

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 01-06-16**

DATE: WEDNESDAY, JANUARY 13, 2016
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 DECEMBER 09, 2015 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORK SESSION**

WORK SESSION –

DISCUSSION ON LANDSCAPING STANDARDS

COMPREHENSIVE PLAN UPDATE – FUTURE PLANNING SCENARIO AND VISIONING

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.

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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 7:01 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none.

IV. CONSIDERATION OF THE NOVEMBER 18, 2015 MEETING MINUTES.

Commissioner Cave moved, and Commissioner Niemeyer seconded, to approve the November 18, 2015 meeting minutes as presented.

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

Roll Call No:

Roll Call Abstain:

Motion carried

V. COUNCIL UPDATE. Councilman Schwartz commenced his review.

- Dec 1st, Three Marijuana Retail Store applications were forwarded to the next reading.
- WSCU will be changing some signage at the City's entrance.
- Gunnison/Crested Butte Tourism Association update from John Norton. Indications were all had a busy summer and fall seemed steady also.
- The 2016 budget was discussed.
- Memorandum of Understanding on broad band was reviewed.
- Region 10 had loaned \$180,000.00 to Gunnison businesses so far this year.
- Councilman Schwartz attended the Colorado Municipal League meeting in Denver. Counties may try to hamper urban renewal legislation for municipalities.
- Discussion of land use issues on school locations. Charter schools are the issue in the Denver area.
- Director Westbay discussed the issues involving schools. They are under the Division of Oil and Gas. Legislation is being reviewed as far as where municipalities will be able to locate these schools.
- Legislation will be proposed to look at downtown development authorities.

- Municipalities need to look at their current sign codes. Reed VS Town of Gilbert, Arizona. First amendment violations. Current City of Gunnison sign codes were discussed. Open House signage by relators was discussed.
- Dec 8th meeting. There were three public hearings for new Retail Marijuana Stores. All three applications will be on the agenda for the December 15th meeting.
- Executive Session for City manager's review was called. Council accepted the City manager's resignation.
- Passed the following ordinances 2nd reading.
 - Ordinance No. 13, Series 2015; Amending City Electric Rates
 - Ordinance No. 14, Series 2015; Amending Water Rates
 - Ordinance No. 15, Series 2015; Amending City Sewer Rates
 - Ordinance No. 17, Series 2015; Amending Gunnison Municipal Code Title 8 Marijuana Licensing Regulations
 - Ordinance No. 18, Series 2015; Adopting City 2015 Mill Levy
 - Ordinance No. 19, Series 2015; Adopting 2016 City budget
 - Ordinance No. 20, Series 2015; Additional appropriations to 2015 city Budget
 - Ordinance No. 21, Series 2015; Change in Sales Tax Vendor Fee
- Councilman Schwartz attended the OVPP meeting today for the action plan.

VI. COMMISSIONER COMMENTS.

No comments.

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

- Director Westbay met with the advisory committee on the comprehensive plan. Many good ideas were submitted and recorded.
- Lazy K environmental study is completed. Planner Ruggera will have a web site up for comments.
- The Airport Master Plan meeting was yesterday with the city engineer Terry Zerger.
- Safe Streets presentation will be December 15th with the design engineers for the City, Fox, Tuttle, & Hernandez.
- The spill at the Lazy K was discussed. This happened approximately 10 years ago. This had been cleaned and was deemed safe.

VIII. ADJORN TO WORK SESSION – COMPREHENSIVE PLAN UPDATE – FUTURE PLANNING SCENARIO AND VISIONING 7:40 PM

Attest:

Greg Larson, Chair

Michelle Spain, Secretary

Dimensional Standard	2014 Code Landscaping Requirements																			
Minimum Landscaping	10% (C,I) 15% (R3) 35% (RMU) 45% (B1, R2) 50% (R1, R1M)																			
% of Live Cover	50% of Landscape Area																			
Tree Requirement (per landscape area) *May be counted towards the buffer planning requirements.	<table border="1" data-bbox="548 394 1068 726"> <tr> <td data-bbox="548 394 678 432">CBD</td> <td data-bbox="678 394 1068 432">N/A</td> </tr> <tr> <td data-bbox="548 432 678 470">C</td> <td data-bbox="678 432 1068 470">1 Tree & 2 Shrubs / 200 sqft</td> </tr> <tr> <td data-bbox="548 470 678 508">B1</td> <td data-bbox="678 470 1068 508">1 Tree & 2 Shrubs / 850 sqft</td> </tr> <tr> <td data-bbox="548 508 678 546">I</td> <td data-bbox="678 508 1068 546">N/A</td> </tr> <tr> <td data-bbox="548 546 678 583">R1</td> <td data-bbox="678 546 1068 583">1 Tree & 2 Shrubs / 2000 sqft</td> </tr> <tr> <td data-bbox="548 583 678 621">R1M</td> <td data-bbox="678 583 1068 621">1 Tree & 2 Shrubs / 2000 sqft</td> </tr> <tr> <td data-bbox="548 621 678 659">R2</td> <td data-bbox="678 621 1068 659">1 Tree & 2 Shrubs / 1200 sqft</td> </tr> <tr> <td data-bbox="548 659 678 697">RMU</td> <td data-bbox="678 659 1068 697">1 Tree & 2 Shrubs / 600 sqft</td> </tr> <tr> <td data-bbox="548 697 678 726">R3</td> <td data-bbox="678 697 1068 726">1 Tree & 2 Shrubs / 500 sqft</td> </tr> </table>		CBD	N/A	C	1 Tree & 2 Shrubs / 200 sqft	B1	1 Tree & 2 Shrubs / 850 sqft	I	N/A	R1	1 Tree & 2 Shrubs / 2000 sqft	R1M	1 Tree & 2 Shrubs / 2000 sqft	R2	1 Tree & 2 Shrubs / 1200 sqft	RMU	1 Tree & 2 Shrubs / 600 sqft	R3	1 Tree & 2 Shrubs / 500 sqft
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Minimum Tree and Shrub Size	<p>Deciduous Trees: minimum of two inches in caliper</p> <p>Evergreen Trees: a) 50% on site – 6 feet tall b) 50% on site – 4 feet tall</p> <p>Shrubs: minimum two-gallon container.</p>																			
Trash Receptacle Screening	Landscaping or structural visual barrier such as a fence.																			
Zone District Buffer	<p>Minimum 20 foot buffer. Minimum of 8 evergreen trees and 10 shrubs per 100 feet of zone boundary.</p> <p>Required between the following districts:</p> <ul style="list-style-type: none"> • Industrial and any other district; • Commercial and any Residential District; and, • All Multi-family Residential with any other Residential District. 																			
Street Frontage Buffers *Measured from the back edge of the curb or road shoulder.	<p>Arterial and Collector Street: Minimum <u>25 foot buffer</u>. Minimum 1 tree / 25 lineal feet and 1 shrub / 20 lineal feet. Set back a minimum of 5 feet from edge of curb.</p> <p>Local Street: Minimum <u>15 foot buffer</u>. Minimum 1 tree / 50 lineal feet and 1 shrub / 20 lineal feet of street frontage. Set back a minimum of 5 feet from edge of curb.</p>																			
Parking Lot Landscaping Buffer *Parking lots with 4 or more parking spaces.	<p>Perimeter Parking Buffer: Minimum street buffer requirements above and 8 feet from side and rear property lines.</p> <ul style="list-style-type: none"> • Minimum of 1 tree / 20 lineal feet and 1 shrub / 10 lineal feet adjacent to <u>Arterial or Collector</u>. • Minimum of 1 tree / 30 lineal feet and 1 shrub / 10 lineal feet adjacent to <u>Local Streets</u>. • Minimum of 1 tree / 30 lineal feet and 1 shrub / 10 lineal feet along <u>rear or side lot line</u>. 																			

<p>Parking Lot Interior Landscaping</p> <p>*Parking lots with 30 or more parking spaces.</p>	<p>A minimum of 5% of total interior parking lot area shall be landscaped. Minimum of 1 tree and 2 shrubs / 2,500 square feet of parking lot.</p>
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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 trickle-down 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 various stakeholders to develop multi-modal transportation facilities that create adjacency and connectivity within the City, 3-Mile areas, and to and from the Upper East River Valley.
- 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. (OVPP economic resiliency work)
- Protect the good jobs that are currently located here. (OVPP economic resiliency work)
- Public access to river is something to think about.

Environmental Conditions

- Take steps to eliminate the impacts of the Gunnison Sage-grouse by changing the endangered listing boundary that affects future development within the city boundary and restrictive conditions that may be assigned by the Federal Government.
- Avoid development in flood prone area.
- Enhance riparian habitats that surround the community.
- Minimize risk and dangers associated with potential wildfire. (TAKE OUT?)
- Actively work on programs that reduce the proliferation of noxious weeds.
- Ensure that excellent water quality is maintained in our river and lake systems.
- Maintain and protect air quality of the community.
- Maintain reasonable noise levels.

City Services

- Invest in Capital Projects (Strategic Plan)
- Improve delivery and efficiency of City Services (Strategic Plan)
- Apply new technologies to improve the efficiency of City Services.

- Work with the County on improving the Recycling Center.

Technology

- Achieve true broadband redundancy throughout the City.
- Increase technology to improve the efficiency and effectiveness of City Services.
- Enhanced education via new technology.
- Tech support?

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