

PLANNING AND ZONING COMMISSION  
NOVEMBER 16, 2011 MEETING PACKET  
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**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Rev 11/7/2011**

**DATE: WEDNESDAY, NOVEMBER 16, 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. CONSIDERATION OF THE OCTOBER 26, 2011 MEETING MINUTES**
  - IV. ANNUAL THREE-MILE REVIEW**
  - IV. UNSCHEDULED CITIZENS**
  - V. COUNCIL UPDATE**
  - VI. COMMISSIONER COMMENTS**
  - VII. PLANNING STAFF UPDATE**
  - VIII. ADJOURN TO WORK SESSION**

**WORK SESSION**

**TOUR OF THE CITY TO VIEW VARIOUS INTENSITIES AND TYPES OF OUTDOOR LIGHTING.**

**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](http://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.

**ALL PLANNING & ZONING COMMISSION MEETINGS  
ARE USUALLY BROADCAST LIVE ON LOCAL CABLE CHANNEL 15**

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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, Planning Technician Pam Cunningham.

**I. CALL TO ORDER AT 705: PM BY CHAIR BOB BEDA**

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

**III. CONSIDERATION OF THE OCTOBER 12, 2011 MEETING MINUTES**

Commissioner Larson moved to approve the October 12, 2011 meeting minutes as presented.

Commissioner Riggs seconded the motion.

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

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 got through the final session of presentations from non-profits for contracts for service. The Councilors will rank each request and discuss them further next week.
- The public hearing for the draft 2012 budget is November 8<sup>th</sup>.
- Tuesday is Election Day and Councilor Seymour reminded people to turn in their ballots.

**VI. COMMISSIONER COMMENTS**

- Chair Beda asked for a motion to excuse Commissioner Ferguson. Commissioner Larson Moved and Commissioner Szymanski seconded the motion to excuse Commissioner Ferguson.

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

Roll Call No:

Roll Call Abstain:

So Carried

- Commissioner Larson said that the Economic Development Committee made a presentation to Mt. Crested Butte and to City Council. It went well and he thanked Council for their time.

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

- The VanTuyl Ranch Annexation work is moving forward; a consultant is under contract to do the Phase 1 Environmental Audit and a letter will be going to adjacent owners affected by the

boundaries. A presentation will be made to Council in November and land use will be discussed with the Planning and Zoning Commission.

- On October 14<sup>th</sup> the City sent a concept paper to GOCO for a special grant program called the “River Corridor Initiative,” the purpose of which is to provide public access to water corridors. The City’s proposal is to include a trail south of the airport to the Discovery Center and also on the VanTuyl Ranch. The City hopes to be selected to formally apply.
- The Bicycle and Pedestrian Advisory Committee (BPAC) has been created to discuss nonmotorized transportation. They will have their first meeting with the City Manager in November and will discuss an update to the *Trails Master Plan* and future capital expenditures.
- On October 24<sup>th</sup> staff met with architects and engineers for the Discovery Center. It looks like the process for subdivision will move forward. Director Westbay explained the transition process of the merger of the former Division of Parks and Outdoor Recreation and the Division of Wildlife into the Division of Parks and Wildlife (DPW). The DPW Transition Team is asking for public input. Director Westbay will discuss a potential letter with Council. He said that the Discovery Center not set in stone, but there is synergism in the community, so staff would like to help bolster the case.
- The joint meeting next with City Council will be next week.

**VIII. ADJOURN TO WORK SESSION.** Chair Beda adjourned the meeting at approximately 7:18 p.m.

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Bob Beda, Chair

Attest:

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Pam Cunningham, Secretary

STAFF REPORT  
*THREE-MILE PLAN ANNUAL REVIEW*

To: Gunnison Planning and Zoning Commission  
From: Community Development Staff  
Date: November 16, 2011  
Cc: Gunnison County Planning Commission

**STATE STATUTE PROVISIONS**

Pursuant to Title 29, Article 20, *Colorado Revised Statutes (CRS)*, the State gives broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions. Local governments also have the power to regulate the location of activities and developments that may result in significant changes in population density, to provide for phased development of services and facilities, and to regulate the use of land on the basis of impacts. The statute authorizes and encourages local governments to cooperate or contract with other units of government for planning and regulating land.

Once a Three Mile Plan has been established, it must be annually reviewed C.R.S. §31.12.105 1EI:

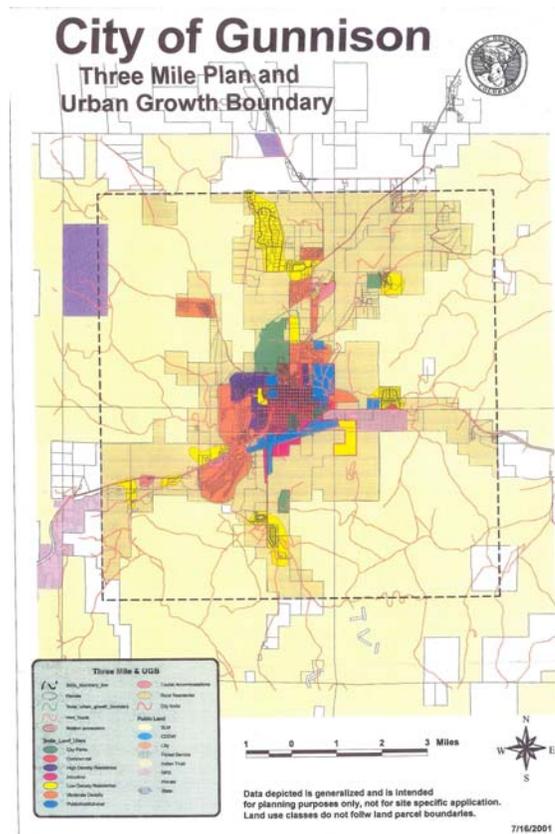
*“... Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character...to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually...”*

**EXISTING *THREE-MILE PLAN* DOCUMENTS**

***Three Mile Plan:*** The current *Three Mile Plan* was last revised in December 1997 and is the guiding document for development within the three-mile planning boundary. The plan discusses existing conditions and future development potential, goals and objectives, preferred land use patterns, as well as implementation actions.

***Three Mile Plan Intergovernmental Agreement:*** The *Three Mile Plan Intergovernmental Agreement (IGA)* was executed on July 3, 2001 between the City of Gunnison and Gunnison Board of County Commissioners. It provides the policy for intergovernmental coordination, including the joint review process. The *IGA* also provides for a process to resolve disputes that may arise as a result of changes in circumstances after the execution of the agreement.

***Wastewater Treatment Facility Agreement:*** The *Wastewater Treatment Facility Agreement* was also executed on July 3, 2001 between the City and



County and is the sole agreement regarding wastewater collection and treatment between the two. The agreement states that there is sufficient capacity to serve the areas contained within the three-mile planning area. The agreement sets forth provisions for capacity charges, facility operations, user fees, discontinuance of service, regulatory jurisdictions, and dispute resolution. One of the main provisions within this agreement relates to the protection of the City's sales tax, which states that "the City shall not be obligated to accept wastewater for treatment ... from any property that is approved by the County for retail or commercial use which generates sales tax revenue..."

### **CITY'S MASTER PLAN**

Chapter 5 of the *City of Gunnison Master Plan (2007)* addresses some of the issues and topics regarding future development in the Three Mile area. In fact the City's *Master Plan* provides significant revisions to future land uses, it redesignates the Three Mile and Urban Growth Boundary, and it established policy directives to help address future development in the surrounding area.

#### **Excerpt from the City of Gunnison *Master Plan (2007)*:**

##### **Urban Growth Boundary (UGB)**

The urban growth boundary (UGB) was last mapped in 1997 with projected land uses identified within that boundary. The UGB and Three-Mile Boundary has been moderately revised for this plan to reflect changing conditions in the area, such as population growth, infrastructure extensions, and transportation needs. However, the *Three-Mile Plan* will need to be further reviewed by both the City and the County and revised accordingly.

##### **Consequences of Existing Land Use Development Patterns**

Existing land use patterns within the urban growth boundary are problematic in several respects. Most of the residential ranchette properties that have been developed in recent years have a sprawling nature to them, and are contrary to compact land development patterns.

Secondly, these properties typically rely on individual septic disposal systems (ISDSs), and not a central sewer system. As a consequence, the City's water quality and potable water systems could be threatened.

Thirdly, traffic patterns are placing increasing pressure on existing roads, particularly on Highway 135 just north of the City limits. (*See Chapter 8, Transportation*).

### **ANNEXATIONS**

**Gunnison Rising.** The Gunnison Rising was annexed into the City on January 31, 2010 increasing the city area by 633 acres. The following table indicates specific land use district designations, assigned residential unit caps (minimum and maximum), the number of recreation vehicle space allocations, and the maximum amount of non-residential floor area for Gunnison Rising.

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	C M	48	0	120	174,000	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational Resort	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	I M	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A
Government	GOV	17	N/A	N/A	70,000	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
<b>TOTAL</b>		<b>633</b>		<b>734</b>	<b>484,000</b>	<b>350</b>

*\*(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.)*

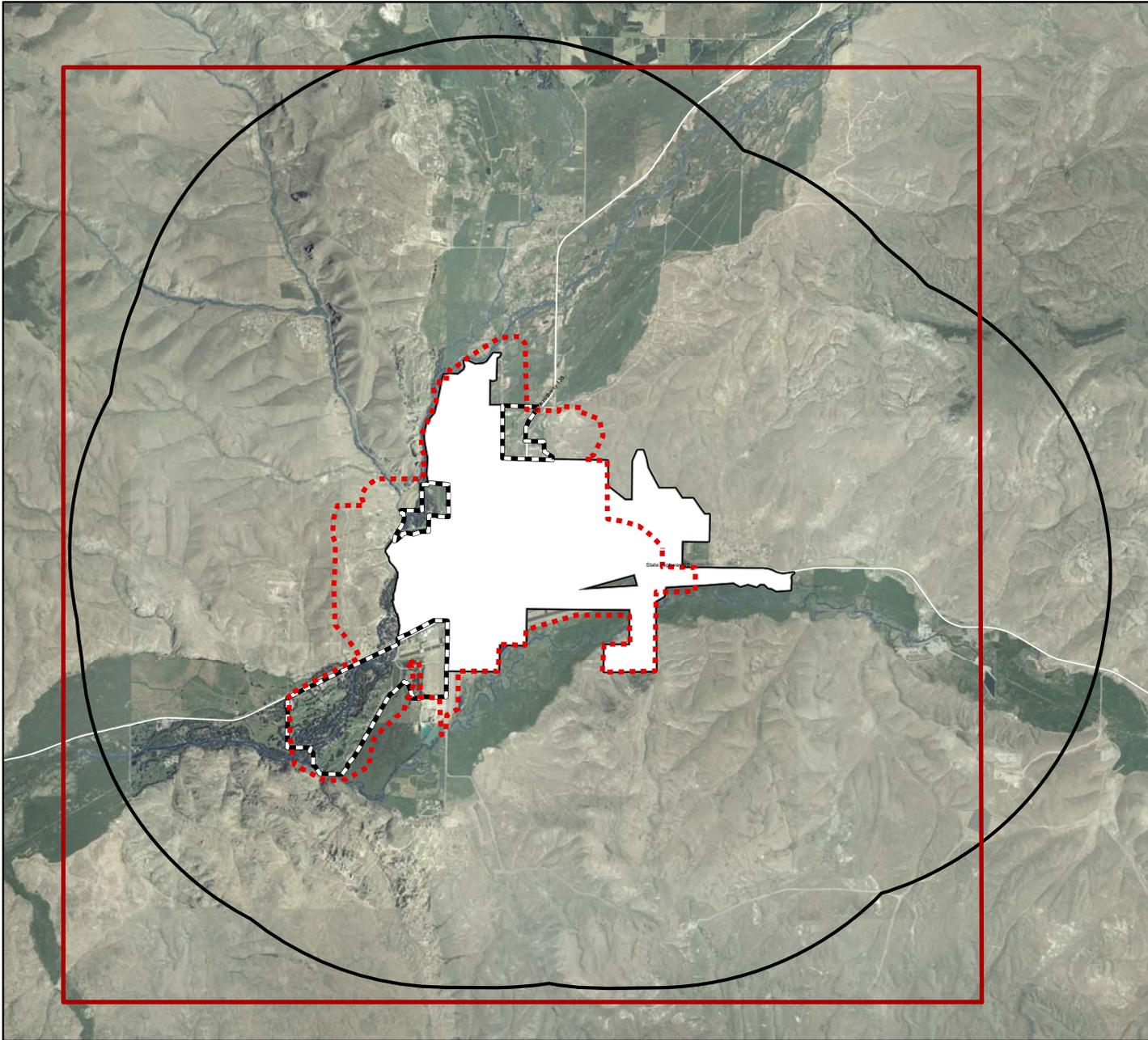
**VanTuyl Ranch.** The City purchased the VanTuyl Ranch property in 1993 for the protection of the quality and quantity of the city’s potable water. A grant from Great Outdoors Colorado (GOCO) enabled the City to develop a management plan for the Ranch that was completed in August, 2010. City staff is initiating an annexation petition for the VanTuyl Ranch property and the 5.32 acre parcel owned by the Gunnison County Library Board.

City Council will be introduced to the VanTuyl Ranch Annexation application and asked to take action on November 21<sup>st</sup> and authorize the Mayor to sign the annexation petition. Based on the projected timeline the annexation is estimated to take about 10 months to complete.

**THREE-MILE BOUNDARY AND URBAN GROWTH BOUNDARY**

The following maps show the existing Three-Mile Boundary (square shape); the existing Urban Growth Boundary; proposed boundary changes; and, sewer service areas within the three-mile area. The proposed boundary changes are anticipated, showing the VanTuyl Ranch as annexed into the City.

The Urban Growth Boundary can be defined as an area in which urban growth is encouraged considering two factors: need and location. The Urban Growth Boundary should not be confused with the sewer service areas that extend outside of the Urban Growth Boundary.



# Proposed Three-Mile Boundary and Urban Growth Boundary

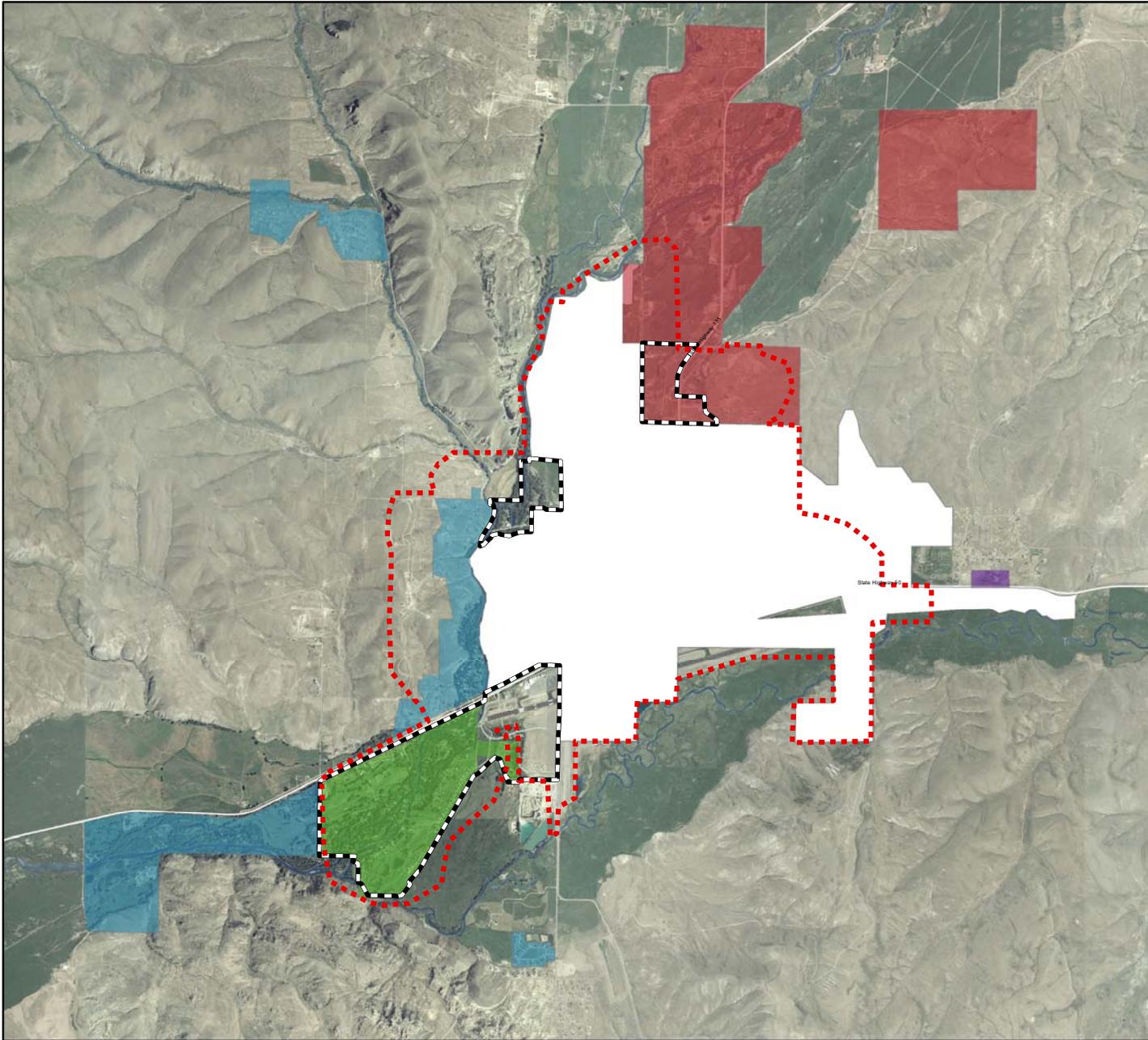
## Legend

- Existing Urban Growth Boundary
- Existing Three-Mile Boundary
- Proposed Urban Growth Boundary
- City Boundary W Ranch Annex
- Proposed Three-Mile Boundary

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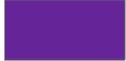


Community Development  
201 West Virginia Avenue  
PO Box 239  
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November 8, 2011



# Sewer Service Areas

## Legend

-  City Service Extension Area
-  Dos Rios Sewer
-  Dos Rios Water & Sewer
-  North Sewer District
-  Existing Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  City Boundary W Ranch Annex



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## REVIEW OF PAST THREE-MILE COUNTY REFERRAL APPLICATIONS

App#	Name	Location	Comments	Date Reviewed by PZ
LUC 2010-05	Antelope Hills Water Line Extension	West of County Road 17 (Antelope Hills Road).	Recognized and endorsed the County's decision to address the health and safety factors by extending this water main. If future development is sought the City will be interested in addressing wastewater service, transportation impacts and other growth and development topics.	May 26, 2010
LUC-2010-21	James and Mary Perkins	Located in the northeast corner of the existing three-mile boundary outside of the Urban Growth Boundary.	Three-Mile designation of Rural Residential (1 unit per 5-35 acres). No concern.	Staff review and letter on November 10, 2010.
LUC-2011	Gunnison County Electric Association Storage Area	37857 West Highway 50 (old Towner property).	Three-Mile designation of Rural Residential (1 unit per 5-35 acres). 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. The application is compatible with the adjacent uses and Commission supports use change.	February 23, 2011

### STAFF OBSERVATIONS

1. The *Land Development Code* is currently under revision by staff and the Planning and Zoning Commission. While the updated standards will not affect future land uses in the Three-Mile area, related development requirements may set bench-mark standards for areas being contemplated for annexation.
2. Staff is proposing to update the *City of Gunnison Master Plan* in 2012 and 2013, thereafter, update of the *Three-Mile Plan* would be initiated.
3. Revisions to the *Intergovernmental Agreement* will be considered when the *Three-Mile Plan* is updated.

### RECOMMENDATIONS

1. Begin exploring sources funding sources for the *Three-Mile Plan* update.
2. Include the *Three-Mile Plan* update in the FY2014 budget.