

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
DIANE LOTHAMER, CHAIR		X	
JIM SEITZ	X		
BOB BEDA	X		
HARVEY HARRIMAN	X		
DELANEY KEATING		X	
MARTIN FROEHLICH	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

**OTHERS PRESENT:** DIRECTOR STEVE WESTBAY, PLANNER ANDIE RUGGERA, PLANNING TECHNICIAN PAM CUNNINGHAM.

**CALL TO ORDER AT 7:01 BY VICE CHAIR BOB BEDA**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PELLETIER LUC APPLICATION, THREE-MILE REVIEW, TO SUBDIVIDE A 6.0121 ACRE PARCEL INTO TWO LOTS.** Planner Ruggera explained that the request is to subdivide the existing 6 acre lot into two lots. The site currently contains one single family dwelling with a detached garage. The site is approximately 2 miles west of the Highway 135 and County Road 48 intersection within the Castle Mountain area. The parcel is located within the existing Three-Mile Boundary and outside the Urban Growth Boundary in the low density land use designation (1 unit per 5 to 35 acres). However, the site is outside of the proposed Three-Mile Boundary that is indicated in the City's *Master Plan*. The proposed Three-Mile Boundary will be approved in conjunction with the update of the *Three-Mile Plan*. The applicant received approval from the Upper Gunnison Water Conservation District and the State for a well permit through the Meridian Lake augmentation. There is an irrigation ditch across the SE corner and a 25 foot easement will be granted. Staff has no issue.

Vice Chair Beda asked for comments.

Commissioner Seitz stated that current density in the Castle Mountain area is 1 unit per 5-to-35 acres. If the proposed subdivision is approved it sets a precedent, especially since the applicant works for the County. Commissioner Seitz said he would like to know how many houses with individual septic systems would be possible if all parcels in the Castle Mountain area were subdivided to the density of 1 unit per 3 acres. The Planning and Zoning Commission should continue to mention maximum density for Three-Mile referrals because of the potential impact on the City's recharge area and aquifer.

Director Westbay agreed with Commissioner Seitz' comments in the context that the County looks at adjacencies to make determinations on land use applications. Septic systems are an issue within the Three-Mile area. Traffic control at the intersection of Hwy 135 and Chinook is also important in relation to increased density in the Upper Castle Mountain, Lower Castle

Mountain and Spring Meadows developments. He stated that the Commission should point out to the County that the proposed subdivision doesn't meet the land use criteria and that multiple similar situations could become problematic.

Commissioner Seitz observed that transportation issues can potentially be addressed, but if the aquifer becomes polluted, that is more serious. He questioned whether the County is up-to-date on inspection of ISDSs in the area.

Vice Chair Beda asked for further comments.

Commissioner Harriman observed that the subdivision is in violation of the spirit of the *Master Plan*.

Planner Ruggera distributed the site plan for the proposal, which the Commissioners reviewed. Commissioner Froehlich observed that the original development was approved for 5 acres or more but that there are other parcels in the area that are less than 5 acres. Director Westbay observed that the Castle Mountain Subdivision was approved prior to the state's subdivision law.

Director Westbay suggested that the Commission letter be changed to read as follows (added language underlined):

“The land use category of this area, according to the existing *Three-Mile Plan* is Rural Residential (1 unit per 5 to 35 acres). ~~The site is outside of the proposed Three-Mile Boundary as indicated in the City's *Master Plan*.~~ It is important to note that this proposal does not meet the density provisions of the *Three-Mile Plan*. Continued divisions of this type without prudent forethought is of concern. These types of sprawling development patterns will have negative effects from ISDSs, traffic congestion, habitat protection and other land use and environmental matters. These issues reflect the need for the County to address long-term impacts and also emphasize the need to work with the City to address these issues of mutual interest.”

The City will be updating the *Three-Mile Plan* in the future and will propose the round shaped boundary as shown in the *Master Plan* and Figure 1.

~~The City does not object to this subdivision.~~ We want to thank you for giving us the opportunity to comment on this project, and we hope that our comments will be helpful for your review.”

**MOTION TO AUTHORIZE CHAIR LOTHAMER TO SIGN THE LETTER TO THE COUNTY PLANNING COMMISSION REGARDING THE PELLETTIER APPLICATION, LUC 2006-09.** Commissioner Harriman moved that Chair Lothamer be

allowed to sign the letter to the County Planning Commission, with the proposed changes. Councilor Harriman seconded the motion.

Roll Call Yes: Jim, Bob, Martin, Ellen, Harvey  
Roll Call No: none  
Motion Carried

**LAND DEVELOPMENT CODE, MODULE 2.** Commissioner Harriman moved that discussion of the *Land Development Code, Module 2* be postponed until the next meeting. Commissioner Froehlich seconded the motion.

Discussion: Commissioner Harriman suggested that more than one meeting be scheduled to discuss the document. Councilor Harriman suggested that explanatory graphics, especially in regard to parking standards, would be helpful.

Roll Call Yes: Jim, Bob, Martin, Ellen, Harvey  
Roll Call No: none  
Motion Carried

**CONSIDERATION OF THE JULY 9, 2008 MEETING MINUTES.** Commissioner Seitz moved to approve the July 9, 2008 meeting minutes as corrected. Commissioner Harriman seconded the motion.

Roll Call Yes: Bob, Martin, Ellen, Harvey, Jim  
Roll Call No: none  
Motion Carried

**MOTION TO EXCUSE DIANE LOTHAMER AND DELANEY KEATING.** Commissioner Harriman moved to excuse Chair Lothamer and Commissioner Keating. Commissioner Seitz seconded the motion.

Roll Call Yes: Bob, Martin, Ellen, Jim, Harvey  
Roll Call No: none  
Abstain:  
Motion Carried

**UNSCHEDULED CITIZENS.** There were no unscheduled citizens.

**COUNCIL UPDATE.** Councilor Ellen Harriman updated the Commission on the City Council meeting of July 22, 2008. Items discussed included the following:

- Metropolitan Districts in relation to West Gunnison;
- redefinition of what a “current bill” means for the City;
- Council passed a license agreement for Gene Taylors;

Also:

- the Police Chief gave a 6 month report;
- there will be a lecture at the observatory on Saturday night;
- the City Manager reported to Council that:
  - John Messner was offered the position of Facility and Events Coordinator and will start on August 1<sup>st</sup>;

- CityFest will be on July 31<sup>st</sup> from 11:00 to 2:00 at the ice rink;
- repairs at the VanTuyl ranch house are continuing;
- interviews for the Building Official were held on July 21<sup>st</sup>.

### COMMISSIONER COMMENTS

- Commissioner Harriman observed that New York Avenue was recently repaved. He had conversations with members of the paving crew who commented that they like working in Gunnison because they are treated well by the citizens.
- Commissioner Seitz thanked staff for the packet materials about solar energy that were provided by Commissioners Froehlich and Harriman.

### PLANNING STAFF UPDATE

Director Westbay provided updates from the Community Development Department:

- Director Westbay attended a Brownfields conference in Montrose and gave a presentation to about 60 planners and environmental consultants on the *West Gunnison Neighborhood Plan*, which was well received.
- With the departure of Mark Sniffen, staff has been busy reviewing building plans.
- Two candidates were interviewed for the Building Official position, both have excellent credentials and no decision has been made yet on who to hire.
- A building permit has been issued to City Market for their building addition. He outlined the following important factors related to the project:
  - The outstanding code issue to be addressed is landscaping. According to the *Code*, the expansion and the existing non-conforming building requires 100 additional trees be planted. The applicant does not wish to plant that many trees, so they will request a variance. Director Westbay sent a letter to the applicants to advise them that neither a Certificate of Occupancy nor a Temporary Certificate of Occupancy will be issued until the applicant is granted a variance or complies with the *Code*.
  - The proposed fueling station will be in the parking lot. The existing lot will conform to *Code* but traffic circulation is an issue. The applicant is considering the elimination of landscaped islands, and staff has determined that the landscaped area is in compliance.
  - The other issue with both the building addition and the fueling station is the CDOT highway access permit. A traffic study has been completed, which CDOT is reviewing.

Commissioners made observations and expressed concerns related to the City Market project including parking, traffic circulation, whether the building meets the large retail standards threshold, and landscaping.

- Director Westbay has been working on Low Impact Design standards and provisions for creating a criteria manual that could be adopted by reference in the *Land Development Code*. The City will apply for a DOLA grant to assist in financing of the study.

- Management Staff has been meeting to develop five-year capital plans. Community Development capital project proposals include: LIDS; continued annexation consulting reviews; the trails component for the Bridge to Bridge project; and, exploration wells for West Gunnison.
- Staff members involved in the Pool Management Program have been attending weekly meetings with the construction project team.
- Construction of the ice rink is moving forward and City Fest will include tours of the facility.
- Planner Ruggera reported that a conditional use application for a home business will be on the August 13<sup>th</sup> agenda.

**ADJOURN**

Vice Chair Beda closed the meeting at approximately 7:57 p.m.

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Bob Beda, Vice Chair

Attest:

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Pam Cunningham, Secretary