

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, JEN WILLIS, LISA THOMASON, LAURIE EGELSTON, JANA ALPEREN, CHRIS COADY, BRIONY COADY, MARLENE BERGMAN, CHRIS BERGMAN, AND SUSAN GORE.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC HEARING – CONDITIONAL USE CU 07-12, SUBMITTED SAGE MOUNTAIN SCHOOL TO OPERATE A TEMPORARY SCHOOL AT 307 WEST VIRGINIA AVENUE (CBD ZONE)

Chair Diane Lothamer opened the public hearing at approximately 7:01p.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 stated there was a conflict in the City's *Land Development Code* in regard to parking. He believed the parking was not a profound issue based on the proposed use and stated the location seems appropriate for Sage Mountain School.

Jen Willis, Executive Director for the Sage Mountain School, stated the school proposes to use the facility at 307 West Virginia Avenue until Christmas of 2007 with the hope of building a school at the 100 North 8th Street site.

Commissioner Jim Seitz asked the applicant if the State requires a fenced area for the students. Lisa Thomason stated there is an enclosed area requirement for preschool and kindergarten aged children and that an enclosure is not required for the age group of the students enrolled (the youngest is 6 years old).

Commissioner Jim Seitz asked if school crossings will be placed. Director Steve Westbay stated school zone signs are easy to place and the Police Department will monitor the area and place signs or crossings as needed.

Chair Diane Lothamer noted many families were present in support of the Sage Mountain School, however; no one wished to make a comment. Diane closed the public hearing at approximately 7:15p.m.

Commissioner Harvey Harriman moved to approve Conditional Use CU 07-12, submitted by Sage Mountain School, for the operation of a school in the Central Business District 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 20-student school to be located at a temporary location in the Commercial Business District.
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 recommends the Police Department monitor traffic and post school crossing signs if needed for safety.
5. 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.

CONDITIONS:

1. That this conditional use permit is valid for Lots 20-24, Block 23, Original Gunnison (Church of the Good Samaritan) and shall expire on August 29, 2008.
2. That the school will not exceed 20 students at this location.
3. The applicant shall meet all requirements of the International Building and Fire Code before the school is in operation.

Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Motion Carried

THREE MILE – COUNTY REFERRAL, GUNNISON/CRESTED BUTTE REGIONAL AIRPORT, REQUEST TO REPLACE HANGAR #4 WITH A LARGER AIRPORT HANGAR

Director Steve Westbay reviewed the application and stated the application contents were very limited in regard to detail. The Commission discussed the height of the proposed hangar, landscaping buffer, setbacks, and the lack of detail in the *Gunnison/Crested Butte Regional Airport Master Plan* regarding proposed hangar dimensions.

Commissioner Jim Seitz moved to authorize Chair Diane Lothamer to sign the letter to the County Planning Commission regarding LUC 2007-36 as amended. Councilmember Ellen Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

COUNCIL UPDATE

Councilmember Ellen Harriman reported that City Council passed the audit, postponed the water tank project until spring of 2008, discussed the Special Events Coordinator position, awarded the Gunnison Observatory \$8000 out of Contracts for Service, and passed the valley-wide energy resolution.

COMMISSIONER COMMENTS

Commissioner Jim Seitz stated he attended the West Gunnison Neighborhood Meeting on Monday, August 27th. Jim stated Steve gave a great presentation as well as the consultants and Terry Zerger.

Commissioner Jim Seitz moved to excuse Commissioner Delaney Keating from the August 29, 2007 special meeting. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 8:00p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary