

**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
Rev 02-02-16**

**DATE:** WEDNESDAY, FEBRUARY 10, 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 JANUARY 27, 2016 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**

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](http://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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DRAFT MINUTES JANUARY 27, 2016 7:00PM  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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 JANUARY 13, 2016 MEETING MINUTES.**

Commissioner Tocke moved, and Commissioner Cave seconded, to approve the January 13, 2016 meeting minutes as presented.

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

Roll Call No:

Roll Call Abstain:

Motion carried

**V. COUNCIL UPDATE.** Councilman Schwartz commenced his review.

Review of the meeting held on January 19<sup>th</sup>.

- Reviewed the contract for services contract.
- Continuing Challenge grant update: council reviewed where the funds were being spent on each request.
- Chief Robinson gave an update on the nuisance ordinance and what progress is being made on this.
- Mr. Bratton's Metro District review will be coming up soon.

Review of meeting held January 26<sup>th</sup>.

- Economic development discussion. At the suggestion of Mr. Achen, interim City Manager, he requested Council to decide as a whole what issues should be reviewed.
- Public Hearing was set on White House LLC dba Hashish Hut for a retail Marijuana business.

DRAFT MINUTES JANUARY 27, 2016 7:00PM  
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- Complete streets call with CDOT was reviewed. Various members of Council, and staff were in attendance. Tomichi corridor was reviewed with CDOT. Next Friday will be another call with CDOT. They will then respond with their comments. We will then be able to proceed with the next step. There is some hesitation on their part since this would be the first request of this kind on a state highway. The governor's fund for bicycle and pedestrian paths is not available to our community. So future funding will need to be looked at.
- Director Westbay indicated that it was a productive meeting with CDOT. They at least did not say no. They want to look at the engineering details of the proposal before making any recommendations.

**VI. COMMISSIONER COMMENTS.**

- Commissioner Beda asked why we are encouraging bicycle traffic on the U. S. Highway that is the busy thorough fair in the City limits. Director Westbay responded that it is the geometric design to narrow this street section. By doing so the cross pedestrian movement will be safer. Councilman Schwartz responded that he did not feel this street would be a heavily used bike lane. The intent is to slow the traffic for safety reasons. Commissioner Beda asked about the location of the bike lanes. Director Westbay reviewed the protected bike areas.
- Commissioner Tocke discussed is bike use. Commissioner Larson indicated the striping costs and the medians will be the largest expenses. Director Westbay responded that the maintenance costs would be increased. Councilman Schwartz indicated that a long term commitment will be needed for this project. This will be put in place for at least 3 years.

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

- Gunnison Rising Metro District is being reviewed at this time. The attorneys are reviewing all of this and this Friday we will be meeting with the applicants. The applicants are looking a PIF, Public Improvement Fee, which is a sales tax provision that would be collected from the businesses to repay the bonds for the utility improvements.
- We also visited with a citizen on a mobile home park in the city.
- OVPP housing plans were discussed. This meeting reviewed financing tools for affordable housing that were being used in other communities. Ben Cowan, Finance Director and Director Westbay will be giving council additional information on this.
- Lazy K review was today on a conference call. UCC Denver has submitted its review on the various stages. They will be submitting three alternatives for this site. An update to City Council will be in March sometime. This is on a DOLA grant so this has been very interesting, fun project.
- River restoration project is in preliminary design stage. We will be submitting a Wetland Delineation to the Army Corps of Engineers. We will also need to get together with the U.S. Fish and Wildlife on the Sage Grouse.

Adjourn 07:20 pm

DRAFT MINUTES JANUARY 27, 2016 7:00PM  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

**VIII. ADJORN TO WORK SESSION AT 7:20 PM– COMPREHENSIVE PLAN UPDATE –  
FUTURE PLANNING SCENARIO AND VISIONING**

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 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.
- Support the Rural Transportation Authority in its goals on ensuring air service and providing ground transportation to both the public at large as well as seniors.

### Economic Functions

- Ensure that City revenues directed at Economic Development programs support the directives of the Strategic Plan and the City Economic Development Policies. ~~Support ongoing economic development efforts within the community~~ (Strategic Plan).
- Support and maintain community engagement efforts and strengthen local and regional partnerships (Strategic Plan).
- Diversify local job sectors that derive revenue outside the region or provide goods and services from locally owned businesses. ~~We need to acquire more baskets in the economic engine.~~ (OVPP economic resiliency work)
- Focus on protecting the good jobs that are currently located here. (OVPP economic resiliency work)
- Focus on efforts that enhance and expand local business.
- Support and expand the city's anchor institutions (ie: Western, Hospital, etc.).
- Encourage and support local growth of export industry.

### 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.
- 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 and best in class service throughout the City.
- Increase technology to improve the efficiency and effectiveness of City Services.
- Enhanced education via new technology.

***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