

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 - after consideration of minutes		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Navid Navidi, Vicki Roach Archuleta, Larry Meredith, Ellen Harriman

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE JANUARY 11, 2012 MEETING MINUTES

Commissioner Carolyn Riggs moved to approve the January 11, 2012 meeting minutes with a date correction. Commissioner Stu Ferguson seconded the motion.

Roll Call Yes: Erich, Bob, Stu and Carolyn

Roll Call No:

Roll Call Abstain: Greg – was not present at the January 11th meeting.

Motion carried

IV. VANTUYL RANCH ANNEXATION PETITION AND APPLICATION

Director Steve Westbay gave an overview of the Annexation Petition and Application stating that much of the application is based off the *VanTuyl Ranch Management Plan*. He explained that the *VanTuyl Ranch Management Plan* is a sub-area plan of the City of Gunnison *Master Plan*. Steve described the *Master Plan* as the blueprint for land use and the key document for moving the annexation forward.

City Council signed off on the petition and approved the process to move forward with the annexation application in November, 2011. Steve gave an overview of the three-phase process for annexation and stated that the process is driven by Colorado State Statutes. The application is in the first phase, initial scoping, and the application document was routed to City departments and applicable agencies for review. Notices were also sent to property owners adjacent to the VanTuyl Ranch.

Steve stated the application review with the Planning and Zoning Commission is this meeting and a joint meeting with the Planning and Zoning Commission and City Council is scheduled for March 7, 2012. The second phase, Impact Report and Final Scoping, follows the same process as phase one. During the final phase City Council reviews the annexation application concurrent with the Planning and Zoning Commission review of the PUD Zoning application. If City Council determines the application substantially complete and it meets the eligibility requirements two ordinances would be approved: one for the annexation and the other for the PUD zoning.

Director Westbay gave an overview of the project and discussed the allowed land uses, utilities and possible traffic impacts from development. Allowed land uses on the ranch include: Habitat

Protection, Agriculture Operations, Snow Storage, Public Facilities (10± acres of the Ranch), and a Library. Steve stated utilities are located adjacent to the library and public facilities site and minimal service lines would be required.

Commissioner Ferchau stated he knows that land use was talked about previously and inquired if the allowed land uses [as defined in the *VanTuyl Ranch Management Plan*] could be changed.

Director Westbay stated the land uses may be modified and suggested if land uses were to be changed that the management plan be amended at the same time as the review of the annexation application.

Commissioner Riggs inquired on dedication of the three County roads adjacent to the Ranch. Steve stated the main reason the City does not wish dedication of County Roads 13, 14 and 15 is that one side of each road is adjacent to the Ranch and the other side serves unincorporated Gunnison County. The City would want dedication of the roads if properties on both sides of the road were going to be annexed.

Commissioner Riggs asked why the City should annex the ranch. Steve replied that ranch management and annexation of the property is incorporated into staff work plans and the *Master Plan* and the *VanTuyl Ranch Management Plan* both give direction to annex the property. Annexing the ranch would also give the City control to manage the property without seeking County approval and allows for City policing and enforcement.

Larry Meredith, representing the Library Board, stated he has been working with the architect and Steve Westbay. Mr. Meredith stated the Library Board as a whole has not looked at the document in detail. He stated the Board did have some questions and will meet in a week to take a better look at the document. Mr. Meredith thanked the Planning and Zoning Commission and Staff for all their work.

Navid Navidi stated he owns property adjacent to the Ranch on County Road 13 and has resided there since 1994. Mr. Navidi stated he has several concerns regarding the proposed land uses. He stated some [concerns] have to do with the view and how traffic and parking will impact the neighbors. He stated the following:

- The City put a trail on the Ranch and it increased human activity which has resulted in lots of weeds;
- A 10 acre site is proposed as public facilities on a land area that has already been ruined by existing snow storage. The proposed snow storage area is moved further to the north and would ruin more hay producing land;
- When the City develops new structures, that are not necessary, the City has to maintain them using tax dollars;
- He doesn't like the dog park; there is no need for it. There is open country all around Gunnison;
- He understands that people are asking for these [public facilities] services, but why are they being duplicated when we already have these services within the City;
- Doing less on the Ranch is more;
- People are asking for access to public lands when we already have access;
- Who is going to clean the dog park; and

- He sees an encroachment to Bill Parkers operation and he doesn't think the City should impact his business.

Commissioner Erich Ferchau asked Mr. Navidi, in the spirit of economic growth, what he feels is the appropriate use for the Ranch. Mr. Navidi replied that it needs to remain an agricultural use as it is now and that it is an important view shed for a lot of people.

Commissioner Stu Ferguson stated he is in walking distance of the Ranch and walks his dog on a leash. He stated there was huge community input to develop the management plan. It is just a guideline or vision with some flexibility in uses and the plan is not cast in stone. The plan sets the tone and proposes to keep as much land as open space as possible. Stu stated that Mr. Navidi's points are heard and that we all agree that the intent [for the Ranch] is to keep as much open space as possible.

Director Steve Westbay stated the Planning and Zoning Commission needed to discuss how they want to move forward and prepare for the joint meeting with City Council scheduled for March 7, 2012. The Commission discussed proposed uses and zoning on the Ranch. Steve suggested the Commission read through the zoning and development standards section of the staff report and focus on the guideline statements and staff observations for discussion at the next meeting.

V. UNSCHEDULED CITIZENS. There were none

VI. COUNCIL UPDATE. Councilor Ed Seymour updated the Commission on recent Council business:

- Council was updated on the Crested Butte Mountain Resort new ski terrain;
- Listened to an update from the Upper Gunnison River Conservancy District;
- Passed a resolution supporting the Creative District Designation;
- Discussed Council's list of priorities;
- Held a public hearing regarding Text Amendment ZA 11-3 for retail sales establishments in the Industrial district, subject to Conditional Use review; and
- Council took action on releasing funds for budget Contracts for Service and Continuing Challenge Grants.

VII. COMMISSIONER COMMENTS

Commissioner Greg Larson moved to excuse Commissioner Dusty Szymanski from the January 25th meeting. Commissioner Stu Ferguson seconded the motion.

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

Roll Call No:

Roll Call Abstain

Motion carried

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

- Staff has been working on an Emergency Operation Plan;
- Steve has been working on the lighting code; and
- The Text Amendment to allow retail sales, under Conditional review, in the Industrial district is moving forward.

IX. ADJOURN TO WORK SESSION. Chair Beda adjourned the meeting at approximately 8:55 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary