

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, PLANNING TECHNICIAN ANDIE RUGGERA, BOB MELDRUM, STEVE MELDRUM, AND RICHARD KARAS.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING – CONDITIONAL USE CU 07-11, SUBMITTED BY TOMICHI LANDMARK II FOR 26 RESIDENTIAL UNITS IN THE COMMERCIAL ZONE DISTRICT

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

Proof of publication was shown for the record.

Director Steve Westbay reviewed the process for a conditional use permit and gave an overview of the application. Steve discussed the easements and utilities as shown on the plat. Steve reviewed trip generation for residential use of the lot compared to commercial use as well as possible tax revenues for each. Discussion ensued on a landscaping buffer along Escalante Drive.

Steve Meldrum stated they had considered many options for the proposed site. Their intention is to protect the college and thought condos would be a nice development for the area. Mr. Meldrum discussed the dimensions of the ditches, parking, driveway, and buffer zone as indicated on the revised site plan. The site plan was entered into the record.

The Commission discussed snow storage, square footage of units, outdoor storage, trash refuse, landscaping, pedestrian access, the visual affect on the college, and units for short term rental use.

The following public comment was received:

Richard Karas – 693 Sierra Vista Way

Mr. Karas stated he was very happy to see the proposal by the Meldrums. He stated concern of energy efficiency and stated the long walls of the buildings face to the east and west, which is opposite of passive solar to the south. Mr. Karas asked the Commission to determine if the proposal is consistent with the City's *Master Plan*. He stated concern for maintenance of the units, the quality of construction, and the impact of the development on police services and utilities. Mr. Karas stated he thinks the development where proposed is a great thing, although energy efficiency needs to be addressed.

Director Steve Westbay stated that the International Building Code dictates the quality of construction of the townhomes and that without building plans it is hard to address some of Richard's comments. Steve stated the City did adopt the International Energy Conservation Code that regulates the building and installation of energy-efficient systems.

The Commission discussed the findings and conditions listed in the staff report. The Commission stated they were pleased with previous developments the Meldrums have completed and liked the proposal.

Chair Diane Lothamer closed the public hearing at approximately 8:10p.m.

Commissioner Harvey Harriman moved to approve Conditional Use CU 07-11 for the development of 26 residential units in the Commercial Zone 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 *City of Gunnison Master Plan 2007*.
2. The Planning Commission finds that this conditional use application is for 26 multifamily units in the Commercial District and development of residential dwellings in this District are subject to Conditional Use approval.
3. The Planning and Zoning Commission finds that no more than 39 dwelling units are permitted on this parcel based on the existing *City of Gunnison Land Development Code* density standards.
4. The Planning and Zoning Commission finds that application materials including an illustrative site plan and a dimensional standards sheet are not considered to be a site specific development plan.

5. The illustrative site plan shows an access drive abutting the north property line and the Planning and Zoning Commission finds that this alignment is considered to be a potential safety hazard. Additionally, the north lot access road alignment design will not allow for buffering/screening, which is considered to be essential for protecting the college view corridor. The applicant provided a new site plan at the public hearing that addressed this issue.
6. The Planning and Zoning Commission finds that the eastern leg of the access drive must align with the northern entrance point of the Holiday Inn Express to ensure safe and efficient traffic flow.
7. The Planning and Zoning Commission finds that 26 units would generate approximately 150 vehicle trips per day, and if the site were developed as a commercial/retail shopping center, up to 1770 TPD would be anticipated.
8. The Planning and Zoning Commission finds that College Avenue will become a Major Collector Road if the Gunnison Rising Annexation is approved and ingress/egress driveway points must have adequate separation from adjacent intersections and proper site distances.
9. The Planning and Zoning Commission finds that approximately 40 acres of undeveloped land within the City limits is presently zoned Commercial District and reducing this inventory by 2.46 acres will not have a significant affect on potential commercial development.
10. The Planning and Zoning Commission finds that this proposed conditional use application can be developed in a compatible fashion to maintain the community's public health, safety, and welfare.

CONDITIONS

1. This approval allows for the development of no more than 26 multiple family dwelling units.
2. A 10 foot landscaped buffer shall be established along the entire length of the north property line adjacent to Escalante Drive and the entire length of the west property line along Adams Street.
3. The eastern access drive intersection on College Avenue shall be aligned with the existing north access drive serving the Holiday Inn Express.
4. The western leg of the access drive shall align with the northern entrance point of the Holiday Inn Express or be offset by a minimum of 125 feet.
5. Prior to issuance of building permits, the applicant shall submit a site specific development plan complying with all provisions of the *City of Gunnison Land Development Code*. At a minimum the site specific development plan shall contain building footprint plan, utility plan, grading and drainage plan, access road section and plan, landscaping plan, and parking plan. The utility, grading/drainage and road plans shall be stamped by an engineer licensed in the State of Colorado; the City Engineer and Community Development Director may waive this licensed engineer stamp requirement.

Commissioner John Taliaferro seconded the motion.

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

Roll Call No: None

Motion Carried

CONSIDERATION OF THE AUGUST 8, 2007 REGULAR MEETING MINUTES

Commissioner Jim Seitz moved to approve the meeting minutes of August 8, 2007 as amended. Councilmember Ellen Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

COUNCIL UPDATE

Councilmember Ellen Harriman reported that City Council at their work session held a presentation on the Curecanti National Recreation Area EIS Report, the audit was presented, discussed the water tank project, the Special Events Coordinator position, the Gunnison Observatory, and the valley-wide energy resolution.

ADJOURNED

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

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary