

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 12/01/2015**

DATE: WEDNESDAY, DECEMBER 09, 2015
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 NOVEMBER 18, 2015 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORK SESSION**

**WORK SESSION – COMPREHENSIVE PLAN UPDATE – FUTURE PLANNING
SCENARIO AND VISIONING**

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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 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. UNSCHEDULED CITIZENS. There were none.

IV. CONSIDERATION OF THE NOVEMBER 4, 2015 MEETING MINUTES.

Commissioner Tocke moved, and Commissioner Cave seconded, to approve the November 4, 2015 meeting minutes as presented.

Roll Call Yes: Beda, Ferchau, Larson, Niemeyer, Cave, Tocke

Roll Call No:

Roll Call Abstain: Schwartz, he did not attend this meeting.

Motion carried

V. COUNCIL UPDATE. Councilman Schwartz commenced his review.

- Councilman Schwartz indicated that he had missed the November 4th meeting and was attending the Northern Colorado Bike - Pedestrian Conference located in Greeley. The Triple Net Gain, of bicycle friendly communities was discussed at this meeting. The millennials are now seeking communities that have non-motorized transportation. Commissioner Ferchau asked if that was based on 12 months out of the year or 3 months. Commissioner Larson asked where the economic impact come from. Councilman Schwartz indicated it was real estate sales. Councilman Schwartz was hoping to get more information on acquiring funds. Councilman Schwartz was told that the funds stated in the program were only available for the Greeley area. Crowd funding was discussed and how it is being utilized in the downtown areas.
- The November 3rd meeting approved the cloud seeding program.
- Marijuana collections of fees were discussed. A refund of initial fees had been requested. There are fees collected by the State that are sent to the City plus the application fees collected by the City. Ordinance No. 17 was passed and clarifies that all application fees are non-refundable.

- November 10th meeting was a public hearing on the budget. One comment on the budget. Paula Swenson stated her support of the Chamber Visitors Center. She also encouraged the City to support the Housing Authority.
- Gunnison Valley Regional Housing Authority gave an updated report.
- Region 10/ DOLA Technology Grant application was discussed. It was reviewed and discussed on bringing more broadband and internet services to our Valley.
- Contract of services and grants were presented and approved.
- Ordinance No. 16 was passed, Major Change in the PUD standards to include Museum as Permitted Use within Gunnison Rising PUD Standards.
- Econometrics analysis of sales tax revenue was presented on November 17th by a WSCU intern. This report showed that increasing enrollment does not necessarily increase net sales tax from the students themselves. Various spending habits of students were discussed. Secondary revenue drivers such as more faculty members were stated as possible revenue.
- Council will sign a memorandum of understating about the DOLA grant. Councilman Schwartz was concerned that the Gunnison Community was not getting another fiber line. This will allow better service at a lower price. Commissioner Niemeyer requested that the lines be investigated for failure. Councilman Schwartz indicated that the easements for the Western Area Power Administration (WAPA) lines were an issue. Commissioner Larson discussed having an emergency and what the consequence could be. Commissioner Niemeyer indicated that they should investigate these items. This line does have limitations. Director Westbay indicated that it is not necessarily the line itself, but the government agency that the easement was granted to. Discussion ensued. Councilman Schwartz will contact Mike Lee on this. Commissioner Niemeyer indicated that legislation has been passed to clear internet services for critical emergency service.
- Council passed Ordinance No. 18, 19, 20, 21. Ordinance No. 21 is the Amending Municipal Code Section 3.10.050 Vendor Liable for Tax; to Change Sales Tax Vendor Fee. By doing this the Visitors Center will have separate money for this budget. They will have an oversight group for the Visitor Center operations. Discussion concerning the rules of the oversight committee was reviewed. New fees, membership levels were discussed for the Chamber. Commissioner Larson indicated that this was a good change. This will be good for the Chamber itself. Replacement for the outgoing Chamber Director was discussed. The Chamber needs to look at their bylaws and do a strategic look at their operation for what they want the new director to accomplish.
- An overview of the nuisance code re-write was presented by Chief Robinson. Chief Robinson is working with the City attorney for a final re-write copy in July 2016.
- Discussion on the election Mayor pro temp. Mayor Hagen indicated that he wanted the Mayor pro temp to be the person who received the most votes from the election. This would take a major change of the charter and an additional election would be needed. The current process was discussed. The current procedure will remain in effect.
- Commissioner Niemeyer asked if the discussion on Ken Coleman took place last night. Councilman Schwartz indicated that there had not been a meeting in which council in any shape had gotten together and met about this. To his knowledge no more than two have ever sat down to talk about this, but never in a meeting. Mr. Coleman's review is December 8th. Councilman Drexel had requested a meeting but withdrew it upon Ken's request.

- Commissioner Ferchau asked what the set mill levy is and how does it compare to last year. Councilman Schwartz indicated that it is the same as last year, approximately 5.45%. The County's mill levy was discussed.

VI. COMMISSIONER COMMENTS.

- Commission Ferchau indicated the last Friday was a Preview Day at WSCU. 270 high school students participated. Prior years were around 80. The response from all was very positive. One of the students indicated that they wish they were able to explore the town. The efforts to recruit are paying off. The current recruiting efforts seem to be working. Director Westbay indicated that as a current father looking at colleges WSCU is a great value. The cost is reasonable, and low student loan debt is very enticing to the students.

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

- Lazy K sight visit/open house was last week with approximately 30 citizens that participated.
- Safe Streets we will have a web conference with CDOT Region 3 staff on Friday of this week.
- OVPP has many sessions going on. Director Westbay attended a meeting today to start writing the action contents.
- Marijuana Retail shop applications are still being submitted. We just completed 4 applications for review.
- Christmas Party is December 11th.
- Dennis Spritzer is out on medical leave. He is recovering at home.
- Commissioner Tocke asked if there are people complaining that this community is over run with "Pot Shops". Director Westbay indicated that we have not as of yet. Commissioner Tocke asked if the community is aware of why no limitations were put on the number of shops. Commissioner Cave has had citizens ask her and she responded that this is free enterprise. There are no limits on other businesses. Solid business models will survive. Councilman Schwartz indicated that sales were happening in Crested Butte and we were managing all the other expenses that are involved in this business. Commissioner Ferchau asked if we were seeing what the sales tax revenue from Crested Butte has been. Director Westbay indicated that we have been given the numbers.

**VIII. ADJORN TO WORK SESSION – COMPREHENSIVE PLAN UPDATE – FUTURE
PLANNING SCENARIO AND VISIONING 7:42 PM**

Attest:

Greg Larson, Chair

Michelle Spain, Secretary

THE FOUR QUESTIONS FOR THIS VISIONING PROCESS

Where is the community now?

Where is the community going?

Where does the community want to go?

How does the community fulfill the desired conditions?

WHERE IS THE COMMUNITY NOW? and WHERE IS THE COMMUNITY GOING?

Population Growth and Demographics

- Population growth over the past 25 years has been approximately 1% annually. The State Demographer estimates the population growth rate for Gunnison County through 2040 will be between 1.0 and 1.5 percent annually. In comparison to other mountain resort communities, especially on the I-70 corridor this growth rate has been fairly slow and will remain in a fairly constant projection in the future.
- There is a transition of educational and professional individuals choosing to move to Gunnison for a small town experience either for themselves or their families.
- The Hispanic population increased by about 80 percent between 2000 and 2010 from 374 individuals to 792 (13 percent of the Gunnison population).
- Gunnison citizens have a significant life expectancy. Gunnison is the youngest population of any municipality in the state of Colorado. Our resource rich and harsh climate attracts younger adults with families.
- Family composition is changing nationally. Single parent households will continue to be more prevalent in the future.
- Gunnison has a seasonal transient population consisting of young adults in the winter (college age) and older individuals in the summer (seniors).
- The community is well educated with approximately 37 percent of citizens having a college degree.
- How will we address the growing segment of our population that are in the poverty sector? Who are they and what age do they comprise?
- How should we reach our community at large?
- Gunnison is a remote community and very dependent on fossil fuels of all types.

Land Use and Housing

- In 2007 approximately 75 percent of the municipal land area (pre-Gunnison Rising) was developed.
- Assuming a housing occupancy rate of 2.8 persons and a 1.5 percent annual growth factor, approximately 670 dwelling units may be constructed during the next 20 years.
- Infill development could accommodate approximately 1,440 additional dwelling units (2007 Master Plan).
- With annexation of Gunnison Rising, there is ample space to accommodate future development but fringe development in the 3-Mile area should also be considered as an important topic of discussion.
- Approximately 327 residential dwelling units were constructed since 1995. It is estimated that 87 new non-residential building permits were issued since 1990.
- Presently, 90 percent of the housing stock is occupied and rental housing stock accounts for about 58 percent of the market. NOTE: Get comparison from other communities and statewide.
- Between 1990 and 2010 the median contract rent has increased 68 percent and was reported to be approximately \$800 per month.
- The median County-wide housing value between 2000 and 2010 rose 42 percent.
- The cost of living in the Crested Butte area is causing a trickledown effect of workers into the City of Gunnison which affects our economy and the rental market.
- Mobile home parks have been and could remain to be affordable housing options.
- Density bonuses set forth in the Land Development Code are only attractive to large developments.
- Gunnison has an influx of second homeowners that consist of [REDACTED] percent of the housing market.

Transportation Systems

- The existing city street system, configured in a grid network, is efficient and provides the ability to serve all transportation related needs for non-motorized travel and vehicle circulation.
- Existing peak daily traffic volumes at Tomichi/Main are estimated to be approximately 12,000 trips per day (TPD).
- At full buildout, traffic volumes will be approximately 32,000 to 35,000 TPD (Main/Tomichi).
- Developing non-motorized transportation facilities has been, and will continue to be, a City priority.
- Continued development of the city trail system is linked to non-motorized transportation but it is also tied to community recreational and open space functions.

- The Safe Streets design project, an accompanying outgrowth of early work associated with the Comprehensive Plan process, will be an integral focus of future community character.
- The Gunnison-Crested Butte Regional Airport is a critical transportation facility serving as an element for economic development and affecting a significant land area of the municipal territory.

Economic Functions

- Between 2000 and 2010 the median County-wide household income rose 34 percent, from \$25,768 to \$39,181. In 2000 the per capita income was \$15,196 and in 2012 it increased 14.5 percent to \$17,776.
- One Valley Prosperity Project, spearheaded by a consortium of valley-wide entities, was initiated approximately two years ago. The mission of OVPP is to form a strategic path for directing the valley's economic focuses.
- The County's Better Cities project is a study focusing on economic development throughout Gunnison County. The Better Cities project has defined four specific target programs to increase economic vitality and they include:
 1. develop an innovation center focused on advanced technology;
 2. establish a feasibility study for a downtown Gunnison renaissance project;
 3. assess a high altitude training facility; and,
 4. explore medical tourism as an economic catalyst.
- City sales tax revenues have increased steadily over the past two decades. Use tax derived from construction material purchases and automobile sales have fluctuated with national economic downturns.
- Gunnison has a deficit of medical services as well as challenged access to those services.

Environmental Conditions

- While the urbanized area of Gunnison is not within the mapped Gunnison Sage-grouse critical habitat, the community's fringe areas are designated. City projects related to the trail construction and the Gunnison River restoration project are in critical habitat and the listing has affected costs and scheduling of these projects. Gunnison Rising is designated as critical habitat and any development in the annexation will be subject to review under the Endangered Species Act.
- Flooding is a major potential natural hazard for the city to consider. Adopted City regulations require development in the floodplain to be constructed one foot above the 100-year event elevation. Development in Gunnison Rising is prohibited within the designated floodplain. Future development on the western fringe of the community will increase the potential risks associated with flooding.
- The dangers associated with potential wildfire are fairly limited in the city. However, undeveloped urban interface areas are at considerable risk, especially if the events occur during designated red-flag periods.
- Noxious Weed control activity in the city is funded by city revenues directed to the Gunnison County

Weed Control district. Several noxious weeds are very prominent and cheat-grass may be the most significant species of concern.

- Water Quality issues are directly related to urbanization and increased stormwater discharge associated with development. A draft *Stormwater Management Plan*, addressing new stormwater control technologies has been drafted but, has not been reviewed by City leaders for potential adoption. Presently, the City is not subject to MS4 stormwater mandates established under the Clean Water Act. However, at some point in the future the city will be subject to these regulations.

City Services and Functions

- The General Fund is dedicated to administration, police, street operations and partial funding for the maintenance and operations of park and recreation facilities. The public input from Community Analysis indicated significant support for maintaining existing service levels provided by the various departments of the City.
- Water, sewer and electrical utility services are enterprise funds, meaning the revenues from these operations are generated from utility rate fees and use tax collected with new building permits. Enterprise funds also pay a promotional share to administration operations that support these utility operations.

Technology (or Broadband)

- Gunnison has and will continue to have more telecommuters.

Cultural Institutions / Arts

WHERE DOES THE COMMUNITY WANT TO GO?

City Council Strategic Plan Directives (Goals)

1. Plan for the City's future: Safe Streets; Comp Plan; 3-Mile Plan; Lazy K, Broadband; Rebranding
2. Develop a vibrant and attractive community that is inviting to visitors and residents.
3. Create a walkable, bikeable, and drivable community that is safe and accessible to all types of users.
4. Invest in capital projects: downtown renaissance; Lazy K; Trails; LOOF Park; Safe Streets.
5. Make employment with the City attractive to current and future employees.
6. Improve delivery and efficiency of City Services.
7. Increase community engagement efforts and strengthen local and regional partnerships.
8. Support ongoing economic development efforts within the community.

Land Use and Housing

- City investments in private development are appropriate when they derive a positive cost-benefit.
- Promote infill development in the corporate limits.
- Strategically direct water and sewer service areas outside the city limits that are appropriate for orderly growth.
- Continue the design focus on an inviting and attractive community emphasis on the downtown business and streetscape along the highway corridor.
- Ensure that housing is attainable for all citizens.
- Proactively secure the right to develop within the City limits with USFWS, avoiding individual parcel assessments for current Sage Grouse listing.
- Achieve integration of land use as private enterprise pursues development and build out within the City limits.
- We are an attractive location for housing. We need to maintain a diverse housing stock that accommodates all economic sectors of the community. We should strive to locate housing where the jobs are.

Transportation Systems

- Maintain and enhance a walkable, bikeable, drivable, community that is safe and accessible to all types of users (Strategic Plan).
- Ensure that transportation planning actions maintain and enhance connectivity between residential neighborhoods, commercial areas, public schools, the Western State Colorado University campus and open space.
- Recreate highway corridors with design emphasis on non-motorized mobility, safe and efficient vehicle circulation and streetscape appeal (Strategic Plan).

- Ensure future extensions of the transportation system provide safe, efficient and appropriate roadways that are developed in a manner that provide appropriate connectivity and adjacency.
- Work with the County to develop multi-modal transportation facilities that create adjacency and connectivity both within the City and the 3-Mile areas.
- Maintain airport functions and operations and designate an aesthetic corridor from the airport to downtown.
- Add RTA statement

Economic Functions

- Support ongoing economic development efforts within the community (Strategic Plan).
- Increase community engagement efforts and strengthen local and regional partnerships (Strategic Plan).
- We need to acquire more baskets in the economic engine.
- Protect the good jobs that are currently located here.

Environmental Conditions

- Work on efforts to delist the Gunnison Sage-grouse as an Endangered Species.
- Avoid development in flood prone area.
- Enhance riparian habitats that surround the community.
- Minimize risk and dangers associated with potential wildfire.
- Actively work on programs that reduce the proliferation of noxious weeds.
- Ensure that excellent water quality is maintained in our river and lake systems.

City Services

- Invest in Capital Projects (Strategic Plan)
- Improve delivery and efficiency of City Services (Strategic Plan)

Technology (or Broadband)

Cultural Institutions / Arts

HOW DOES THE COMMUNITY FULFIL FUTURE CONDITIONS (OBJECTIVES)?

Land Use and Housing

Transportation Systems

Economic Functions

Environmental Conditions

City Services

Technology (or Broadband)

Cultural Institutions / Arts