

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 9/19/2014**

**DATE: WEDNESDAY, SEPTEMBER 24, 2014
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.**

REGULAR MEETING

7:00pm

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS**
- IV. CONSIDERATION OF THE AUGUST 27, 2014 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORK SESSION**

WORK SESSION

UPDATE ON COMPREHENSIVE PLAN PUBLIC OPINION SURVEY

To comply with ADA regulations, people with special needs are requested to contact the City of Gunnison Community Development Department at 641-8090.

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

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

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Pam Cunningham, Terry Schliesman, Bob Meldrum, Steve Ruffe.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. WAIVER REQUEST SUBMITTED BY AEQUITAS VERITAS, LLC, FOR ARTERIAL STREET BUFFER REQUIREMENTS.

Commissioner Beda recused himself from the discussion.

Planner Ruggera reviewed the process for a Waiver. The request is for a waiver of three feet from minimum buffer requirement of 25 feet. The site currently has an open curb on the south and west street frontages. A 25' buffer, measured from the back edge of the curb is required along an arterial and collector street. The subject site is adjacent to Main Street (an arterial street) and Denver Avenue (a collector street).

The applicant is requesting a 22' street buffer on Main Street. Planner Ruggera reviewed the staff observations and general criteria. Staff is recommending approval of the Waiver with the five findings within the packet.

The Applicants had nothing further to add.

Councilor Ferguson noted it is good there is flexibility in the system to allow these types to be considered using a waiver.

Councilor Ferguson moved and Commissioner Cave seconded, to approve the Waiver Request submitted by Aequitas Veritas, LLC for the minimum buffer requirement on the Main Street frontage with the following 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; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Planning and Zoning Commission finds that the application meets the review criteria as defined in the *Land Development Code* for waivers and landscaping, buffers and screening.
3. The Planning and Zoning Commission finds that the applicant is requesting a Waiver of three feet for a total buffer width of 22' along the Main Street frontage.

4. The Planning and Zoning Commission finds that the site is restricted in regard to the size of the lot, two street frontages, existing placement of the basement foundation, parking and access requirements and pedestrian facility needs.
5. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

Roll Call Yes: Niemeyer, Tocke, Larson, Cave, Ferguson
Roll Call No:
Roll Call Abstain:
Motion carried

Commissioner Beda rejoined the meeting.

- V. CONSIDERATION OF THE JULY 9, 2014 MEETING MINUTES.** Commissioner Tocke moved and Commissioner Niemeyer seconded, to approve the July 9, 2014 meeting minutes as presented.

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

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

- Council heard a presentation by Gunnison Rising to consider alternative methods of financing infrastructure so they can move forward with development. Council will have a work session to discuss the various methods. They need \$7 million for off-site infrastructure. It is an important factor, but was known up front [with the annexation].

- VII. COMMISSIONER COMMENTS.**

- There were none

- VIII. PLANNING UPDATE.** Director Westbay provided an update on recent Community Development activities:

- Sears is moving to the corner of Tomichi and New York;
- Staff has been working on the 2015 budget;
- Steve and Terry Schliesman met with the Hispanic Community, Immigrantes Unidos de Gunnison. He said it was a good meeting and outlined some of the key things they learned from the group:
 - They want to keep their identity but want to be good citizens;
 - Documentation and formal IDs are a big issue;
 - Being able to bank without identification is a problem;
 - Interpretation for medical care is an issue;
 - This was the first outreach that has been made to Immigrantes Unidos de Gunnison since they formed in 2006;
 - The group works with the Hispanic Affairs Project from Montrose;
 - The group said that the police are very cordial and that the School District is doing a good job in outreach.
- Staff has been working on the Comprehensive Plan survey.

**DRAFT MINUTES AUGUST 27, 2014
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

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IX. ADJOURN. Chair Larson adjourned the meeting to Work Session at 7:18 p.m.

Greg Larson, Chair

Attest:

Pam Cunningham
Secretary

City of Gunnison Planning Survey - 2014

INTRODUCTION: This survey will be used in updating the City's *Comprehensive Plan*, which will help guide the City government in growth and development, provision of City services, transportation, and housing issues over the next 10 years. Your input is important! This survey will take 10-15 minutes to complete. Please answer each of the following questions by placing a mark in the appropriate box next to the item. All questions are about the city of Gunnison, unless otherwise noted. Your participation in this survey is **voluntary and all responses are confidential**. Thank you in advance for your participation!

Existing City Services

1. How satisfied are you with:	very satisfied	satisfied	dissatisfied	very dissatisfied	unsure
a. availability of sidewalks	<input type="checkbox"/>				
b. roadway aesthetics (i.e., landscaping, lighting)	<input type="checkbox"/>				
c. ease of walking or biking around town	<input type="checkbox"/>				
d. amenities in parks (playground equipment, sports fields)	<input type="checkbox"/>				
e. variety of City recreation programs	<input type="checkbox"/>				
f. recreation services of the ice rink	<input type="checkbox"/>				
g. Community Center programming	<input type="checkbox"/>				
h. Cranor Hill ski operations	<input type="checkbox"/>				
i. availability of entertainment areas	<input type="checkbox"/>				
j. street snow plow operations	<input type="checkbox"/>				
k. street pavement conditions / street sweeping	<input type="checkbox"/>				
l. Building Department permitting and inspections	<input type="checkbox"/>				
m. Planning Department application review and development permitting	<input type="checkbox"/>				
n. senior transportation services	<input type="checkbox"/>				
o. funding non-profit-services (Safe Ride, Arts Center, Six Points, etc.)	<input type="checkbox"/>				
p. transparency by the City in communicating to the public	<input type="checkbox"/>				
q. ease of communicating with City staff	<input type="checkbox"/>				

2. Which FOUR City services from Question 1 do you think are the most important issues facing the City of Gunnison today?
 (Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letters from Question 1 in the boxes below:
 1st: 2nd: 3rd: 4th:

Quality of Life and Community Characteristics					
3. How satisfied are you with:	very satisfied	satisfied	dissatisfied	very dissatisfied	unsure
a. environmental quality (air and water)	<input type="checkbox"/>				
b. feeling safe in the city	<input type="checkbox"/>				
c. cultural integration in the city	<input type="checkbox"/>				
d. preservation of historic buildings	<input type="checkbox"/>				
e. availability of cultural facilities (museums, arts facilities)	<input type="checkbox"/>				
f. management of public events (4 th of July Fireworks, Car Show, bike races, etc.)	<input type="checkbox"/>				
g. the number of public events	<input type="checkbox"/>				
h. appearance of commercial developments	<input type="checkbox"/>				
i. affordability of housing within the city	<input type="checkbox"/>				
j. quality of housing within the city	<input type="checkbox"/>				
k. variety of housing types within the city	<input type="checkbox"/>				
l. options for senior housing	<input type="checkbox"/>				
m. quality of public schools	<input type="checkbox"/>				
n. availability of health services	<input type="checkbox"/>				
o. quality of health services	<input type="checkbox"/>				
p. quality of senior care center and assisted living facility	<input type="checkbox"/>				
q. responsiveness of emergency services	<input type="checkbox"/>				
r. convenience of shopping and restaurants	<input type="checkbox"/>				
s. variety of shopping and restaurants	<input type="checkbox"/>				
t. community gardens	<input type="checkbox"/>				
<p>4. Which FOUR characteristics from Question 3 do you think are the most important issues facing the City of Gunnison today? (Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letters from Question 3 in the boxes below)</p> <p>1st: <input type="text"/> 2nd: <input type="text"/> 3rd: <input type="text"/> 4th: <input type="text"/></p>					

Growth and Development							
5. Rank the importance of encouraging growth in the following types of employment sectors in Gunnison:	1=least important	2	3	4	5	6	7=most important
a. Agriculture, forestry, fishing, hunting, mining	<input type="checkbox"/>						
b. Arts, entertainment, recreation, accommodation, food service	<input type="checkbox"/>						
c. Educational services, health care, social assistance	<input type="checkbox"/>						
d. Large-scale retail	<input type="checkbox"/>						
e. Light manufacturing and technical trades	<input type="checkbox"/>						
f. Small specialty scientific and professional services	<input type="checkbox"/>						
g. Small-scale retail	<input type="checkbox"/>						
6. Indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	agree	strongly agree	unsure		
a. It is important for the City to guide the location of new and additional developments.	<input type="checkbox"/>						
b. New buildings downtown and along the highway corridor should be built to include consistent exterior color schemes and building materials.	<input type="checkbox"/>						
c. Developers should provide land along ditches, creeks and rivers for utilities and trails.	<input type="checkbox"/>						
d. Highway entrances to the city should be improved to create a good first impression.	<input type="checkbox"/>						
e. It is appropriate to require the cost of sewer, water, new streets, sidewalks and landscaping to be included as part of new development, at the buyer's cost.	<input type="checkbox"/>						
f. New buildings should not be allowed in flood-prone areas.	<input type="checkbox"/>						
g. Inoperable cars and equipment should not be stored on the street edge or in the street.	<input type="checkbox"/>						
h. The rate of population growth is too slow.	<input type="checkbox"/>						

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	strongly disagree	disagree	agree	strongly agree	unsure
i. The rate of business growth is too slow	<input type="checkbox"/>				
Transportation					
7. How satisfied you are with:	very satisfied	satisfied	dissatisfied	very dissatisfied	unsure
a. connectivity of bike lanes and paths to parks, open spaces and schools	<input type="checkbox"/>				
b. availability of bike lanes	<input type="checkbox"/>				
c. availability of walking, jogging and biking trails	<input type="checkbox"/>				
d. Walking and biking on Colorado Street	<input type="checkbox"/>				
e. Walking and biking on Spencer Avenue	<input type="checkbox"/>				
f. Walking and biking on Denver Avenue	<input type="checkbox"/>				
g. bus system route	<input type="checkbox"/>				
h. bus system schedule	<input type="checkbox"/>				
i. pedestrian crossing safety on Tomichi Avenue	<input type="checkbox"/>				
j. pedestrian crossings safety on Main Street	<input type="checkbox"/>				
Downtown					
8. Indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	agree	strongly agree	unsure
a. I like how sidewalks are used downtown, for example features like trees, sandwich board signs, and benches.	<input type="checkbox"/>				
b. It is easy to find parking close to downtown.	<input type="checkbox"/>				
c. Public events in the downtown, such as the Farmer's Market and the Car Show, energize the downtown.	<input type="checkbox"/>				

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9. Over the years there has been discussion about creating a pedestrian mall downtown. Indicate your preference of the following choices:	1 = best option	2 = second best option	3 = third best option
a. The current practice of temporarily closing the first block of East Virginia Avenue, along with the IOOF Park (200 N. Main), works well for the events that are held downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. IOOF Park should be expanded and used for events, but East Virginia Avenue should be left open to traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Permanently close one-half of a block downtown to vehicles and provide a location for events and public gathering space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Most Important Actions to Achieve the Preferred Future

10. Preferred Future Actions - please indicate your level of agreement with the following potential actions the City of Gunnison <i>could</i> take to achieve its preferred future. The City should:	strongly disagree	disagree	agree	strongly agree	unsure
a. build a designated route from the airport to downtown with landscaped streets, sidewalks, and signs	<input type="checkbox"/>				
b. repave streets	<input type="checkbox"/>				
c. build more sidewalks	<input type="checkbox"/>				
d. stripe more bike lanes on city streets	<input type="checkbox"/>				
e. build more paths to parks, open spaces (i.e., VanTuyl Ranch) and schools	<input type="checkbox"/>				
f. expand and improve the bus system in the city limits	<input type="checkbox"/>				
g. improve appearances of city entrances	<input type="checkbox"/>				
h. create more appealing roadways with landscaping, sidewalks, and street lighting	<input type="checkbox"/>				
i. expand the Community Center (indoor walking track, weight room, gym area)	<input type="checkbox"/>				

	strongly disagree	disagree	agree	strongly agree	unsure
j. expand the variety of recreation programs	<input type="checkbox"/>				
k. encourage preservation of historic buildings	<input type="checkbox"/>				
l. build a dog park	<input type="checkbox"/>				
m. continue Cranor Hill ski operations	<input type="checkbox"/>				
n. improve street pavement conditions	<input type="checkbox"/>				
o. build more community gardens	<input type="checkbox"/>				
p. increase the number of public events	<input type="checkbox"/>				
q. encourage affordable housing development	<input type="checkbox"/>				
r. increase public transportation (ie. frequency & stops)	<input type="checkbox"/>				

11. Which FOUR preferred future actions from Question 10 do you think are most important?

(Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letters from Question 10 in the boxes below.)

1st: 2nd: 3rd: 4th:

Economy and Collaboration

12. Indicate how much you agree or disagree with the following:	strongly disagree	disagree	agree	strongly agree	unsure
a. It is important that the City, County and nearby towns work together on key issues.	<input type="checkbox"/>				
b. The City, County, and nearby towns do a good job of working together on issues that affect people who live here.	<input type="checkbox"/>				
c. The community (public and private sectors) has a clear vision for growing the economy.	<input type="checkbox"/>				
d. Local governments and other important institutions like the university should work together to strengthen the economy.	<input type="checkbox"/>				
e. There are plenty of good paying jobs in the community.	<input type="checkbox"/>				

13. Just like businesses compete, so do cities; there are more choices than ever before about where to locate. What would be necessary to attract more people and businesses?					
14. Knowing that City projects are funded by local tax revenue, please indicate your level of agreement with the following: The City should use City tax revenue to:	strongly disagree	disagree	agree	strongly agree	unsure
a. maintain existing facilities and services	<input type="checkbox"/>				
b. increase tourism marketing	<input type="checkbox"/>				
c. diversify businesses and non-service job opportunities	<input type="checkbox"/>				
d. build more trails	<input type="checkbox"/>				
e. increase recreation programming	<input type="checkbox"/>				
f. help market WSCU to increase enrollment	<input type="checkbox"/>				
g. build affordable housing	<input type="checkbox"/>				
h. expand and improve public transportation in the city	<input type="checkbox"/>				
i. increase senior transportation options	<input type="checkbox"/>				
j. improve the city entrances	<input type="checkbox"/>				
k. increase support for public events	<input type="checkbox"/>				
l. increase support for non-profits	<input type="checkbox"/>				
m. build a designated route from the airport to downtown with landscaped streets, sidewalks and signs	<input type="checkbox"/>				
n. repave streets	<input type="checkbox"/>				
o. build more sidewalks	<input type="checkbox"/>				
p. build more bike lanes and paths to parks, open spaces and schools	<input type="checkbox"/>				
q. improve pedestrian crossings on Tomichi Avenue	<input type="checkbox"/>				
r. improve pedestrian crossings on Main Street	<input type="checkbox"/>				
15. Which FOUR projects from Question 14 do you think are the most important? (Please indicate your 1 st , 2 nd , 3 rd , and 4 th choices by writing the letters from Question 14 in the boxes below.)					

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1st: 2nd: 3rd: 4th:

Demographic Information – please tell us about yourself:

<p>16. Age – are you:</p> <input type="checkbox"/> younger than 18 <input type="checkbox"/> 18 – 24 <input type="checkbox"/> 25 – 34 <input type="checkbox"/> 35 – 44 <input type="checkbox"/> 45 – 54 <input type="checkbox"/> 55 – 64 <input type="checkbox"/> 65 – 74 <input type="checkbox"/> 75 – 84 <input type="checkbox"/> 85 or older	<p>20. Race</p> <input type="checkbox"/> White not Hispanic <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Two or more races <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Pacific Islander	<p>23. How long have you lived in Gunnison County?</p> <input type="checkbox"/> 4 years or less <input type="checkbox"/> 5 – 9 years <input type="checkbox"/> 10 – 19 years <input type="checkbox"/> 20 – 29 years <input type="checkbox"/> 30 years or longer <input type="checkbox"/> I don't live in Gunnison County	<p>26. Do you reside:</p> <input type="checkbox"/> in the Gunnison city limits <input type="checkbox"/> in the county, within three miles of the city limits <input type="checkbox"/> in Almont <input type="checkbox"/> in Crested Butte or Mt. Crested Butte <input type="checkbox"/> in CB South <input type="checkbox"/> in Pitkin or Ohio City <input type="checkbox"/> somewhere else in the county <input type="checkbox"/> in another county in Colorado <input type="checkbox"/> in another state: <input type="checkbox"/> in another country:	<p>28. What brought you to Gunnison?</p> <input type="checkbox"/> I was born here <input type="checkbox"/> moved here for work <input type="checkbox"/> moved here for recreation <input type="checkbox"/> to attend Western <input type="checkbox"/> retired here <input type="checkbox"/> to be near family <input type="checkbox"/> personal relationship <input type="checkbox"/> small town lifestyle <input type="checkbox"/> the natural surroundings <input type="checkbox"/> I'm on vacation
<p>17. Gender</p> <input type="checkbox"/> male <input type="checkbox"/> female <input type="checkbox"/> other	<p>21. How many children (age 17 or younger) live in your household that you are a parent or guardian to?</p> <p>22. Your household income in 2013:</p> <input type="checkbox"/> \$0 - \$9,999 <input type="checkbox"/> \$10,000-\$19,999 <input type="checkbox"/> \$20,000-\$29,999 <input type="checkbox"/> \$30,000-\$39,999 <input type="checkbox"/> \$40,000-\$49,999 <input type="checkbox"/> \$50,000-\$74,999 <input type="checkbox"/> \$75,000-\$99,999 <input type="checkbox"/> \$100,000-\$149,999 <input type="checkbox"/> \$150,000-\$199,999 <input type="checkbox"/> \$200,000 or more <input type="checkbox"/> prefer not to say	<p>24. Education</p> <input type="checkbox"/> Less than 9 th grade <input type="checkbox"/> 9 th to 12 th grade, no diploma <input type="checkbox"/> High school graduate or GED <input type="checkbox"/> Some college, no degree <input type="checkbox"/> Associate degree <input type="checkbox"/> Bachelor's degree <input type="checkbox"/> Graduate or professional degree	<p>27. Where do you work?</p> <input type="checkbox"/> In the city of Gunnison <input type="checkbox"/> In Crested Butte/Mt. CB <input type="checkbox"/> Somewhere else in the county <input type="checkbox"/> Unemployed, looking for work <input type="checkbox"/> Unemployed, not looking for work <input type="checkbox"/> I work in my home <input type="checkbox"/> I'm retired <input type="checkbox"/> Disabled, not able to work	<p>29. Are you currently enrolled at WSCU?</p> <input type="checkbox"/> yes <input type="checkbox"/> no
<p>18. Marital Status</p> <input type="checkbox"/> never married <input type="checkbox"/> married <input type="checkbox"/> separated <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> domestic partnership/civil union <input type="checkbox"/> single, cohabitating with significant other		<p>25. What is your main mode of transportation for work and to get around town?</p> <input type="checkbox"/> walking <input type="checkbox"/> driving my own vehicle <input type="checkbox"/> carpooling <input type="checkbox"/> RTA bus <input type="checkbox"/> bicycle <input type="checkbox"/> skateboard		
<p>19. Do you:</p> <input type="checkbox"/> own your home <input type="checkbox"/> rent your home <input type="checkbox"/> other:				

30. Please provide comments about any issues you feel the Comprehensive Plan could address:

Thank you for completing our survey! Your participation is important to the future of Gunnison!
To learn more, visit our website at: <http://www.cityofgunison-co.gov>
or contact the Community Development Office at (970) 641-8150

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