

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
HARVEY HARRIMAN	X		
DELANEY KEATING	X (arrived during Res. 3, Series 2008)		
MARTIN FROEHLICH	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER ANDIE RUGGERA, MARLENE CROSBY, RICHARD CORBETT, CITY CLERK GAIL DAVIDSON, AND RICHARD GRICE.

CALL TO ORDER AT 6:40PM BY CHAIR DIANE LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

MOMENT OF SILENCE

OATH OF OFFICE

City Clerk Gail Davidson administered the oath of office for Harvey Harriman. Commissioner Harriman took his seat at the Commission table.

CONDITIONAL USE APPLICATION – CU 08-3, SUBMITTED BY GUNNISON COUNTY FOR GOVERNMENT STORAGE FACILITY

Chair Lothamer opened the public hearing at approximately 6:43 p.m.

Proof of publication was shown for the record.

Planner Andie Ruggera reviewed the process for a conditional use application and stated that Gunnison County is requesting to place a 2400 square foot storage facility at the southern portion of the Fred R. Field Western Heritage Center (Rodeo Grounds). The property is located within the R3 (multifamily residential) District Zone.

Marlene Crosby, Public Works Director for Gunnison County, gave a description of the request stating the facility will include cold storage and some office space. Marlene stated the facility may have some heated storage in the future. The facility will be located to the east of the existing maintenance facility on the south portion of the rodeo grounds.

Commissioner Jim Seitz asked Marlene if there would be any hazardous materials stored in the facility. Richard Corbett stated there are small quantities of touchup paint: no other hazardous materials would be stored in the building.

No public comment was received on this application.

Chair Lothamer closed the public hearing at approximately 6:55 p.m.

Commissioner Harvey Harriman moved to approve Conditional Use application CU 08-3 for a government storage facility at the Fred R. Field Western Heritage Center with the following findings of fact and condition:

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; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan 2007*.
2. The Planning and Zoning Commission finds that this conditional use application is for a government storage facility in the R-3 Zone District.
3. The Planning and Zoning Commission finds that the storage facility shall not be larger than 2400 square feet.
4. The Planning and Zoning Commission finds the storage facility is compatible with the neighborhood uses.
5. The Planning and Zoning Commission finds that the application meets all of the provisions of the City's *Municipal Code* based on the following condition:

CONDITION:

1. The storage facility shall not be larger than 2400 square feet.

Commissioner Bob Beda seconded the motion.

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

Roll Call No: none

Abstain:

Motion Carried

RESOLUTION NO. 2, SERIES 2008 – WEST GUNNISON NEIGHBORHOOD PLAN

Commissioner Harvey Harriman moved to introduce Resolution No. 2, Series 2008 by title only and to approve the resolution as amended. Director Steve Westbay read the title of the resolution and Commissioner Martin Froehlich seconded the motion.

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

Roll Call No: none

Abstain:

Motion Carried

RESOLUTION NO. 3, SERIES 2008 – COMMENDING JOHN TALIAFERRO

Commissioner Harvey Harriman moved to introduce Resolution No. 3, Series 2008 by title only and to approve the resolution as amended. Director Steve Westbay read the title of the resolution and Commissioner Delaney Keating seconded the motion.

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

Roll Call No: none

Abstain:

Motion Carried

LAND DEVELOPMENT CODE, MODULE 1

Richard Grice, Four Corners Planning, summarized the process he went through with the City to develop the draft modules of the updated Land Development Code. Mr. Grice described each article contained within the four modules and explained how they were grouped together.

The Commission, Mr. Grice, and staff discussed the draft Land Development Code, Module 1. Discussion included the following:

- Section 1.6 Word Usage and Construction of Language – may versus will and shall;
- *West Gunnison Neighborhood Plan* (WGNP) – LDC language needs to correspond to the WGNP regarding design standards, drainage, and roundabout construction;
- Zoning Districts – R2 zone regarding density and type of dwelling (single family and duplex);
- Accessory Dwelling Units – massing, landscaping standards, and owner of property in residence;
- Net floor area versus gross floor area;
- Height – measurement of building height. Language needs to be consistent with the 2003 International Building Code (IBC);
- Possible height limitations – affecting solar, views, and the character of the community;
- Ridgeline development and ridgeline views;
- Solar access – possible development of residential protection standards;
- Yard encroachments – five foot rear setbacks in alleys; and
- Use table – allowed, conditional, and prohibited uses in all zones.

CONSIDERATION OF THE JUNE 25, 2008 MEETING MINUTES

Commissioner Delaney Keating moved to approve the June 25, 2008 meeting minutes with one correction. Councilor Ellen Harriman seconded the motion.

Roll Call Yes: Jim, Bob, Diane, Martin, Ellen, and Delaney

Roll Call No: none

Abstain: Harvey – was not a Commission Member at the June 25th meeting.

Motion Carried

COUNCIL UPDATE

Councilor Ellen Harriman updated the Commission on the City Council meeting of June 8, 2008. Items discussed included the following:

- Interview process with Keith Robinson for the Police Chief position;
- City Attorney Rod Landwehr discussion regarding Metropolitan Districts;
- Letter of support for the old school house on 8th Street and Tomichi Avenue in support of a State Historic Fund grant;
- Letter regarding fire personnel requirements at small scale airports;
- The appointment of Harvey Harriman to the Planning and Zoning Commission; and

- An \$83,000 grant for Pac Man Pond at Jorgenson Park.

ADJOURN

Chair Diane Lothamer closed the meeting at approximately 9:15p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary