

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

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Pam Cunningham

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

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. CONSIDERATION OF THE AUGUST 24, 2011 MEETING MINUTES**

Commissioner Ferguson moved to approve the August 24, 2011 meeting minutes as corrected. Commissioner Larson seconded the motion.

Roll Call Yes: Dusty, Erich, Ed, Bob, Carolyn, Greg, Stu

Roll Call No:

Roll Call Abstain:

So Carried

**IV. UNSCHEDULED CITIZENS.** There were none.

**V. COUNCIL UPDATE.** Councilor Seymour updated the Commission on recent Council business:

The Council had a regular session on September 13<sup>th</sup> and:

- had a 1<sup>st</sup> reading on the ordinance to vacate Bidwell;
- had a 1<sup>st</sup> reading to vacate the South Main utility easement;
- discussed a resolution to sign a letter of support for the Library District ballot measure;
- heard an update on the VanTuyl Ranch annexation; and,
- passed the trail easement with the Colorado Department of Parks and Wildlife on the VanTuyl Ranch;

Council will have a budget meeting next week.

**VI. COMMISSIONER COMMENTS.**

- Commissioner Szymanski said that the Natural Building Conference will be held in Gunnison on September 24<sup>th</sup> and 25<sup>th</sup>. Bruce King is the keynote speaker. There will be a demonstration on building a straw bale greenhouse and earth-based plaster. If there are enough participants they will also work on the VanTuyl building. The City helped support the conference with a Challenge Grant.

**VII. PLANNING STAFF UPDATE.** Director Westbay updated the Commission on recent department activity:

- Public Works Director Bradford and Director Westbay met with representatives from Gunnison County Electric about the power lines that across the VanTuyl Ranch and easement

- discrepancies. Staff and GCEA will work to redefine those easements and record documents to benefit both parties.
- Staff has started to write a concept paper for a GOCO River Corridor Initiative grant. GOCO has budgeted \$14-18 million for projects that have trail and river corridor components. The project the City is proposing will tie into the Tomichi Creek corridor.
  - The VanTuyl Ranch Annexation is moving forward. Staff has met twice with City Council and submitted an Annexation Petition and request for waivers for some application materials.
  - There will be a conditional use on the agenda for the next meeting.
  - A copy of the Community Development semi-annual report had been provided to the Commission and Director Westbay asked if there were any questions. Commissioner Ferchau noted the small amount of building permits compared to other years and brought up the subject of use tax. He stated that because some products aren't available in Gunnison a person building can't get reimbursed for the full use tax charged. He would like to revisit how the use tax is calculated, either as a member of the Commission or as a citizen. Commissioner Ferguson stated that no one has challenged how the use tax is calculated and there is consensus that the City should collect sales tax on materials that are not purchased in Gunnison because it is an important revenue source for the City. Commissioner Ferchau stated that if it is an incentive [to purchase locally] it is unjustly penalizing a person pulling a building permit because some materials are purchased over the internet and in other cities with more variety. Commissioner Ferguson stated that cities are banned from collecting sales tax on internet sales. Commissioner Szymanski stated that a contractor could have a "resale certificate" and could buy materials out of town and collect the sales tax on their invoice. Steve will discuss this further with Commissioner Szymanski.

**VIII. ADJOURN TO WORK SESSION.** Chair Beda adjourned the meeting at approximately 7:23 p.m.

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Bob Beda, Chair

Attest:

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Pam Cunningham, Secretary