

MEMBERS	PRESENT	ABSENT	EXCUSED
Carolyn Riggs, Chair	X		
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Councilor Ed Seymour	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera

I. CALL TO ORDER AT 7:00 PM BY CHAIR CAROLYN RIGGS

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE AUGUST 15, 2012 MEETING MINUTES

Commissioner Beda moved and Commissioner Niemeyer seconded to approve the August 15, 2012 meeting minutes as presented.

Roll Call Yes: Ferchau, Tocke, Riggs, Niemeyer and Beda

Roll Call No:

Roll Call Abstain: Larson and Seymour – were not present at the August 15th meeting.

Motion carried

Commissioner Larson apologized for missing the August 15th meeting and stated he never received the meeting packet.

Commissioner Tocke moved and Commissioner Beda seconded to excuse Commissioner Larson from the August 15th meeting.

Roll Call Yes: Niemeyer, Ferchau, Riggs, Larson, Seymour, Beda and Tocke

Roll Call No:

Roll Call Abstain:

Motion carried

IV. THREE MILE COUNTY REFERRAL, SKETCH PLAN FOR A MAJOR IMPACT – MINING OPERATION PROPOSED AS TOMICHI PIT.

Director Westbay gave an overview of the Three-Mile Review process and the Intergovernmental Agreement with the County for the benefit of the new Commissioners. He then gave an overview of the application and the draft letter to the County. Some of the concerns are related to the original Gunnison Rising proposal and some of the reasons the City didn't want to annex:

- extension of services was not cost effective;
- appearance of the entrance to the city;
- traffic generation; and,
- vehicle-dependent land use.

Director Westbay summarized the original boundary proposal. The Commission reviewed the draft letter and discussed the letter making reference to Gunnison Rising. Members voiced concern on restating issues City Council identified at this location during the Gunnison Rising Annexation

process. Commissioner Niemeyer suggested rewording the paragraph slightly. Director Westbay and the Commission made revisions to the letter.

Director Westbay summarized the Commission's role in reviewing Three-Mile projects. Commissioner Niemeyer asked if the County is obligated to hold a joint meeting if the City requests one and Director Westbay replied that they are, under the Intergovernmental Agreement.

Commissioner Ferchau stated that he believes this proposal is dramatically different from the annexation request and shouldn't be judged the same as the request isn't industrial. He stated the following should be considered:

- the Tomichi Creek area has quality gravel;
- United Companies currently has a monopoly on this type of production;
- we need to factor in that economically this is where the gravel is;
- we should not compare this request to the original Gunnison Rising Annexation request;
- he believes the letter sounds like we are in opposition and disagrees with the thoughts expressed in the letter; and
- the letter should be started with "The City recognizes the economic benefits, then list our concerns."

Councilor Seymour replied that the Commission should be careful weighing in on economic benefits and that it is important to mention economics but not drive the letter with economics.

The Commission and Director Westbay finished revising the letter. Commissioner Larson moved to authorize Chair Riggs to sign the revised letter and to submit the letter to the County Planning Commission. Commissioner Niemeyer seconded the motion.

Roll Call Yes: Ferchau, Tocke, Riggs, Beda, Seymour, Niemeyer and Larson

Roll Call No:

Roll Call Abstain:

Motion carried

V. UNSCHEDULED CITIZENS

There were none

VI. COUNCIL UPDATE

Councilor Seymour stated the Council meeting was canceled and does not have anything further to report.

Chair Riggs inquired if there was any feedback from the USA Pro Cycling Challenge. Councilor Seymour replied it seemed like the crowd was larger for the start day this year than last year. He stated that he visited with many individuals from out of town. Commissioner Ferchau stated the City did a great job and mentioned how the race takes many volunteers.

VII. COMMISSIONER COMMENTS

There were none.

VIII. PLANNING STAFF UPDATE

Director Westbay updated the Commission on recent activity in the Community Development Department:

- Staff has been working with Tim Seibert on a Major Change to a PUD application to increase the Commercial/Mixed Use district allowed floor area within Gunnison Rising. Staff anticipates a complete application submittal within the coming week;
- Staff has been meeting with Habitat for Humanity regarding a project on south 6th Street; and
- Staff has been working on the Highway Access Control Plan.

IX. ADJOURN. Chair Riggs adjourned the meeting to Work Session at 8:35 p.m.

Carolyn Riggs, Chair

Attest:

Andie Ruggera, Secretary