

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

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. BUFFER WAIVER REQUEST- SPORTSMAN’S LIQUOR, 713 WEST TOMICHI AVENUE

Director Westbay indicated that the applicants wished to start their presentation first.

The applicant, Mr. Kevin Logan’s representatives were introduced, Chuck Cliggett, Attorney at Law, and Gary Hartman, Architect. Mr. Cliggett commenced to introduce various members in the audience. Barbara Breeding was introduced as the prior owner of Sportsman’s Liquor Store from 1973 to 2008. Sue Gaddis was the prior manager of the store for 22 years. AJ Cattles was introduced as the current contractor. Mr. Cattles has 7 employees currently working for him. Tony Jansen, the current manager was then introduced. He stated the current employees are 3 full time and 4 part time. Mr. Jansen described the types of customers that patronize the store. Kevin Logan is the current owner of the liquor store. He and his family have been here for 20 years. This facility is about 50 years old and Mr. Logan wants to update this property. Mr. Cliggett complimented the staff in the Community Development Department and thanked them for their professionalism. Mr. Cliggett did indicate that the City’s Land Development Code was a very good working document. He stated that this request may need to have assistance either as a waiver or variance from the process so listed in the LDC.

Mr. Hartman then proceeded with his presentation. The types of patrons and their vehicles were then projected on screen. He reviewed the site as it currently is in place. He also reviewed various other liquor store locations in the City. Large RVs, vehicles towing boats and trailers, were listed as a large percentage of their clients. Traffic movement and access to the property was discussed. The 5 parking spaces, ADA parking, landscaping, and snow storage are still in place. The site was reviewed and sidewalks were discussed. The owner, Mr. Logan is looking at major upgrades to this business.

Mr. Cliggett then summarized the application. The owner wants to remodel this facility in an attractive manor. The number of RVs, vehicles towing boats, trailers, makes the wide entry a must for this facility. Mr. Cliggett believed that allowing this request is a win-win situation for all involved. Plan B, with the island could cause problems in the winter with snow removal.

Questions: Commissioner Ferchau asked what the down side of Plan B was. Mr. Jansen indicated that it would be traffic. Mr. Hartman indicated that the real issue is access. Commissioner Ferchau asked about the snow shed off the new area if there could be snow problems with the neighboring adjacent property. Mr. Hartman indicated that they would look at that at design review.

Commissioner Beda indicated that he was aware of the access issues. He had worked in this store for a number of years. He did review High Mountain Liquors current access. It does look like they are using Café Silvestre's access entrance. Commissioner Beda did indicate that this building does need the renovation. The south/west portion of the property was discussed.

Commissioner Cave had no questions.

Councilman Schwartz asked about the parking. The decrease of 2 parking spots was approved in the prior application. There will still be 5 spaces. What about the curb cuts for smaller vehicles and encourage the big rigs on the side streets. Councilman Schwartz had concerns the complete streets project with bike lanes may not be compatible with this proposal.

Commissioner Larson asked about adding the additional sidewalks on 11th street. He liked the breaking up of the access area off of Tomichi with the different colors.

Staff: Director Westbay commenced his review.

Staff supports the applicant's concept of this project. They are commended for the work already done on this. The concept of Buffers was reviewed. Consistency in the future must be maintained. The curb cuts are on the public rights of way. CDOT's 20% capacity was discussed. These access points could be changed in the future and this would be a risk for the owner. The staff report was reviewed. The new information was given to staff the prior day and staff's review was not completed.

Commissioner Larson asked if the original application in July would still have the same curb cut design. Director Westbay explained curb cuts, and designs. Commissioner Larson liked the overall design.

Director Westbay asked for direction from the Commission. The owner would like to break ground in December. Director Westbay would like more time to get wording in place on this review. Mr. Cliggett would like to give staff time but the time is short for concrete placement.

Commissioner Ferchau indicated that additional setbacks and landscaping in the code would take more time. Pedestrian safety was the main concern. Visibility issues with landscaping would be detrimental to the safety of this corner. The movement of traffic from the east may make it complicated to enter this way. Commissioner Ferchau did not believe the current proposal would change any entry to this facility. Commissioner Ferchau addressed Councilman Schwartz concerning his disapproval of bike lanes on Highway 50. There are safer access streets for bike traffic than this area. Commissioner Ferchau was not in favor of option B and would be in favor of accepting the proposal presented tonight.

Commissioner Larson also indicated the traffic issues off of 11th St.

Commissioner Beda reviewed the parking on Highway 50. Commissioner Beda approved of the proposal presented as option A. Various other business accesses were reviewed.

Commissioner Cave indicated that the bigger opening is safer. More landscaping would hinder this intersection.

Commissioner Larson liked the option A. This is a great improvement to the entire lot. The island could become a nuisance in the winter.

Commissioner Beda indicated that he does not see that many pedestrians using Tomichi going east/west. There are a few using the north/south pedestrian access on 11th St.

Councilman Schwartz stated that the 11th street cross walk was used by school children. Possible stop lights installed in the future were discussed.

No further comments.

Director Westbay requested that this be tabled until the next meeting. This would give staff time to re-write the review.

Commissioner Ferchau supported this, but would approve with the proper wording.

Commissioners Beda, Ferchau, Larson, Cave would support option A.

Councilman Schwartz would not.

Director Westbay requested a formal vote in two weeks. Building design could commence. Discussion ensued on the approval process. Commissioner Ferchau indicated that the decision had been made and the language was the only item that needed to be addressed.

Commissioner Ferchau made a motion to approve the request as option A, subject to Director Westbay drafting of language that clearly articulates the City's position relative to the proposal. Beda 2nd. Vote called.

Roll Call Yes: Cave, Larson Beda, Ferchau.

Roll Call No: Schwartz

Roll Call Abstain:

Motion Passed by Majority.

Attorney Cliggett requested a final copy of the recommendations.

IV. UNSCHEDULED CITIZENS There were none

V. CONSIDERATION OF THE SEPTEMBER 23, 2015 MEETING MINUTES.

Commissioner Cave moved and Councilman Schwartz seconded, to approve the September 23, 2015 meeting minutes as presented.

Roll Call Yes: Beda, Ferchau, Larson, Cave, Schwartz.

Roll Call No:

Roll Call Abstain:

Motion carried

VI. COUNCIL UPDATE. Councilman Schwartz started his review.

- 9-6-15: Council approved the GOCO grant for a Dog Park for \$40,000.00. The City will contribute \$20,000.00 for this project. Commissioner Ferchau asked about the moving of the park to this location. Van Tuyl park location is still an option in place.
- Electrical, water, sewer increase was approved. Ordinances 13, 14, 15 were passed. The total rate increase will be approximately \$8.00 a month.
- Complete streets presentation by Fox, Tuttle, and Hernandez. Three options were presented. On October 29, 2015, at the Fred Field building starting at 6 pm a meeting is set for the next presentation.
- The survey of sales tax holders was reviewed. The surveys have been mailed out. Does the City want to reduce the vendor fee by 1% and give to the Visitor's Center, or raise the fee for a sales tax license from \$10.00 to \$80.00? This is an annual fee. The fee is for the visitor's center. This survey is going to the sales tax license holders only. Discussion of all options commenced.
- Council signed a letter of support for the RTA 5 A campaign.
- Nuisance ordinances, enforcements, were reviewed by Chief Robinson.
- Design standards for commercial buildings under 50,000 square feet. This will be in the 2016 budget. P & Z will be involved in this process. A joint meeting may need to be arranged.
- TA looking for a letter of support from the City on County wide signage program. Council requested more information on this program.
- Two public hearings on Marijuana Retail Stores. Both passed. We have 11 current sales tax applications for Retail Marijuana Sales that have been applied for. 10-15 % of staff time is used for Retail Marijuana Stores inquiries.
- Council also passed cable resolution and Ordinance 2 C.

Commissioner Ferchau asked about ditch work on the trails area out by WSCU. The Meldrums questioned the use of the ditch water for their Lofts property. Westbay will contact the Meldrums and discuss this. Director Westbay will contact Tex and review this.

VII. COMMISSIONER COMMENTS.

Commissioner Cave moved and Commissioner Ferchau seconded, to excuse Commissioners Tocke and Niemeyer from attending the October 14, 2015 meeting.

OFFICIAL MINUTES OCTOBER 14, 2015
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

7:00PM

Roll Call Yes: Beda, Larson, Schwartz, Ferchau, Cave.

Roll Call No:

Roll Call Abstain:

Motion: Carried

VIII. PLANNING STAFF UPDATE. Director Westbay started his review.

Ex-parte communication issue. Ron Watson the owner had contacted members on his application. This involved a garage issue in a zoned buffer area. Mr. Watson has now pulled this application and will not proceed at this time. We do not give personal emails or phone numbers out for any reason. The formal procedure was reviewed and discussed. Please bring this type of communication to the Directors' attention and he will discuss this with our attorney.

IX. ADJOURN TO WORKSESSION. 8:42pm

Attest:

Greg Larson, Chair

Michelle Spain, Secretary