

MEMBERS	PRESENT	ABSENT	EXCUSED
BOB BEDA, CHAIR	X		
MAGGIE LLOYD			X
HARVEY HARRIMAN	X		
CAROLYN RIGGS	X		
GREG LARSON	X		
DUSTY SZYMANSKI			X
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER ANDIE RUGGERA, JON MERRILL, LINDA APPLETON, RAY SZALLAR AND KIRK MUELLER.

CALL TO ORDER AT 7:00 PM BY CHAIR BOB BEDA

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF THE FEBRUARY 10, 2010 MEETING MINUTES

Councilor Ellen Harriman moved to approve the February 10, 2010 meeting minutes as presented. Commissioner Greg Larson seconded the motion.

Roll Call Yes: Harvey, Bob, Carolyn, Greg and Ellen

Roll Call No:

Roll Call Abstain:

Motion Carried

PUBLIC HEARING AND ACTION – CU 10-1, SUBMITTED BY BANK OF THE WEST TO OPERATE A DRIVE-THROUGH FACILITY LOCATED AT 201 NORTH MAIN STREET IN THE CBD

Chair Bob Beda opened the public hearing at approximately 7:05 pm.

Proof of publication was shown for the record.

Planner Andie Ruggera gave an overview of the process of a conditional use application and summarized the application. The applicant, Bank of the West, is requesting to operate a drive-up bank window at the existing facility located at 201 North Main Street. Andie gave a brief history of the site and stated a Conditional Use Permit had not been issued for the subject site in the past thus creating the requirement to do so at this time.

Jon Merrill, Facility Manager for Bank of the West, stated he is seeking approval to re-open the drive through facility for the bank. Mr. Merrill informed the Commission the new site is more organized and has a better traffic flow pattern and more functional parking.

Public Comments:

Kirk Mueller – Property Owner at 121 and 125 West Virginia Avenue

Mr. Mueller stated the bank is a good neighbor and likes the parking as proposed. He stated he liked all the proposed improvements to the site. Mr. Mueller stated a concern of traffic

circulation in the alley with the Post Office drop-off boxes. He asked if there was any plan for widening the alley and the access to the drive-through bank lanes. Director Steve Westbay stated there are no plans to widen the alley and that there is adequate room behind the proposed parking spaces. Mr. Mueller stated that both Linda Appleton and Ray Szallar set a good example to employees by parking at least a block away from downtown.

Director Steve Westbay stated he has observed the queuing and stacking operation of the drive-through facility and the area is functioning, but a lot is happening on and around the site. Steve stated the sidewalk planter is a great idea in mitigating pedestrian safety concerns.

The Commission and Staff discussed the following:

- Parking dimensions and alley back-out;
- Proposed mitigation of caution signs and landscaped areas;
- Repair or replace convex mirror;
- Striping the sidewalk for pedestrian safety;
- Educating customers that the area is a high pedestrian area;
- Nuisance Review Standard should be a possible conflict due to the creation of noise and odors from vehicles; and
- Findings of fact and conditions for approval.

Chair Bob Beda closed the public hearing at approximately 8:00 pm.

Commissioner Harvey Harriman moved to approve Conditional Use Application CU 10-1, submitted by Bank of the West to operate a drive-through bank teller facility at 201 North Main Street, based on the following findings of fact 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; and provisions of the City of Gunnison *Land Development Code* and the City of Gunnison *Master Plan*.
2. The Planning and Zoning Commission finds that this conditional use application is for a drive-through facility in the Central Business District zone.
3. The Planning and Zoning Commission finds that the *Land Development Code* requires three queuing spaces for each drive-through lane.
4. The Planning and Zoning Commission finds that drive-through access is gained off the north/south alley and that alleys are a lower priority for general maintenance and winter snow plowing.
5. The Planning and Zoning Commission finds that vehicles exit the site onto Virginia Avenue and that a right-turn only sign is warranted to mitigate traffic safety concerns.
6. The Planning and Zoning Commission finds that four parking spaces are proposed that are accessed by the north/south alley.

7. The Planning and Zoning Commission finds that exiting vehicles cross the sidewalk and pedestrian safety is a concern.
8. The Planning and Zoning Commission finds that a planter is proposed on the Virginia Avenue right-of-way and a landscaped island between the on-site parking area and drive-through lanes.
9. The Planning and Zoning Commission finds that the landscaped island is also a seasonal snow storage area.
10. The Planning and Zoning Commission finds that a drive-through facility will not be a detriment to the community's health, safety and welfare as long as the following conditions are fulfilled:

CONDITIONS:

1. Caution signs as proposed by the applicant shall be installed on the canopy for vehicular traffic and on the bank building pursuant to a License Agreement for pedestrian traffic.
2. A right-turn only sign shall be installed for vehicles exiting the site.
3. Parking stall widths shall meet the City's *Land Development Code* requirements of a minimum of nine feet in width and 19.5 feet in length.
4. Landscaped areas shall be constructed as indicated on the submitted site plan: the landscaped island shall consist of at least three coniferous shrubs and the sidewalk planter shall be seasonal flowers unless other landscaping is approved by the Community Development Director. A License Agreement with the City is required prior to construction of the sidewalk planter.
5. No snow shall be plowed onto any City rights-of-way.
6. The convex mirror at the exit point shall be relocated or replaced to provide better function. These changes will be addressed between the applicant and staff.
7. Striping shall be required at the sidewalk through the curb-cut. The striping shall be addressed as part of the License Agreement.

Commissioner Greg Larson seconded the motion.

Roll Call Yes: Bob, Carolyn, Ellen, Greg and Harvey

Roll Call No:

Roll Call Abstain:

Motion Carried

UNSCHEDULED CITIZENS

There were none.

COUNCIL UPDATE

Councilor Harriman gave an overview of the February 23, 2010 regular meeting, the Council discussed:

- Finance Director Wendy Hanson gave an overview of the 4th quarter 2009 Finance Report;

- Introduced an ordinance regarding an extension of the medical marijuana dispensaries moratorium ;
- Introduced an ordinance on the adoption of the 2009 International Building Code; and
- Passed a resolution for Fire Marshal Dennis Spritzer for recognition of service.

COMMISSIONER COMMENTS

Commissioner Greg Larson moved to excuse Commissioners Maggie Lloyd and Dusty Szymanski from the February 24, 2010 regular meeting. Councilor Ellen Harriman seconded the motion.

Roll Call Yes: Harvey, Bob, Carolyn, Ellen and Greg

Roll Call No:

Roll Call Abstain:

Motion Carried

ADJOURN TO WORK SESSION

Chair Beda adjourned the meeting at approximately 8:20 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary