

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 7:05 PM BY CHAIR BOB BEDA

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE NOVEMBER 16, 2011 MEETING MINUTES

Commissioner Larson moved to approve the November 16, 2011 meeting minutes as presented. Commissioner Ferguson seconded the motion.

Roll Call Yes: Dusty, Stu, Bob, Greg

Roll Call No:

Roll Call Abstain

So carried

IV. EXCUSE COUNCILOR SEYMOUR, COMMISSIONER FERCHAU AND COMMISSIONER RIGGS.

Commissioner Ferguson moved to EXCUSE Councilor Seymour, Commissioner Ferchau and Commissioner Riggs. Commissioner Larson seconded the motion.

Roll Call Yes: Dusty, Stu, Bob, Greg

Roll Call No:

Roll Call Abstain

So carried

V. DISCUSSION OF TEXT AMENDMENT TO THE LDC TO ALLOW THE USE OF LAND WITHIN THE CITY FOR GUNNISON FOR RETAIL SALES ESTABLISHMENTS, SUBJECT TO CONDITIONAL USE REVIEW, WITHIN THE INDUSTRIAL ZONE DISTRICT. Director Westbay reviewed the memo regarding the proposed text amendment and provided a list of pros and cons to the text amendment:

Pros

- diversification of the sales tax base
- opportunity for additional business development which we haven't seen before (incubator, small businesses)
- it would address some of the historic use considerations we have seen in the Industrial district where there has been a retail component. Retail sales in the Industrial district have been geared toward professional sales operations (i.e., electrical service supplies, rental companies, the airport has a retail component)

- The main consideration is traffic impacts. There are new form-based codes that deemphasize the land use but look at transportation impacts, circulation, and architectural design. It is mixing uses.

Cons

- It would reduce the availability of land to fulfill the purposes of the Industrial district and could erode the availability for true industrial uses in the future.
- It may create competition with the CBD. The functions of the CBD are oriented on the highway frontage, so it is a bit different.
- It may cause neighbor conflicts. The staff has talked about this with the applicant and explained they should be aware that activities next door may not be the best for retail use, there could be noise, etc.
- It could increase traffic, but the nature of the types of retail will be similar to what are there now.

Questions, comments:

Commissioner Ferguson commented that the mixed uses characterize Gunnison's Industrial district. Historically, the Industrial district has been mixed all along, and this parcel has been for a long time. [We need to consider] what fits Gunnison? Are we really giving up anything? Industrial businesses aren't beating a path to the door.

Director Westbay interjected that the City has been lambasted because of the lack of Industrial space. His response is that the City has annexed Gunnison Rising which has an industrial component. When permits were really going and land was really at a premium, it was more the market that was driving the cost of industrial land, rather than a lack of space. Quite a bit of the Industrial district is unimproved.

Commissioner Ferguson stated that in his tenure on Council the nature of variances was that it wasn't that land wasn't available; it was there was more financial opportunity in other districts. There is a lot of vacant land in the Industrial district.

Commissioner Szymanski asked if anyone been turned down in a similar situation. Director Westbay responded that someone wanted to purchase the same property for a church. That would have been problematic because of regulations for sexually oriented businesses. The *Code* prohibits churches in the Industrial district to accommodate sexually oriented businesses. He was not aware of anyone that has been turned down. There have been some retail uses accessory to the primary use.

VI. UNSCHEDULED CITIZENS. There were none

VII. COUNCIL UPDATE. Councilor Seymour was not present but Director Westbay updated the Commission on recent Council business that he was aware of:

- It was announced to Council that the USA ProCycling Challenge will be in Gunnison again next year;
- The City has started an internship program with the college. Ten thousand dollars has been budgeted for 2012. The City has been working with the college to develop the program rapidly. Hopefully there will be a good response.

- Council talked about provisions for benefits for part time staff;
- Council is looking at two letters of support—one for a grant being submitted by the County Public Health Department for Livewell Colorado promoting healthy living; the other is for a Bear Ranch land swap that will include 300 acres adjacent to Curecanti Recreation area in exchange for privatizing forest service land.

VIII. COMMISSIONER COMMENTS

- Commissioner Szymanski forgot the last meeting;
- Commissioner Larson reported that the economic development group is moving forward and taking applications;
- Commissioner Ferguson had nothing to report.

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

- staff evaluations have been ongoing;
- staff has been preparing for the text amendment;
- staff will be meeting with the NRCS to discuss the Agricultural Management plan on the VanTuyl Ranch;
- the office has been dealing with a local complaint between a church and the neighbors;
- staff had to determine contiguity for the VanTuyl Ranch;
- the Trails Master Plan work continues; and
- staff has been developing Work Plans for 2012.

X. ADJOURN TO WORK SESSION. Chair Beda adjourned the meeting at approximately 7:30 p.m.

Bob Beda, Chair

Attest:

Pam Cunningham, Secretary