

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 WILLIAMS, BOB GYDESEN, JEFF WILKINSON, AND RICHARD KARAS.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

SB 07-4, VAN TUYL VILLAGE SUBDIVISION, COMMERCIAL PORTION – FINAL PLAN

Director Steve Westbay gave an overview of the Re-plat of Lot 80, Van Tuyl Village. There was discussion on the draft plat, engineering plans, the traffic study, road configurations, and the conditions located in the staff report. Steve stated he would review the revised plans before they are submitted to the City Council.

Jeff Wilkinson stated there was no problem with meeting all the conditions in the staff report. Mr. Wilkinson declared he was very thankful of the stop signs at Spencer Avenue and Vulcan Street.

Commissioner Harvey Harriman moved to recommend approval of SB 07-4, Van Tuyl Village Final Plan (Re-Plat of Lot 80), to City Council with the following findings and conditions:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that this final “re-plat subdivision application was contemplated in conjunction with the VanTuyl Village Final Subdivision (initial plat) as cited in the findings of that subdivision, and is therefore, being processed as a Final Subdivision Application.
2. The Planning and Zoning Commission finds that this application includes application contents, public hearing records from the VanTuyl Village Sketch Plan and Preliminary Plan application, the findings and conditions established by the VanTuyl Village Final Subdivision Application, the *City of Gunnison Master Plan (2007)* and related provisions of the *City of Gunnison Land Development Code*.

3. The Planning and Zoning Commission finds that the Colorado Department of Transportation (CDOT) has issued the following Highway Access Permits:
 - Permit Number 307211 for County Road 13;
 - Permit Number 307212 for Spencer Avenue; and
 - Permit Number 307213 for Colorado Street (a.k.a. VanTuyl Circle).The Planning and Zoning Commission further finds that the VanTuyl Circle design will need to be designed and constructed in accordance with those CDOT requirement noted in permit number 307213.
4. The application included a draft subdivision plat and the Planning and Zoning Commission finds that certain revisions to the plat are necessary and the applicant's are working to make those changes.
5. The Planning and Zoning Commission finds that road, drainage, grading and utility plans have been reviewed by the City staff and some revisions to those plans are necessary.
6. The Planning and Zoning Commission finds that revisions to the plat and engineered plan must be completed before the final plat is approved by the City Council.
7. The Planning and Zoning Commission finds that an access agreement addressing maintenance responsibilities will be developed and recorded in conjunction with the final plat.
8. The Planning and Zoning Commission finds that an eight foot sidewalk will be constructed along the Highway 135 frontage and that the City will contribute a maximum of 50 percent of the costs for the sidewalk development.
9. The Planning and Zoning Commission finds that all provisions of the Entrance Overlay District, excluding development of the pedestrian way, must be fulfilled in conjunction with submittals of site-specific development plans submitted for individual lots.
10. The Planning and Zoning Commission finds that the proposed subdivision is in compliance with all related provisions of the *City of Gunnison Land Development Code*.
11. The Planning and Zoning Commission finds that the proposed subdivision conforms to related directives of the *City of Gunnison Master Plan, 2007*.
12. The Planning and Zoning Commission finds that the nine review standards for subdivisions have been, or will be met if compliance with the following conditions is fulfilled.

CONDITIONS:

1. The City Council should not provide final consideration on this final subdivision approval until all conditions cited herein are fulfilled to the City Council and City staff satisfaction.

Plat Related Conditions:

2. The City of Gunnison easement abutting County Road 13, as noted on the plat, shall include the original VanTuyl Village plat reception number (No. 570968).

3. The curve radii along the VanTuyl Circle rights-of-way shall be shown in order to completely describe the adjacent property boundaries. A table may be appropriate to indicate property line curve and line data.
4. Lots 84 and 85 shall note appropriate bearing and distances data for the line segments that constitute their respective northern boundaries.
5. An easement and maintenance agreement document shall be developed and is subject to City Attorney approval. It shall be a recordable document which is referenced on the plat.
6. A plat note is required designating the limitation of curb-cuts onto the highway and internal subdivision streets. Local street curb cuts should be for shared internal use, and they should be limited in number. Curb-cuts on Highway 135 and VanTuyl Circle are prohibited. Curb-cuts on County Road 13 and Sydney Street shall be subject to approval by the Community Development Director.
7. The Plat Title must be legible.
8. City Council Signature Block shall read: *This plat is approved for filing and the City hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the easements shown hereon.*
9. Survey control information shall be shown on the plat. The ties to those control points within Section 36 must be appropriately depicted.

Civil Engineer and Utility Plan Conditions:

10. Sheet R-3: Show the 24 inch irrigation culvert at located approximately at Station 16+25.
11. Sheet R-3: Show the pork-chop road divider in the plan view. Also provide a section detail for the pork-chop feature.
12. Sheet R-14: Depict and appropriately label the VanTuyl Circle street section.
13. Sheets R-1, R-3 & R-4: Provide bearing, distance and curve data on all road centerlines depicted in the plan views (Sydney Street and VanTuyl Circle).
14. General Note: At a minimum the internal driveway designs shall be depicted in a section view. Lane widths must be shown. Intersection points at VanTuyl Circle should be developed with 28 foot driveway section (two lanes each 14 feet wide) and tied into VanTuyl Circle with adequate curve radii to accommodate safe turning.
15. Sheet D-1: The final street grading shown in plan view (sheet D-1) does not correspond with the profile view depicted on Sheet R-3. Curbside spot elevations also need to be verified and correspond with the profile view. The grading plan and road profiles shall have depict accurate corresponding data.
16. Sheet D-1: Delete or amend the note depicting typical 10 drainage easements. If drainage easements along property lines lots are required they shall be depicted on the Drainage Plan (Sheet D-1) and Subdivision Plat.
17. Sheet R-4: Plan view curbside spot elevations shall accurately correspond to profile view elevation data.

18. General Note: Appropriate details (plan view, section and profile) shall be established for the internal access intersection at County Road 13. Buried utilities, the irrigation ditch, overhead utilities and all other pertinent facilities shall be depicted on this intersection design detail.
19. An eight foot sidewalk along the entire Highway 135 frontage shall be depicted on Sheet R-1. The City will contribute 50 percent of the sidewalk cost subject to annual budget approvals by City Council.
20. The Subdivision Improvement Agreement shall include the improvement costs for the eight foot sidewalk fronting Highway 135.
21. Sheet W-1: Two additional fire hydrants shall be required. One hydrant is needed on the east side of Sydney Street at Joseph Lane. One hydrant is needed at the southeast corner of Sydney Street and County Road 13.
22. Sheet W-1: A 6 inch water service line extension located approximately at Station 14+25 shall extend to the south for serving any future internal fire hydrant needs for Lots 81 and 81.
23. Appropriate details (plan view, section and profile) shall be established for the VanTuyl Circle/Highway 135 intersection. Buried utilities, sidewalks, landscaping and acceleration and deceleration lane configurations must be depicted.
24. Civil Engineering and Utility plans shall have a note stating that all materials and construction methods shall comply with the *City of Gunnison Construction Standards (June 2005)*.

Other Conditions:

25. A Subdivision Improvements Agreement with appropriate collateral shall be executed between the City and the applicant prior to recording of the final plat.
26. Site-specific development plan applications submitted for all lots fronting Highway 135 shall be subject to the City of Gunnison Entrance Overlay District standards and/or any other standards in effect at the time of the development application.

Commissioner Bob Beda seconded the motion.

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

Roll Call No: None

Abstain: Ellen will vote at the City Council level.

Motion Carried

**THREE-MILE, COUNTY REFERRAL – LUC 2005-73 SHADY ISLAND,
PRELIMINARY PLAN**

The Commission discussed the draft letter and concerns of Highway 135 traffic and lane geometry and fire protection provisions.

Commissioner Bob Beda moved to authorize Chair Diane Lothamer to sign the letter as presented to the County Planning Commission regarding LUC 2005-73 – Preliminary

Plan for the Shady Island Subdivision. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

**THREE-MILE, COUNTY REFERRAL – LUC 2006-10 TOMICHI CREEK,
PRELIMINARY PLAN**

Director Steve Westbay stated he had a conflict of interest with the Tomichi Creek Subdivision and did not make any recommendations regarding the application.

There was discussion on possible future development of the large Valco parcel to the north of the proposed Tomichi Creek Subdivision.

Commissioner Bob Beda moved to authorize Chair Diane Lothamer to sign the letter as presented to the County Planning Commission regarding LUC 2006-10 – Preliminary Plan for the Tomichi Creek Subdivision. Commissioner Harvey Harriman seconded the motion.

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

Roll Call No: None

Motion Carried

CONSIDERATION OF THE SEPTEMBER 12, 2007 MEETING MINUTES

Commissioner Bob Beda moved to approve the September 12, 2007 meeting minutes as presented. Commissioner John Taliaferro seconded the motion.

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

Roll Call No: None

Motion Carried

COUNCIL UPDATE

Councilmember Ellen Harriman stated at their regular meeting of September 25th, a presentation was given on the website for the Chamber of Commerce, appointed the Youth City Council, and held a public hearing for the Palisade's Liquor License.

ADJOURNED

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

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary