

OFFICIAL MINUTES AUGUST 28, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

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MEMBERS	PRESENT	ABSENT	EXCUSED
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Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Stephanie White	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planning Technician Pam Cunningham, Police Chief Keith Robinson, Steve Bathje, Karl Fulmer, and Ellen Harriman.

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS.

IV. CONSIDERATION OF THE AUGUST 14, 2013 MEETING MINUTES. Commissioner Tocke moved and Commissioner Niemeyer seconded to approve the August 14, 2013 meeting minutes as presented.

Roll Call Yes: Ferchau, Beda, Larson, White, Ferguson, Niemeyer, Ferchau
Roll Call No:
Roll Call Abstain:
Motion carried

V. PUBLIC HEARING AND POSSIBLE ACTION: CU 13-3

Open Public Hearing. Chair Larson opened the public hearing at 7:02 p.m.

Proof of Publication. Proof of publication was shown for the record.

Review of Process. Director Westbay reviewed the process for a Conditional Use application and the Staff Observations. There are no conflicts with the review criteria.

Applicant Presentation. Police Chief Keith Robinson addressed the Commission. He explained that City Council approved purchase of the land and the new Police Department and Communications Center is under construction. In the conceptual drawings of the building the City Engineer represented the towers with lines to depict the antennas, but they may look slightly different. He explained how the antennas would be located and the layout of the site. The antennas will be on the alley side of the building and will be masked from view by the corner of the building on the north side. They are self-supporting so there will be no guy wires. The line of sight to the transmitters on W-Mountain is across the alley. The radios are on VHS, 800 MHz and satellite links to W-Mountain. The communications engineer will check to make sure there is no radio interference. The exact way they will be put up will be determined by the radio technicians. The maximum height is 21 feet and they should be lower than the vent pipes of the building.

Commissioner Tocke asked if there is any concern that a future building could interfere with transmission. Chief Robinson said that most of the area is already build out and the line of site to W-Mountain is the street and City right-of-way, so there should not be any interference.

Commissioner White asked what the towers are. Director Westbay explained that the towers are metal structures that are hollow. They are for radio communication. The facility is the Communications Center and Police Department. The Communications Center is currently located in the County Courthouse basement.

Chair Larson asked if another Conditional Use approval would be required in the future if there is new technology requiring taller antennas. Director Westbay responded that the new *LDC* allows communication towers in the Industrial zone district.

Public Input

Steve Bathje addressed the Commission. He stated that he owns the property at 604 S. 9th Street, next to the new Communications Center as well as the vacant lot behind it. One question he had, which has been answered, was if a new building would interfere with the radio transmission. He asked if the antennas will have lights on them. Chief Robinson replied that they will not since they will be lower than the roof line. Mr. Bathje said that when he was on the Met Rec Board several years ago there were problems with a radio in the area leaking into the television signal. He said that since everything has gone digital it hasn't been a problem, but it is something to be aware of. He also said that one power line has been moved, but asked if the tower signal will clear the power line. Chief Robinson said they will test for interference and that the power lines have been, or will be, buried.

Staff Presentation. Director Westbay said he had nothing to add. Staff has no issues and recommends approval.

Commission Discussion. There was none.

Close Public Hearing. Chair Larson closed the public hearing at 7:15 p.m.

ACTION

During the regular Planning and Zoning Commission meeting held on August 28, 2013, Commissioner Beda moved, and Commissioner Tocke seconded, and the Commission voted to APPROVE Conditional Use application CU 13-3, submitted by the City of Gunnison Police Department to operate an electronic transmission and reception device at 910 West Bidwell Avenue, based on the following Findings of Fact and Condition:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for the operation of an electronic transmission and reception device in the Industrial zone district.

3. The Planning and Zoning Commission finds that the proposed use is compatible with *LDC* use standards and the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the proposed use complies with the dimensional standards, landscaping and parking requirements of the *Land Development Code*.
5. The Planning and Zoning Commission finds that the applicant meets the Conditional Use review standards stated in the *LDC*.
6. The Planning and Zoning Commission finds that the electronic transmission and reception device is crucial to provide public safety services for the community.
7. The Planning and Zoning Commission finds that the electronic transmission and reception device will not be a detriment to the community's health, safety and welfare as long as the following condition is fulfilled:

CONDITION:

1. The applicant shall install the electronic transmission and reception device as indicated on the site plan dated June 28, 2013.

Roll Call Yes: Niemeyer, Ferchau, Larson, White, Ferguson, Tocke, Beda
Roll Call No:
Roll Call Abstain:
Motion carried

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

- Council took action on a Contract for Service with the Gunnison/Crested Butte Tourism Association to fund an eight-page insert for the *Official Colorado State Vacation Guide*. The insert will cost \$96,000 but 500,000 of the vacation guides will be distributed worldwide. In addition to the tear out insert, the full page on the back of the guide will be a Gunnison/Crested Butte ad. The Tourism Association also has the first right of refusal for future years. Councilor Ferguson explained that the summer tourism window keeps shrinking because schools are getting out later in the spring and starting earlier in the fall. Chair Larson interjected that the TA should market to AARP. Councilor Ferguson responded that there is a second wave of visitors in September, after schools are in session and we are marketing to that group now.

VII. COMMISSIONER COMMENTS

- Chair Larson thanked staff for a great presentation at the City Council meeting on the *LDC*;
- Commissioner Ferchau asked if effectiveness of the marketing insert will be tracked; Councilor Ferguson said there are several mechanisms including a website; and
- Commissioner Tocke asked to be excused from next meeting.

VIII. ACTION TO EXCUSE COMMISSIONER TOCKE FROM THE SEPTEMBER 11, 2013 PLANNING AND ZONING COMMISSION MEETING. Commissioner Niemeyer moved, Commissioner White seconded and the Commission voted to Excuse Commissioner Tocke from the September 11, 2013 meeting.

Roll Call Yes: Ferchau, Tocke, Beda, Larson, Ferguson, White, Niemeyer

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Roll Call No:
Roll Call Abstain:
Motion carried

IX. PLANNING UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Office.

- Staff has been preparing departmental budgets for 2014;
- The second open house for the *Access Control Plan* was held last week; there was some public interested but no controversy. The *Access Control Plan* will wrap up in November.
- City Council acted on an Ordinance for the *Gunnison Rising Stormwater Master Plan*;
- The Community Development Department semi-annual report was presented to Council and will be sent out to the Commission;
- Final comments to the US Fish and Wildlife Service on the Gunnison Sage-grouse listing were ready for Council's approval but the City received an e-mail that the timeline had been extended from Sept 3 to early October. Next week an economic analysis related to the listing will be published and there will be public hearings in early October in Gunnison and Monticello. Final comments will be due October 13th. Since this change gave an additional month and a half, staff asked Council to defer on making a final decision on the comments.
- Commissioner Tocke asked about the Access Control Plan and what level of traffic Gunnison would need to have to make changes to parking on Tomichi that might be similar to the situation in Delta. Director Westbay responded that Delta uses medians to control intersections. In terms of the traffic volumes, significant amounts would be necessary to cause changes to the community. Those changes are in the order of magnitude, for instance, an increase from 10,000 trips per day to 35,000 trips per day would cause traffic issues where intersections aren't functioning appropriately. Commissioner Tocke asked if Delta has reached those thresholds. Director Westbay responded that the medians in Delta were incorporated as part of the design of the downtown, not as part of an Access Control Plan. He said that with snow removal operations in Gunnison it would be difficult to see medians being functional.
- Commissioner Niemeyer asked if there is an opening date set for the Tractor Supply Company. Director Westbay responded that he doesn't know an exact date, but the developer indicated it will be in early September. The walkthrough for the final inspection is tomorrow. If he hears an official date he will send an e-mail out. O'Reilly Auto Supply has made preliminary contact about building [in the Blue Mesa Shopping Center] as well.

X. ADJOURN. Chair Larson adjourned to a Work Session at approximately 7:34 pm.

Greg Larson, Chair

Attest:

Pam Cunningham, Secretary