

OFFICIAL MINUTES JUNE 24, 2015
 CITY OF GUNNISON PLANNING AND ZONING COMMISSION
 REGULAR MEETING

7:00PM

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 7:04 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS There were none

IV. CONSIDERATION OF THE JUNE 10, 2015 MEETING MINUTES

Commissioner Cave moved and Commissioner Beda seconded, to approve the June 10, 2015 meeting minutes as presented.

Roll Call Yes: Larson, Schwartz, Beda, Tocke, Cave

Roll Call No:

Roll Call Abstain: Ferchau

Motion carried

V. COUNCIL UPDATE: Matt Schwartz started his review.

- Dump stations for motor homes were discussed. Currently there is not a public station that is available for residents and or guest of the City. One idea was to remove the dump station signage. Tex Bradford, Director of Public Works, suggested that the gate be left unlocked and allow visitors to access this station. Council agreed. There still is not water available to this station.
- The representatives from Federal Emergency Management Agency (FEMA) presented the City of Gunnison with a plaque for getting our Flood Hazard rating from 9 to 7. This lower rating is beneficial for all citizens when it comes to insurance premiums. Eric Jansen has taken the lead on this program and with the assistance of staff in Community Development this rating was recognized. One of the main components was the protection of designated flood areas from future development.
- Liability insurance for Council members was reviewed.
- Refinancing the 2007 recreation bonds to a possible private sector was reviewed and recommended by Ben Cowan, Director of Finance. There is a possible large savings to be made by refinancing at this time.
- Road changes were the next item on the agenda. The process of acquiring Colorado Department of Transportation (CDOT) permits was brought up. Many of the local citizens were unaware of the process in order to set up the requested bike lanes. The engineers of Fox, Tuttle, Hernandez, Transportation Group have made recommendations and will be assisting in this implementation.
- Statements of Opposition on the Tomichi Creek Basin Water Rights Cases will be filed.
- Ordinance No.5, Series 2015; Gunnison Municipal Code and Land Development Code Text Amendments Regarding Marijuana Facilities Regulations passed.
 Ordinance No. 6, Series 2015; Gunnison Municipal Code Text Amendment Regarding Noise/Idling Engines passed
 Resolution No. 12: Series 2015; Setting City Application and License Fees for Marijuana Facilities passed.

Resolution No. 13, Series 2015; Adoption of City Parks & Recreation, Master Plan passed.

VI. COMMISSIONER COMMENTS

- Tocke started with his observations on the similarities of the City's current Comprehensive Plan and the County's One Valley Prosperity Project (OVPP). The cost of housing, low wages, current street configurations seems to be a contradiction to report that Gunnison is a good place to raise a family.
- Larson was concerned with the stated poverty rates and how a family could actually survive.
- Westbay responded that there are major differences between these two reports. The demographics are not the same. The Sonoran Institute has contacted Westbay to compile items that could be integrated for their report.
- Ferchau explained what Vacation Rentals by Owner (VRBO) were and who utilizes this product.
- Tocke discussed the current rental market and the policy of Western State College University (WSCU) concerning on campus living by freshman and sophomores. This policy was thought to be controversial and really did not affect the market. Deed restricted parcels were also reviewed.
- Beda brought up the dirt work being done east of the City. This is the Bratton project mitigation around the gravel pit. He also observed the height of the Taylor Reservoir and Blue Mesa Reservoir.

VII. PLANNING STAFF UPDATE

Westbay started the staff review.

- The regional director of the Army Corps of Engineers met with Westbay and they went to the VanTuyl Ranch to review this project. Due to required permitting from the Corps and Colorado Parks & Wildlife (CPW) this project may be closer for startup late October or early spring 2016. Contractors are now being asked to submit bids.
- Update on the Highway Design Project. The CDOT application is being compiled and reviewed before submittal. The public safety plan needs to be completed.
- There have been various inquires on the Marijuana licenses. We expect anywhere from 6-10 applications to be submitted. Ferchau asked if we expected more applications than approvals. The process will determine this. Startup expense for this business was discussed.
- The strategic plan will be reviewed with Council on July 7, 2015.
- Mayor Hagan asked for Community Development to review design standards for new buildings under 50,000 square feet. Cave indicated that Crested Butte had faced this very issue and many businesses had left that area. Westbay indicated that he would initiate a meeting with Ken Coleman prior to the presentation on July 7th.

VIII. ADJOURN TO WORK SESSION 7:40pm

Attest:

Greg Larson, Chair

Michelle Spain, Secretary