

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
BOB BEDA, CHAIR	X		
DUSTY SZYMANSKI	X		
ERICH FERCHAU	X		
MAGGIE LLOYD	X		
CAROLYN RIGGS	X		
GREG LARSON	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

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

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONSIDERATION OF THE MAY 12, 2010 MEETING MINUTES**

Commissioner Larson moved to approve the May 12, 2010 meeting minutes as presented.  
Councilor Harriman seconded the motion.

Roll Call Yes: Dusty, Erich, Maggie, Bob, Carolyn, Ellen, Greg

Roll Call No:

Roll Call Abstain:

Motion Carried

**ACTION. THREE MILE REVIEW, LUC 2010-05. LETTER TO GUNNISON COUNTY PLANNING COMMISSION REGARDING ANTELOPE HILLS WATER EXTENSION.**

Chair Beda and Director Westbay gave a brief background on the process of Three Mile Review and the *Three-Mile Intergovernmental Agreement* explaining that the City has no authority, but may make recommendations.

Discussion focused on utility extensions and future development considerations. Director Westbay discussed West Gunnison and issues with infrastructure in that part of town and the impact on the City waste water treatment plant, which is currently near 78% capacity. When it reaches 85% capacity the City will be required to plan an expansion. This will happen with Gunnison Rising.

Commissioners Ferchau and Szymanski stated that the City should take a more positive and accepting approach and that the letter to the County is overly critical. Councilor Harriman stated that she felt the letter is not critical, but merely listing staff concerns. Commissioners expressed both support and disagreement with the language in the letter as presented and worked on redrafting the letter.

During the regular Planning and Zoning Commission meeting held on May 26, 2010 Commissioner Larson moved, and Commissioner Riggs seconded, and the Commission voted to authorize Chair Beda to sign the letter as revised.

Roll Call Yes: Dusty, Erich, Maggie, Bob, Ellen, Carolyn, Greg

Roll Call No:

Roll Call Abstain:

Motion Carried

**UNSCHEDULED CITIZENS.** There were none.

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

- approved a license agreement for Bank of the West
- changed workman's compensation procedures
- approved a letter asking the BLM to reconsider the access across the river to the BLM
- an amendment to the Transient Merchants Ordinance was passed, which exempts produce sellers from the \$1,000 surety bond;
- discussed an ordinance holding property owners responsible for underage drinking
- received the quarterly financial report which indicates sales tax is down 4% from last year's first quarter.

#### **COMMISSIONER COMMENTS**

- Chair Beda asked, in regard to waiving the \$1,000 bond for produce vendors, how Colorado-grown produce will be regulated. Commissioner Ferchau stated that the license for transient merchants has been very helpful.
- Commissioner Larson asked if there could be one work session per month to work on the *Land Development Code*.

**PLANNING STAFF UPDATE.** Director Westbay reported that:

- A conditional use to operate a religious educational facility in the R-3 zone will be on the June 9<sup>th</sup> agenda.
- Work is continuing on the VanTuyl Ranch Management Plan
- There was a wildfire near Powderhorn
- Staff has been working with CDOT on the highway access plan for Gunnison Rising.
- There will be a meeting on June 1<sup>st</sup> regarding economic development

#### **ADJOURN TO WORK SESSION**

Chair Beda adjourned to a work session at approximately 8:30 p.m.

---

Bob Beda, Chair

Attest:

---

Andie Ruggera, Secretary