominated Commissioner Harvey Harriman as Vice Chair. Commissioner Delaney Keating seconded the nomination.

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

Roll Call No: None

Motion Carried

PUBLIC HEARING AND ACTION - CONDITIONAL USE APPLICATION, CU 07-8, SUBMITTED BY SAGE MOUNTAIN SCHOOL FOR THE OPERATION OF A SCHOOL AT LOTS 10-12, BLOCK 18, WEST GUNNISON ADDITION

Chair Diane Lothamer opened the public hearing at 7:05p.m.

Proof of publication was shown for the record.

Planner Kim Antonucci reviewed the process for a conditional use application. Ms. Antonucci stated the applicant is seeking a conditional use permit to operate the Sage Mountain School with 30 students at 100 North 8th Street.

Heidi Finn was present to represent Sage Mountain School. Ms. Finn stated the plans for the school is a two-phase project. Phase one would include a structure on 100 North 8th Street and the second phase would be remodeling the existing structure on 101 North 8th Street in three to five years. Ms. Finn discussed the two site plans located in the packet with the Commission.

No one from the public wished to make comment.

Planner Kim Antonucci stated that staff did not have any concerns or issues with the conditional use request. The Commission and staff discussed sidewalks and the findings and conditions located in the packet.

Commissioner Harvey Harriman moved to approve CU 07-8, submitted by Sage Mountain School for the operation of a school at 100 North 8th 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* and the *2007 City of Gunnison Master Plan*.
2. The Planning Commission finds that this Conditional Use request is for a 30-student school to be located in the Commercial zone.
3. The Planning and Zoning Commission finds that the proposed school is compatible with the health, safety and welfare of the neighborhood.
4. The Planning and Zoning Commission finds that the application meets criteria standards for conditional use permits as stated in the City's Land Development Code based on the following conditions:

CONDITIONS:

1. That this conditional use permit is valid for Lots 10-12, Block 18, W. Gunnison.
2. That the school will not exceed 30 students at this location.
3. That at least seven parking spaces shall be accommodated on site.
4. That the final site plan shall be approved by the Community Development Director.
5. That the applicant will work with the City Police Department for signage and striping of the new school location.

Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

SONORAN INSTITUTE ENERGY INITIATIVE OVERVIEW

Planner Kim Antonucci gave a presentation on the Sonoran Institute that was held on June 6th through the 9th in Grand Junction. Kim discussed ten things learned at the institute:

- Learn from others – Other western communities have similar issues to our Valley: get ideas from them;
- Political support is critical – determine type of support needed;
- Give meaning in day-to-day lives – communicate the right way through encouraging behavioral changes and education;
- Create implementable policies – purchasing, cleaning/maintenance, and fleet policies;
- Partnerships work – examples from Fort Collins, Golden, Aspen, and Town of Jackson and Teton County;
- Government Agencies lead by example – educate employees, create incentives and energy efficient efforts;
- Create consistent regulations – land use codes consistent with building and energy codes;
- Get involved with energy suppliers – show support of alternative energies;
- Create energy-efficient zoning – reduce reliance on automobiles, implement energy efficient design standards, and transit stops near high density developments; and
- Define clear goals – define policies that are implementable, practical, achievable, measurable, compelling, and enduring.

CONSIDERATION OF JUNE 13, 2007 MEETING MINUTES

Commissioner Jim Seitz moved to approve the June 13, 2007 regular meeting minutes as amended. Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

UNSCHEDULED CITIZENS

Richard Karas, on behalf of the Gunnison Valley Community Alliance, wished to make comments on the City's annexation process. Mr. Karas handed out two documents regarding the annexation process. Mr. Karas stated that City Attorney Rod Landwehr laid out procedures in a memo dated August 17, 2006. He stated the City took a passive role with no stated objectives regarding annexations. The City hoped consultants would steer them to a good point. Mr. Karas continued saying people are getting frustrated and suggested a joint meeting with City Council and the Planning and Zoning Commission to discuss objectives for annexation. He stated the City needs to think about their desired outcome and communicate it.

COUNCIL UPDATE

Councilmember Ellen Harriman reported that City Council passed the second reading for the rezoning of Meadow Vista South, discussed funding for the Jubilee House, performed a quarterly review on City Manager Ken Coleman, and had a lengthy discussion regarding the Gunnison Prairie Dog.

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 9:00p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary