

MEMBERS	PRESENT	ABSENT	EXCUSED
Bob Beda, Chair	X		
Dusty Szymanski		X	
Erich Ferchau	X (arrived at 7:05)		
Stu Ferguson	X		
Carolyn Riggs	X		
Greg Larson	X		
Councilor Ed Seymour	X (arrived at 7:30)		

OTHERS PRESENT: Community Development Director Steve Westbay and Planner Andie Ruggera.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE OCTOBER 26, 2011 MEETING MINUTES

Commissioner Larson moved to approve the October 26, 2011 meeting minutes as presented.

Commissioner Ferguson seconded the motion.

Roll Call Yes: Bob, Carolyn, Greg

Roll Call No:

Roll Call Abstain: Stu – was not present at the October 26th meeting.

Passed by Majority

IV. ANNUAL THREE MILE REVIEW.

Chair Beda reviewed the Three-Mile Review Process. Director Westbay stated that updating the *Three-Mile Plan* should be done after, or somewhat in conjunction with, the update to the *Master Plan*.

Director Westbay explained that the Three-Mile boundary is driven by several things, including:

- the zoning of Gunnison Rising;
- the capacity of sewer flows (which can accommodate Gunnison Rising, but the North Sewer District, Dos Rios, and Antelope Hills sewer systems limit future sewer extensions), and;
- wells and domestic water source functions (water storage tanks, wells, water tank elevations, and fire flows).

Commissioner Ferchau asked how city wells are monitored. Director Westbay replied that the water is in alluvial gravel and that resistivity studies were done in the 1990's that measured water in the rock layers. He said that conditions can be measured by the groundwater table. Gunnison Rising has test wells.

Commissioner Ferchau asked what the water consumption is. Steve will try to get the winter water usage numbers.

Commissioner Ferguson moved to approve the Three-Mile Plan Update. Commissioner Riggs seconded the motion.

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

Roll Call No:

Roll Call Abstain:

So Carried

V. **UNSCHEDULED CITIZENS.** There were none

VI. **COUNCIL UPDATE.** Councilor Seymour had called to say he would be arriving late; he was not present for the Council Update.

VII. **COMMISSIONER COMMENTS**

- Commissioner Ferchau asked about the status of the VanTuyl Ranch Annexation. Director Westbay gave an update. Commissioner Ferchau asked about private enclaves and Director Westbay explained the situation in regard to the private property that will be surrounded by the Annexation. He further explained that City Council can deny an application and that there are limitations to annexations.
- Commissioner Ferchau inquired on the City's tree and CityScape program and stated that it would be nice if community members could get seeds for gardens. He advised that the Farmer's Market had a seed exchange. Commissioner Ferchau suggested giving seeds as a tree program alternative.
- Councilor Ferguson thanked the Commission for putting up with his absence during his recent illness. He said that the Gunnison Valley Hospital is awesome and the staff is very caring.
- Commissioner Riggs advised the Commission about the Art Center Night of Gala on December 3rd. There will be interpretive art, a live and silent auction, a tent outside for a formal dinner. Tickets are still available but will sell out fast.
- Commissioner Larson stated the Economic Development Council is looking for an individual to serve on the council.
- Chair Beda attended a meeting at St. Peters Catholic Church regarding the Gunnison Western Federal Credit Union, which has been hit hard by the economy. They are considering a merger with New Vista Credit Union, which would pool more members.

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

- The *VanTuyl Ranch Annexation Petition and Master Plan* has been presented to City Council. The application includes an Environmental Impact Report. The two adjacent property owners have been sent letters advising them of the annexation. City Council has given the green light to move forward on the annexation.
- Director Westbay gave an update on the Bicycle and Pedestrian Advisory Committee (BPAC), which involves the schools, WSC, the Trails Commission, Gunnison Nordic, and a community member. The committee is looking at sidewalk extensions, signage, and the bicycle component.
- The City will be pursuing a Safe Routes to School Grant next year.

IX. **ADJOURN TO WORK SESSION.** Chair Beda adjourned the meeting at approximately 7:40 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary