

AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
SPECIAL MEETING
Rev 2/17/11

DATE: WEDNESDAY, FEBRUARY 23, 2011
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

- 7:00PM**
- I. CALL TO ORDER**
 - II. PLEDGE OF ALLEGIANCE TO THE FLAG**
 - III. THREE-MILE COUNTY REFERRAL GUNNISON COUNTY ELECTRIC ASSOCIATION LAND USE CHANGE TO CONSTRUCT A STORAGE YARD AT 37857 US HIGHWAY 50**
 - IV. CONSIDERATION OF THE FEBRUARY 9, 2010 MEETING MINUTES**
 - V. UNSCHEDULED CITIZENS**
 - VI. COUNCIL UPDATE**
 - VII. COMMISSIONER COMMENTS**
 - VIII. PLANNING STAFF UPDATE**
 - IX. ADJOURN INTO WORKSESSION**

WORKSESSION

- I. LAND DEVELOPMENT CODE UPDATE – CONTINUATION OF SECTION FOUR, GENERAL DEVELOPMENT STANDARDS**

TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

MEMBERS	PRESENT	ABSENT	EXCUSED
Bob Beda, Chair	X		
Dusty Szymanski	X		
Erich Ferchau	X		
Ed Seymour		X	
Carolyn Riggs	X		
Greg Larson	X		
Councilor Ellen Harriman	X		

OTHERS PRESENT: Director Steve Westbay, Planner Andie Ruggera

CALL TO ORDER AT 7:04 PM BY CHAIR BOB BEDA

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF THE FEBRUARY 9, 2011 MEETING MINUTES

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

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

Roll Call No:

Roll Call Abstain:

Motion Carried

UNSCHEDULED CITIZENS

There were none.

COUNCIL UPDATE

Councilor Ellen Harriman updated the Commission on recent Council business. At the February 8, 2011 regular meeting the Council discussed:

- Held a public hearing on the text amendment to prohibit the retail sale, distribution, cultivation and dispensing of medical marijuana;
- Approved the Continuing Challenge Grants and Contracts for Service application funding;
- Approved second reading of Ordinance 1, Series 2011 regarding General Offenses and Animal Offenses;
- Approved first reading of Ordinance 2, Series 2011 on prohibiting the retail sale, distribution, cultivation and dispensing of medical marijuana;
- The Council discussed the ice rink incident and what mitigation needs to occur to ensure the facility is safe.

COMMISSIONER COMMENTS

There were none.

PLANNING STAFF UPDATE

Director Steve Westbay provided an update on activity in the Community Development department.

ADJOURN

Chair Bob Beda adjourned to a work session at approximately 7:15 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary

STAFF REPORT
Three-Mile County Referral
Gunnison County Electric Association Land Use Change

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: February 18, 2011

PROCESS

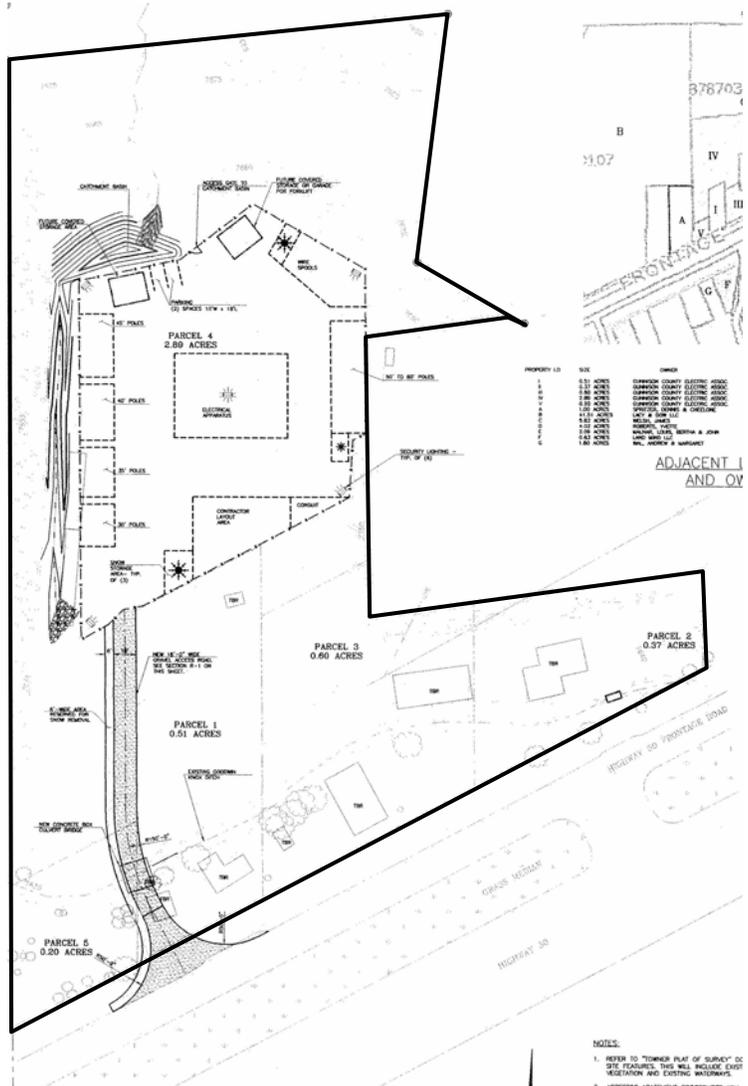
The *Three Mile Plan/Urban Growth Boundary Intergovernmental Agreement* (IGA) specifies the procedure for the review of projects within the Three Mile Planning Boundary and inside of the Urban Growth Boundary. Procedures for such review are outlined in Section III Paragraph B, Paragraph “a” of the IGA.

The IGA states “The County Planning Staff shall provide the City Planning Staff with a copy of the complete submittal package at least thirty (30) days prior to the initial action on the application. The City shall provide any comments ... at least 5 days prior to the first scheduled hearing... The decision as to whether to review the Proposed Development Application and whether it shall be reviewed by the City Planning Staff, the City Planning Commission, or the City Council, or some or all other groups, shall be at the discretion of the City; provided however that all Major Impact Proposed Development Applications shall be reviewed by the Technical Review Committee.”

Project Description.

The applicant is Gunnison County Electric Association (GCEA) for a storage yard at 37857 West Highway 50 (Towner property). “GCEA purchased land to utilize as storage yard. The area will include an approximate one-acre fenced area to store large items such as transformers and poles.”

GCEA will clean up the approximately 4.63 acre property and appropriately dispose of all debris which includes removal of existing buildings. The storage area will be confined with a



STAFF REPORT
Three-Mile County Referral
Gunnison County Electric Association Land Use Change

six-foot fence with a barbwire extension for security and up to six “dark sky” security lights to illuminate the fence.

A bridge will be designed over the Goodwin Knox ditch and constructed to support large trucks up to 63 feet long. A 16-foot wide access road will be constructed as a means of entry to the west of the property.

GCEA also plans on installing a pole for pole top rescue training that is annually required for some employees.

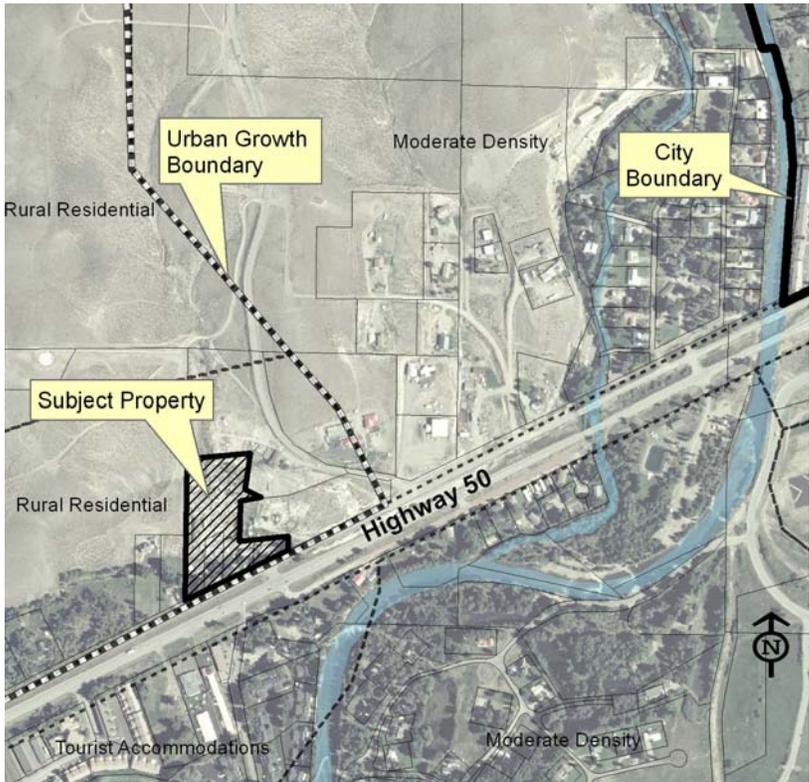
Three-Mile Plan Designation.

The proposed storage yard is located within the three-mile area and outside the *Urban Growth Boundary* designated in the *Three-Mile Plan (1997)*. Based on the Three-Mile map, the proposed site is located in the rural residential land use.

Surrounding Uses. Surrounding uses include residential, lodging, a restaurant, a printing establishment, a church, and veterinary services.

Wildlife Habitat. The application has been reviewed and commented on by Jim Cochran, Wildlife Conservation Coordinator. He states, “Based upon this information, I find that this Land Use Change will not impact Gunnison Sage-Grouse or their habitats beyond that which has already occurred.” Mr. Cochran further states that the removal of the mobile home park will benefit sage-grouse.

Roads and Access. Access is off the frontage road and US Highway 50. GCEA has requested an access permit from CDOT. A generation of up to 10 vehicle trips per day is anticipated from the use.



February 23, 2011

Gunnison County Planning Commission
221 N. Wisconsin Street, Ste D.
Gunnison, CO 81230

Hand Delivered

RE: Gunnison County Electric Association Land Use Change – County Referral

Dear Commissioners:

Thank you for giving the City the opportunity to comment on the application for the Gunnison County Electric Association (GCEA) Use Change request. The following comments are based on the submitted application material, and its relation to the *Gunnison Three Mile Plan and Urban Growth Boundary, City of Gunnison, Colorado* and the *City of Gunnison Master Plan*.

Based on the existing Three-Mile Map, the property is designated as Rural Residential (1 unit per 5-35 or more acres) and is located outside of the Urban Growth Boundary. The *Three-Mile Plan* states “Limit new commercial and industrial development to lands within or immediately adjacent to existing City commercial and industrial zones.”

While the proposed storage yard use is not contemplated by the Three Mile Plan because it is not immediately adjacent to existing City industrial zones, the application materials indicate that site activity will be limited. The limited activity will help to minimize impacts to the neighborhood, and the change in use will help to significantly improve a historically blighted site.

It would seem prudent to consider a highway landscape buffer to mitigate visual impacts. It would also be appropriate to address the potential dust and surface water run impacts from the proposed storage yard.

The recommendations from the Gunnison County Fire Protection District memo (dated: January 3, 2011), which was included in the application materials, should also be a condition of site plan development approval.

In summary, the City of Gunnison Planning and Zoning Commission supports the proposed land use change application.

Sincerely,

Bob Beda
Chair, Planning and Zoning Commission

Towner Property – GUNNISON COUNTY ELECTRIC ASSOCIATION, INC.

Project Description:

The Towner property is planned to be used as an outdoor storage yard for Gunnison County Electric Association. In order for this to occur, GCEA first needs to clean up the property and appropriately dispose of all remaining debris. This clean up process would include the removal of the existing buildings. GCEA also plans to construct a bridge across the irrigation ditch on the south side of the property. The bridge will be designed and constructed so that it is capable of supporting large trucks. The portion of the property that will be most utilized for storage will be at the far north end. GCEA plans to fence in approximately one acre of the property in this northern location. The land within this proposed storage area is fairly flat, so GCEA does not anticipate the need to perform extreme alterations to the property to create a flat storage yard. A 16-foot wide access road will be constructed as a means of entry to the fenced storage yard. GCEA plans to make this fence six feet tall with a barbwire extension at the top for security reasons. GCEA anticipates the need for as many as six “dark sky” security lights to illuminate the fenced area. The facilities for the lights would be an underground electric installation to minimize the visual impact to adjacent property owners.

GCEA also plans to install a pole for its “pole top rescue training.” Pole top rescue training is an annual requirement for some employees of electric cooperatives.

In the future, GCEA might desire some limited covered storage or even a small heated garage to house a fork lift. We would like to include a second storage unit in the future if we need to store smaller items that cannot be exposed to the elements.

The Traffic generated for the storage yard project is summarized as follows:

GCEA anticipates the traffic to be seasonal; at most, there would likely be two trips a day during the summer months’ construction season. This storage yard would be for larger items such as poles, transformers, etc. The busiest day would be Tuesdays when we receive our shipments from Western United. At such times, the unloading of trucks will occur in the storage yard. Generally, this process takes a little more than an hour per truckload. In the summer months, the yard would most likely be occupied between 7:00am and 8:00am and from 3:30pm to 4:30pm. The yard may be utilized more often if and when GCEA conducts a large rebuild and employs outside contractors. If that is ever the case, then the property would also be used as a staging area for the contractors. Generally, GCEA conducts these rebuild projects once every four to six years. Night time traffic would be rare and occur when there is an outage where a pole is needed.

During the winter months GCEA does not anticipate the yard being utilized very often. It is anticipated that it may be used once a day for an hour to load and unload materials.

Traffic Study

Project Background

Gunnison County Electric Association (GCEA) purchased land to utilize as storage yard. The area for the yard will include an approximate 1-acre fenced area to store large items such as transformers and poles. Most of the vehicles entering the storage yard will be trucks, with a maximum length of 62 feet.

GCEA anticipates traffic to be seasonal; at most there will be two trips a day during the summer month's construction season from May to September. The busiest day is projected as being Tuesdays, when shipments are received from Western United. At such times, the truck being unloaded would be in the yard for an hour or so. In the summer months, the yard would most likely be occupied in the morning, between 7:00 a.m. and 8:00 a.m. to load up with supplies and from 3:30 p.m. and 4:30 p.m. to unload. Night time traffic would be rare and associated with an outage where a pole or transformer is needed. During the peak season, large deliveries will occur once a week. The other traffic will be to collect supplies that are stored in the yard.

GCEA receives only one shipment per year of poles.

The yard could possibly be utilized for storage when GCEA has a large rebuild project. These projects only occur every 4 to 6 years.

Access Routes

Figure 1 depicts the existing roadways that will serve the Gunnison County Electrical Association in transporting items to their future storage yard. Most of the trucks will be traveling from the GCEA's main facility to the proposed storage yard. The most direct route for vehicles to reach the access road that leads to the storage yard will be to cross over Highway 50 to the north and turn right on to the Highway 50 Frontage Road. An alternative route includes taking Highway 50 to the east and turning left onto the Frontage Road entryway; then taking another left onto the Frontage Road. The predicted traffic volume to and from the proposed storage yard shall be minimal.

State Highway 50 is classified as an R-A (regional highway), per the CDOT Access Category Classifications. The State Highway 50 Frontage Road is classified as F-R (frontage road).

Project Traffic Volumes

The Trip Generation Manual does not contain any Land Uses that simulate a Storage Yard. Although this property is currently poised for a Land Use change, from a residential property to a commercial property, it was determined that none of the "commercial" type Land Uses listed in the Trip Generation Manual are applicable for this type of storage yard.

Therefore, from information provided to us by GCEA, we have determined the project will generate 10 vehicle trips per day.

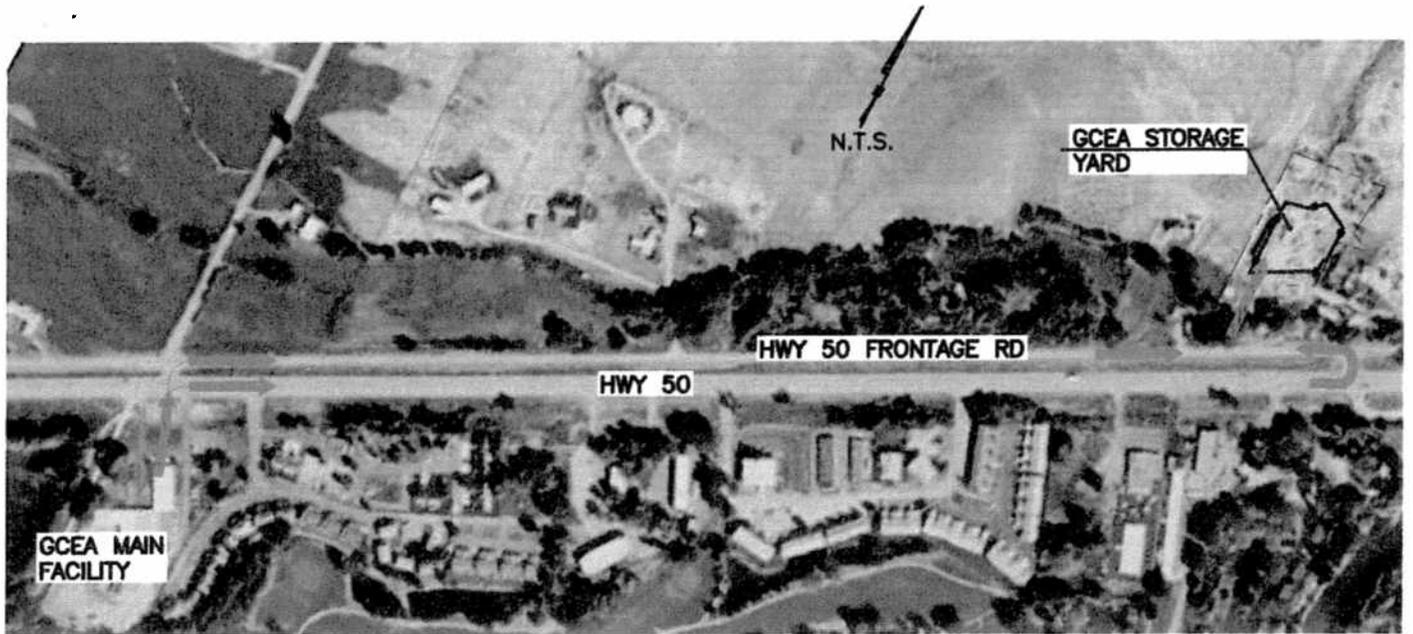
This includes the following calculations for the proposed storage yard:

Based upon the frequency of deliveries that the Gunnison County Electric Association receives, it was established that for the peak day there will be 2 trips per day with trucks and possibly 3 trips per day for workers to assist in unloading the trucks. For a round-trip this totals 10 trips per day. This is a very conservative value due to the fact that trucks will not load and or unload on every weekday, even in the busiest time of the year. From information provided by the Gunnison County Electric Association, deliveries occur at the most once a week during the peak season and are more likely to occur one time a month from May to September.

Conclusions

Figure 2 exhibits further information on Traffic Volumes by displaying the actual Traffic Volumes as traffic is routed from the property. Furthermore, the total volume of vehicle trips per day from the storage yard is 10 vehicle trips per day (VTpd). By dividing 10 VTpd by a 24 hour period, the count equals 0.42 vehicle trips per hour. A peak hour factor of 3 will be used in this study. Thusly, the traffic generated from the storage yard equals $(3) * 0.42 = 1.25$ vehicle trips per hour.

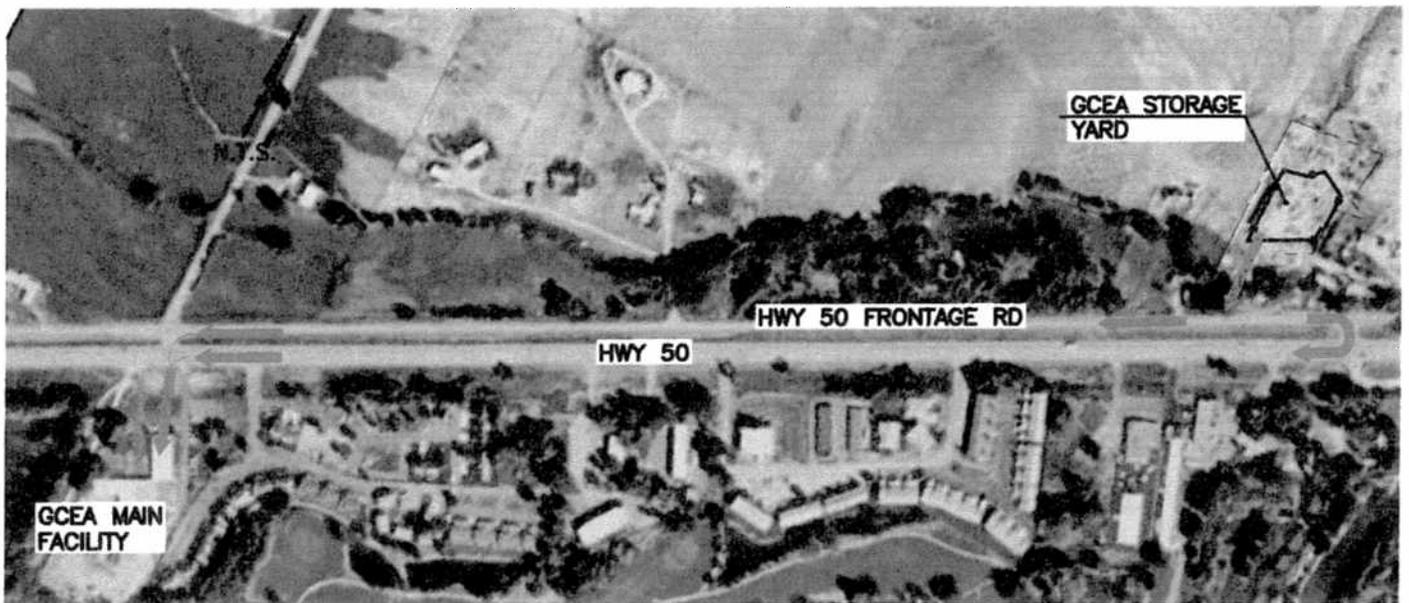
A Colorado Department of Transportation Level Two study is not required because "A Level Two Assessment shall be required for all projects that generate between 10 and 99 trips in a peak hour."



DIRECTION OF TRAVEL
OPTIONS TO GCEA
STORAGE FACILITY

ABBREVIATIONS

GCEA GUNNISON COUNTY ELECTRIC ASSOCIATION

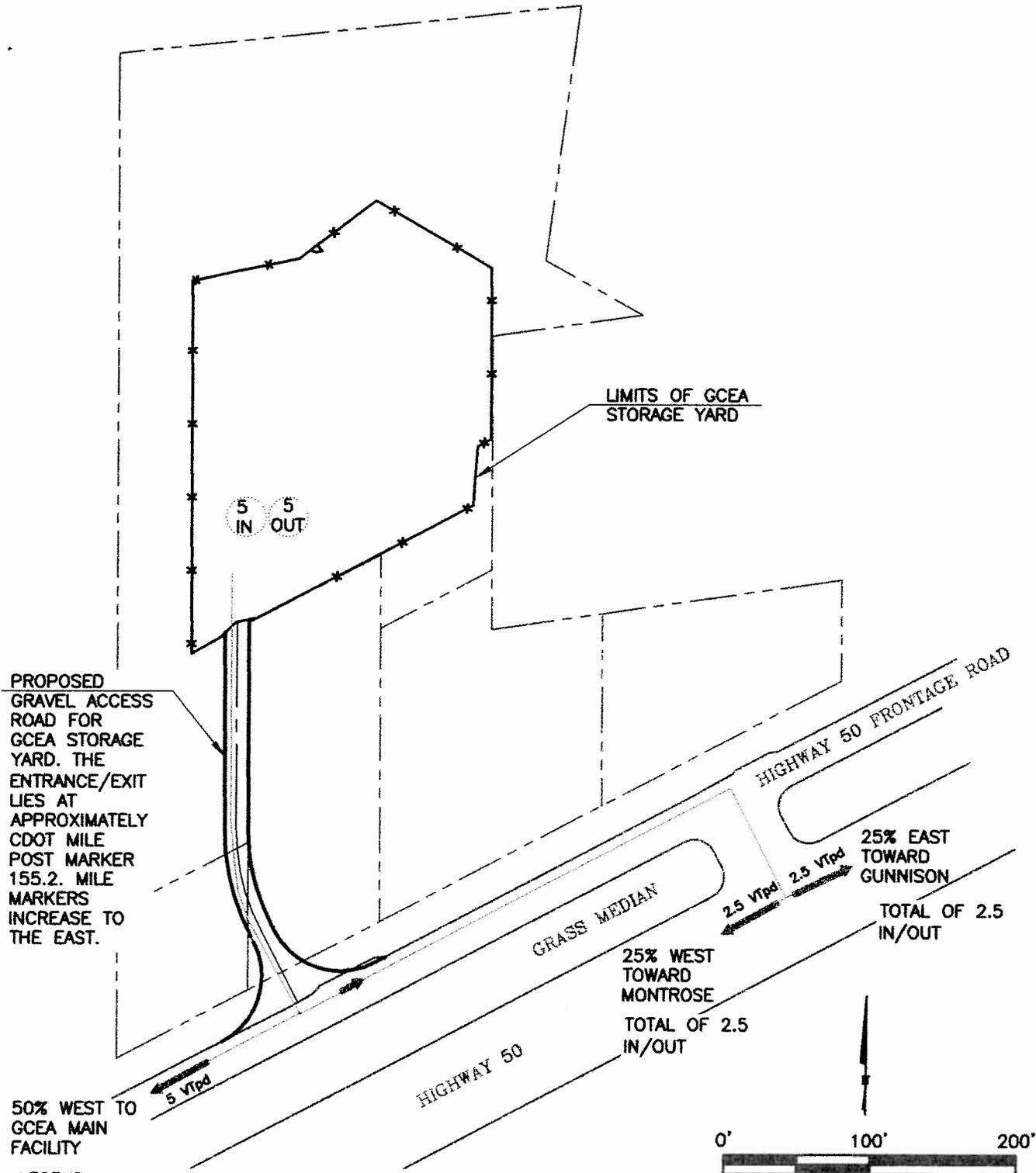


DIRECTION OF TRAVEL
OPTIONS TO GCEA MAIN
FACILITY

**FIGURE 1
GCEA TRAFFIC FLOW
GCEA PROPERTY**

WILLIAMS ENGINEERING L.L.C.

80 CAMINO DEL RIO, SUITE #1
GUNNISON COLORADO 81230
PH. (970) 641-2499
EMAIL: wengineer@msn.com



PROPOSED GRAVEL ACCESS ROAD FOR GCEA STORAGE YARD. THE ENTRANCE/EXIT LIES AT APPROXIMATELY CDOT MILE POST MARKER 155.2. MILE MARKERS INCREASE TO THE EAST.

LIMITS OF GCEA STORAGE YARD

5 IN 5 OUT

50% WEST TO GCEA MAIN FACILITY

GRASS MEDIAN

HIGHWAY 50 FRONTAGE ROAD

25% EAST TOWARD GUNNISON

TOTAL OF 2.5 IN/OUT

25% WEST TOWARD MONTROSE

TOTAL OF 2.5 IN/OUT

HIGHWAY 50

0' 100' 200'

SCALE: HORIZ. 1" = 100'

LEGEND

TRAFFIC GENERATED FROM PROPOSED STORAGE YARD

ABBREVIATIONS

GCEA GUNNISON COUNTY ELECTRIC ASSOCIATION
 Vtpd VEHICLE TRIPS PER DAY

NOTE:

1. TRAFFIC FLOW PATHS ARE SHOWN FOR OUTGOING TRAFFIC ONLY (FOR CLARITY). TRAFFIC VOLUMES SHALL BE WEIGHTED AS 50% ENTERING PROPERTIES AND 50% EXITING PROPERTIES. Vtpd SHOWN IS TOTAL VOLUME COUNT.

**FIGURE 2
 TRAFFIC VOLUMES
 GCEA PROPERTY**

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 EMAIL: wengineer@msn.com