

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
MARTIN FROEHLICH	X		
JIM SEITZ	X		
BOB BEDA			X
JOHN TALIAFERRO	X		
DELANEY KEATING	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER ANDIE RUGGERA, PAM CUNNINGHAM, JOE LONG, TROAS LONG, FRANCES PARTSCH, UNKNOWN OTHERS.

I. CALL TO ORDER AT 7:01 PM BY CHAIR DIANE LOTHAMER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. REVIEW OF WEST GUNNISON PLAN DOCUMENT.

Director Westbay introduced the *West Gunnison Neighborhood Plan* which will be discussed in a joint meeting with the City Council, Planning and Zoning Commission, Stakeholders, and consultant Axel Bishop, at the June 11th meeting. The document is available on line. The document is the culmination of two-years of work. Westbay gave the audience an update on the plan:

The consultant, Design Concepts, was hired to help develop a plan of how West Gunnison could be developed. West Gunnison is the area bordered by Tomichi Avenue to the north, Highway 50 on the east and south, and the Gunnison River corridor to the west. The issues to be addressed were:

- the mixed land use pattern, parcel development and ownership patterns;
- constraints in the area including the extension of water and sewer; and,
- drainage control.

The scope of service included:

- The initial assessment analysis. The consultants looked at ownership, lots, and land area and projected development under the existing zoning allowing approximately 2,500 units. Then, the data was extrapolated to vehicle trips per day which resulted in an estimated 20-30,000 cars per day. There is a potential for significant traffic volume to be served by an inadequate road system. Another issue was the relationships of zoning to what is actually going on [in the area].
- Phase Two was the development of conceptual land use plans and alternative land use plans. Several meetings were held with the City Council, the Planning and Zoning Commission and the Stakeholders to come up with a Preferred Alternative plan. Phase

Two identified three alternatives of potential mixes. The ideas were merged into a “Preferred Alternative.”

- Phase Three assesses infrastructure needs of the Preferred Alternative. It identifies major entrances, a street grid, a physical development land use plan, utilities, pedestrian routes, transportation, roads, and vehicle trips. It looks at drainage patterns [and suggests the use of] low impact development (LIDs) which incorporate park spaces and the edges of streets [swales] to detain storm water. LID design provides a natural filtering system to mitigate storm water. Regarding transportation, a modified grid system was developed. The most controversial [component] is [the use of] roundabouts on Hwy 50 at Thornton Way, Bidwell, and 10th Street. The idea is to connect roads to highway intersections to diffuse traffic flow and allow different options [for travelling through the neighborhood]. [It is anticipated that] the most heavily used street internally [will be] Thornton Way. Thornton Way dead ends at New York because New York is too narrow. The major emphasis is to extend Thornton Way to Tomichi which will allow residential development to go to the 10th Street round about.

When looking at land use estimates there is the potential for 13,000 vehicle trips per day. The grid system will be functional. The crux is the impact on the intersection at Tomichi and Main. Internally [in West Gunnison], the road system will be adequate to serve internal traffic flow. We have identified a trail system route that provides lots of opportunities for pedestrians and bicycles to travel between the Whitewater Park to the schools. The pedestrian plan is critical and has been integrated into the *Trails Master Plan*. (Westbay gave a brief overview of the *Trails Master Plan*.)

Westbay explained that the water and sewer plan [for the area] is based on recent modeling by Black & Veach for the entire city and is based on water flows. There is a portion of sewer line (1,000 feet) that will have to be replaced because of the size of the line. The rest of the sewer system [in the area] will be okay with gravity flow.

The water system in the area will require a large capital improvement. The city is served by the water tanks above the college. [The system must be] designed for fire flow according to code standards. The *International Fire Code* assigns gallons per minute for the development. Because the water storage tanks are so far away [from West Gunnison] the City will have to do remedial action on water system functions. The consultants recommend two new wells in West Gunnison. The City will implement a capital development five-year plan to develop an exploration well in the city right-of-way to look at the aquifer. If everything looks okay, the test well will be redeveloped into a production well. It will cost approximately \$2.3million, but it is a must. The Meadow Vista South engineering showed that the water line size had to be increased to meet existing fire flow demand. But, the water system cannot be sustained by putting in bigger pipes. Additional well capacity is needed.

- Phase Four is the Economic Development Plan and strategies for financing infrastructure needs. Approximately \$10million in improvements will be required to make the development work. The City has a policy that “development pays its own way,” meaning that the developer must pay for roads and infrastructure and comply with drainage control. Of the \$10million, developers will have to pay \$4.8million of the total

improvements. The City will be responsible for \$4.5million. The consultant's modeling looked at property tax revenues of the area and mill levies assigned to those uses. For residential property they assume the debt capacity will be about \$2.2million with a 30mill property tax. Commercial sales tax at 50,000 square feet of property results in \$2.9 million debt capacity. The consultants determined we can accommodate \$14million in debt based on property tax and sales tax.

The consultant then looked at how to finance development. They recommended that a General Improvement District (GID) be formed, which would have to be voted on by the populace in the area. Staff looked at the recommendation and had a different opinion. One of the major influences is that a GID would require all tax revenue [generated by the area in question] to retire the bonds. The GID reduces the pot of money for the city as a whole. Staff does not want to deplete the General Fund. So, they are looking at other funding possibilities.

There are programs through the USDA Rural Development Authority for low interest loans or grants to accommodate rural areas. Staff feels that it is most appropriate for the City to manage funding needs. When a developer comes in they will pay their fair share through reimbursement requirements. Another possibility is a mineral excise tax; a state fund generated from oil and gas production that is put back into local communities. This could be used for the well production. Federal funds are available for highway improvements. The roundabouts will cost about \$400,000 each. The City could utilize federal and/or state funds for those proposed highway intersection improvements.

Staff feels these funding sources should be pursued rather than the GID. The overall cost to the City is \$4.5million. It is not logical to do a metro district for that amount of money when other avenues are more appropriate.

- The final part of the plan is the Implementation Strategies. The final plan will be presented to the City Council on June 3rd which will be a work session in preparation for the June 11th joint meeting with Planning and Zoning, City Council, and the consultants.

Westbay closed with some final important points: The West Gunnison Neighborhood Plan cost \$100,000 to develop. The State provided \$50,000; Gunnison County paid \$25,000; and the City paid \$25,000. The plan provides a long term strategy for development; however, there are no timelines for development. At the rate of 40-50 building permits issued per year it could take 25-30 years to reach full buildout. Some parts of the plan won't happen until development takes place. But, with the West Gunnison Plan as a roadmap, if there is a boom, we will know where to go. The good thing about West Gunnison is that it utilizes infill and is not expanding the city boundaries.

Director Westbay asked the audience and commissioners if there were any questions.

Commissioner Seitz commented that he had attended the West Gunnison meetings and enjoyed the process. He said that now is the most difficult point, trying to figure out how to pay for it. He felt a lot of effort had gone into making West Gunnison mirror [the rest of the city of]

Gunnison and to incorporate West Gunnison into the fabric of the community. He raised several points about the final plan, which included:

- references to private access roads and driveway easements. These [regulations] are weak in the current code.
- West Gunnison has larger lots than the rest of Gunnison.
- The Stakeholders want wide streets, but the plan has narrower streets.
- Page A32, 2nd bullet: “The City would like to promote affordable housing in the form of permanent foundation housing. There is abundance of trailer development in Gunnison that is not attractive and is seen as a deterrent to potential employers / industry.” He stated he is not sure where that statement came from.
- In regard to infrastructure, the capacity of future infrastructure should be a function of zoning codes.

Chair Lothamer stated that she appreciated Commissioner Seitz going to the meetings. She stated that there may not be that much time [to prepare for development of the area], as there is already demand for subdividing and developing that property. Some of the things that the City needs to do will have to be done [prior to development], such as the wells, LIDs, and road geometry. She asked Director Westbay, if development pays its own way, why does it sound like it will be half [on the developer] and half [on the City]? Director Westbay responded that the other option is to establish impact fees. As far as the well system, where is the line drawn to accommodate a new well? Revenue for water and sewer is generated for the overall city. The City could get its money back [on the investment] from tap fees. Regarding the roundabouts—where do you define need and who is being served?

Chair Lothamer observed that the other thing driving it [the need to develop West Gunnison] is that the County needs to proceed with affordable housing. They will have to do it there [in West Gunnison].

Westbay stated that the #1 priority is wells.

Lothamer asked if the City will need more water storage tanks. Westbay replied that, based on modeling, it does not appear so, assuming the current city boundaries (more annexation could change that).

Commissioner Froehlich asked, “If the current number of permits per year continues, will the cost outlay [for utility improvements] be before the tap fees catch up?” Westbay replied that the options are a GID where they [the people served by the utilities] would pay for them; the City could bond for them; or, the City could do a “self-banking” program and pursue rural development, low interest loans.

Froehlich asked if the wells would have to be out of the flood zone. Westbay replied that they would and that Thornton Way is an ideal location. The Meadow Vista South development has foundation design standards that must be above the ground water. Froehlich observed that we will have to see how absorption rates drive development. Westbay asked Froehlich what his observations, as a new Commissioner, are about the overall concept [of West Gunnison].

Froehlich replied that it is a “great plan, a good road map, that is eye appealing and easy to accept.”

Westbay pointed out that the city is 85-90% built out. The remaining 15% of land area that is suitable for development is West Gunnison.

Chair Lothamer asked if, since the West Gunnison Neighborhood Plan is an addition to the *City Master Plan*, West Gunnison will be turned into an overlay. Westbay stated that it will be a subarea plan and that the *Master Plan* will be amended. Lothamer questioned if LIDs will be on the on plat or if there will be a standard or rule. Westbay replied they would be in the construction standards.

Councilor Harriman stated she is still reading about financing. She acknowledged that the advantage of metropolitan recreation districts is that it eliminates the risk for defaults on bonds. But, she asked how [risk management] works if the City is the banker. Westbay stated that in the subdivision improvement agreement [there will be a provision for] the developer to pay off bonds. Harriman urged the City to be careful of financial risk.

Commissioner Seitz asked about the lot sizes listed on page 3.18 (146x150 feet). He also observed that on pages 3.35 and 3.36 the speed limits on narrow streets is the same as on wider streets.

Councilor Harriman asked if the reason for the upcoming joint meeting is legislative or informational. Westbay stated that the purpose is to bring in the fiscal impact consultant and land use planner to have them inform the City Council.

Councilor Harriman observed that sometimes it [a plan] becomes more than a concept when it is in writing. She asked if at some point when this plan is adopted as part of the *Land Development Code*, it will become more fixed. Westbay replied that it won't become part of the *LDC*. The West Gunnison Plan is a roadmap to get to the review of those standards. Chair Lothamer observed that it needs a disclaimer. It [West Gunnison] should be addressed in the new *LDC*.

Councilor Harriman stated that [the West Gunnison Plan] is a testament to persistence and imagination. She commended staff for finding ways to get money and keep people invested in it. Westbay observed that the stakeholder committee was great and made a lot of concessions.

Commissioner Froelich asked how accurate the assessed value is to the market value as some seem to be off. Westbay will double check the numbers on page 4.5.

Westbay asked the audience if they had any questions and thanked them for coming. Francis Partch stated that West Gunnison has been a part of Gunnison for 30 years, so if the City expanded it would be fair.

Members of the audience left.

IV. LAND DEVELOPMENT CODE, MODULE 1, INTRODUCTION

Planner Ruggera explained the table showing the draft *Land Development Code* and the existing code. The Commissioners identified several issues, which are listed below:

- Density and lot size. More clarification is needed on RMU.
- Discussion of the Use Tables, beginning on page 51:
 - Golf courses and RVs are not permitted anywhere. Why do we put things in that aren't allowed?
 - Outdoor entertainment is talked about at length, but not allowed.
 - Bed and Breakfasts could be allowed in B1.
 - Should hotels be allowed in CBD? (The Columbine Hotel is in CBD.) Parking would be a problem. (Froehlich observed that 2nd floors in the CBD are hard to occupy, so they do work as residential or B&B use.)
 - pg 52 – drive thru for banks and liquor stores, need queuing space.
 - Should cemeteries be allowed?
 - Look at distinct between theatres and auditoriums.
 - Veterinary and kennels: Permitted in B-1? Should be Commercial or Industrial.
 - Bars and taverns are not appropriate in B1.
 - Private lodges and clubs- not in residential or B1
 - Jail?
 - Industrial use categories – sales and service. Discussion of displaying lawn mowers in the parking lots, what if they want to change to tractors? That would be appropriate in commercial.
 - page 52, churches – have been conditional everywhere. They should be conditional, the same as schools and hospitals.
 - pg 52 art galleries, wouldn't book stores have a similar impact? Why are bookstores allowed in R3?
 - pg 53 – restaurants not in B1
 - pg 54 – strike asphalt – concrete or redimix, should be conditional in industrial.
 - Salvage, wreck yards, junk yards - conditional.
 - Printers, lithographers – could be in CBD
 - Cabinet and carpenter shop different from woodworking and cabinet shops? Need to refine language.
 - Smaller commercial greenhouses in appropriate spots might be allowable. Conditional in CBD. Pg 71 – greenhouses accessory to residential.
 - Is use table proper place for wind turbines in back yard? They would be accessory to primary use of property.

V. CONSIDERATION OF THE MAY 14, 2008 MEETING MINUTES.

Commissioner Seitz moved to approve the May 14, 2008, 2008 meeting minutes as amended. Commissioner Taliaferro seconded the motion.

Roll Call Yes: Martin, Diane, Delaney, Ellen, John, Jim

Roll Call No:

Abstain:

Motion Carried

VI. MOTION TO EXCUSE COMMISSIONER BEDA.

Commissioner Seitz moved to excuse Commissioner Beda. Councilor Harriman seconded the motion.

Roll Call Yes: Martin, Diane, Delaney, John, Ellen, Jim

Roll Call No:

Abstain:

Motion Carried

VII. UNSCHEDULED CITIZENS.

There were no unscheduled citizens.

VIII. COUNCIL UPDATE.

Councilmember Ellen Harriman reported that:

The City Council:

- met with Gunnison Rising and it was a congenial meeting. The applicants are willing to give some concessions before annexation. There are still a lot of difficult things to talk about;
- approved the swimming pool contract;
- approved the Farmers Market multiday special events permit;
- approved the multiday Sundays at Seven special events permit;
- wrote a letter of support for the Animal Welfare League for a grant process;
- heard the announcement that liquor stores will be open on Sundays starting in July and that art galleries can get a special liquor license.

She shared the following additional information:

- June 28-29 will be the opening of the observatory;
- she attended the Housing Authority Board meeting and a survey for a needs assessment has been written. There will be two surveys, one in summer and one in winter.
- Next week is Writers in the Rockies. Mark Todd invited the City Council to a screening of a documentary done by Darla Ray who bought rights to Mark's book. It will be filmed in Gunnison next summer. The filming could create 100 jobs.

She asked Director Westbay:

- why Rainbow Acres is not annexable (as she has heard). Westbay stated it is annexable but would require an election of the homeowners. The City would have to look at the sewer and streets in the area. The City would have to determine if it would be logical to annex it because the services would be expensive.
- if VanTuyl Village will get ditch water as long as they are mining. Westbay will find out if the ditch has been extended.
- why the state is not enforcing its policies about disturbed soil and revegetation aren't being enforced in VanTuyl Village. Westbay stated that the developers have a state permit, but there isn't enforcement from the state. Westbay will look into it.

IX. COMMISSIONER COMMENTS.

There were no comments, given the lateness of the hour.

X. PLANNING STAFF UPDATE

- Director Westbay stated that City Market has submitted a plan for review for their fuel station facility in the parking lot. With the addition of 5,000 feet it will require 200 more parking spaces. The existing parking lot has 250 spaces and the gas station will take up 40 of the spaces. He spoke to the City Attorney and his opinion is that the existing lot is a non-conforming structure. As long as it [the non-conformity] is not increased, it will be permitted. His opinion is that the development can go through under that scenario.

Chair Lothamer observed that the real issue is the islands. She said the Commission could tell them to tear the islands out and change the parking configuration. Westbay stated that the architect is increasing the landscaping within the islands and that the island at the entrance will include a sidewalk from the store to Main Street. They will come into compliance on the entrance and do additional landscaping on the frontage.

Chair Lothamer observed that the fuel station will add to the traffic problem at the intersection. Westbay agreed and said that they are supposed to talk to CDOT and provide information on existing highway access permit and whether CDOT feels that the planned use impacts that.

- Westbay reported that he and Pam Cunningham are working with Dan Ampietro on a GOCO grant application. It is a one-time grant for trails for municipalities for projects up to \$750,000. The program manager will be here for a site visit on June 9th. Community Development has been soliciting partners for the application and many merchants are excited about it. Homeowner Associations in subdivisions adjacent to the city have also been approached.
- Planner Ruggera announced that a subdivision application for the Holiday Inn Express convention center site has been received. It will be on the June 25th agenda, as will a conditional use for Meldrums' Multi Use Residential Commercial development behind McDonalds.

ADJOURN

Chair Diane Lothamer closed the meeting at approximately 9:52 p.m.

Diane Lothamer, Chair

Attest:

Pam Cunningham, Secretary