

MEMBERS	PRESENT	ABSENT	EXCUSED
BOB BEDA, CHAIR	X		
DUSTY SZYMANSKI	X		
ERICH FERCHAU	X		
MAGGIE LLOYD	X		
CAROLYN RIGGS	X		
GREG LARSON	X		
COUNCILMEMBER ELLEN HARRIMAN	X (arrived at 7:10)		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER ANDIE RUGGERA, PLANNING TECHNICIAN PAM CUNNINGHAM, DIANNE HABERMAN, WILL SCHOEMAKER, JENNIFER MICHEL, BRYAN WILKENHAUSER.

CALL TO ORDER AT 7:02 PM BY CHAIR BOB BEDA

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF THE APRIL 22, 2010 MEETING MINUTES

Commissioner Riggs moved to approve the April 22, 2010 meeting minutes as presented. Commissioner Szymanski seconded the motion.

Roll Call Yes: Maggie, Bob, Carolyn, Greg
Roll Call No:
Roll Call Abstain: Dusty, Erich
Motion Carried

ELECTION OF OFFICERS

Commissioner Ferchau moved that nominations for Vice Chair be opened. Commissioner Riggs seconded the motion.

Roll Call Yes: Dusty, Erich, Maggie, Bob, Carolyn, Greg
Roll Call No:
Roll Call Abstain:
Motion Carried

Commissioner Szymanski nominated Commissioner Riggs and Commissioner Lloyd nominated Commissioner Larson. Chair Beda asked the nominees if they were willing to serve. Commissioner Riggs stepped down. Commissioner Larson indicated he would be willing to serve. Nominations were closed.

Commissioner Lloyd moved to elect Greg Larson as Vice Chair. Commissioner Ferchau seconded the motion.

Roll Call Yes: Dusty, Erich, Maggie, Bob, Carolyn, Greg, Ellen
Roll Call No:
Roll Call Abstain:
Motion Carried

ACTION

Chair Beda asked for a motion to excuse Commissioner Szymanski and Councilor Harriman from the April 22nd meeting. Commissioner Larson moved and Commissioner Riggs seconded the motion.

Roll Call Yes: Maggie, Bob, Carolyn, Greg

Roll Call No:

Roll Call Abstain: Dusty, Ellen, Erich

Motion Carried

OVERVIEW OF THE VANTUYL RANCH MASTER PLAN, CHAPTER 2, PREFERRED LAND USE PLAN. Director Westbay gave a basic overview of Module 2, explaining the consensus building process, allowed land uses, conceptual plans, and how the preferred land use plan was arrived at. Councilor Houck was in the audience and elaborated on the membership of the Focus Group and the public outreach. Director Westbay explained that in determining the site for the permanent facilities the Focus Group wanted to co-locate facilities in an area that would be easily accessible and that the cost of utilities, topography and groundwater were the main deciding factors for determining the recommended location.

The Commissioners asked questions related to traffic generation, bike parking, and a trail connecting the site to the schools and library. Director Westbay explained some additional small connector loops that the Recreation Subcommittee recommended. He explained the trails system as well as the Nordic trails configuration.

Bryan Wilkenhouser asked how the interface of grazing and the Nordic trails will be addressed. Director Westbay said that will be addressed in a later chapter related to Management Strategies.

Diane Haberman asked about the approval process. She said she hopes that the dog park will be large enough to address the problem of dogs off-leash. Director Westbay explained that the Focus Group wanted to minimize impact on the Ranch. Councilor Houck explained that the plan introduces new opportunities for the community (the dog park and community garden) and that if they are well-received, the City could look at all City property to see if there might be other locations where dog parks could be added.

Jen Michel asked, if the Railroad Grade is paved in the future, there could be an unpaved path adjacent to it. She said the college has an opportunity to bid to have regional and national NCAA cross country meets here in the future and the Ranch would be an ideal location.

Commissioner Ferchau suggested that developing cost estimates of the project and prioritization of goals should be done. Director Westbay explained that those issues have been addressed in other chapters of the plan. Staff will provide the Commission with Chapter 1, which they have not seen yet and contains the goals.

UNSCHEDULED CITIZENS

Will Schoemaker, who resides at 303 N. 10th, addressed the Commission about proposed language in the draft *Land Development Code* related to provisions for accessory dwellings. His concern is that the height requirement, combined with the size restrictions, would make it impossible for someone to build an accessory dwelling. He opined that this section of the code limits flexibility, energy efficiency and affordable housing. He observed that the Housing Needs Assessment showed that Gunnison has a large inventory of rental housing, partly because of the ability of people to develop apartments in accessory dwellings. He said he hopes the Commission will change the proposed language as it is not in best interest of the city.

COUNCIL UPDATE. Councilor Harriman summarized recent actions on the City Council:

- Erich Ferchau was appointed to the Planning and Zoning Commission;
- An amendment to the Transient Merchants Ordinance was passed, which exempts produce sellers from the \$1,000 surety bond; and
- Council received the quarterly financial report which indicates sales tax is down 4% from last year's first quarter.

COMMISSIONER COMMENTS

- Chair Beda welcomed Commissioner Ferchau, as did Commissioner Larson.
- Commissioner Ferchau mentioned that at the City Council meeting Council learned that the CDOW is going forward with plans to develop their parcel in Gunnison Rising and are dealing with some of the potential issues as a result of strict guidelines in the original process (PUD Code). Councilor Harriman said that the City Attorney is looking at some of the issues, but that there is a lot of flexibility in the PUD.

PLANNING STAFF UPDATE. Director Westbay reported that:

- The CDOW Discovery Center is an interesting project that is moving forward rapidly. He has had telephone conferences with CDOW and CDOT regarding the Highway Access Control Plan, which is a state permit. He is meeting with Tom Spezze and the regional engineer on May 13th to discuss issues on the Discovery Center.
- He met with representatives of the Blythe Group, who are the architects for the detention center, on the preliminary planning processes.
- Next week, staff will be taking to Council a discussion item on a license agreement with Bank of the West for signage and planters associated with the Conditional Use that P&Z approved.
- The *VanTuyl Ranch Management Plan* has been the main focus for the last five weeks. Staff is trying to meet the deadline with GOCO to have the plan finished in mid-June. It won't be approved by then, so he will be contacting GOCO to ask for an extension.
- Staff has been working on a condo plat for the Gunnison Center.
- The Catholic Church has applied for a variance and conditional use for expansion of the parish hall. The conditional use will be on the agenda on June 9th. The variance for parking and percent coverage will go to BOZA in June.

ADJOURN TO WORK SESSION

Chair Beda adjourned the meeting at approximately 8:45 p.m.

Bob Beda, Chair

Attest:

Pam Cunningham, Secretary