

**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
Rev 04-22-16**

**DATE:** WEDNESDAY, APRIL 27, 2016  
**TIME:** 7:00 P.M.  
**PLACE:** CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

**REGULAR MEETING**

**7:00 P.M.**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS**
- IV. PUBLIC HEARING AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION-CU 16-1, SUBMITTED BY MARK SCHUMACHER WITH THREE RIVERS OUTFITTING, INC. TO OPERATE A GUIDED RECREATIONAL BUSINESS WITHIN A TEMPORARY STRUCTURE IN THE CENTRAL BUSINESS DISTRICT (CBD).**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN**

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.

STAFF REPORT  
CONDITIONAL USE  
Mark Schumacher – Recreational Booking Facility

TO: Planning and Zoning Commission  
FROM: Community Development Staff  
DATE: April 27, 2016  
RE: Conditional Use Application CU 16-1, Temporary Commercial Activity

CODE PROVISIONS

The City's *Land Development Code (LDC)*, Section 2.6 states that a temporary commercial activity requires a Conditional Use permit to operate in the Commercial (C) zone district and in the Central Business District (CBD). Conditional Uses are those land uses that are generally compatible with the permitted uses in a district zone, but require site-specific review of their location, intensity, density, configuration and operating characteristics. Conditions may be imposed in order to ensure compatibility of the uses at a particular location and mitigate potentially adverse impacts.

The *LDC* Section 7.2 specifies that Conditional Use applications be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a Public Hearing after 15 days public notice. The Commission may approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification.

APPLICATION

The applicant, Mark Schumacher, Three Rivers Outfitting, is requesting the operation of a booking facility for guided recreational activities as a temporary commercial activity at 301 West Tomichi Avenue (north of Safeway). The legal description is Lots 21 through 24, Block 147, West Gunnison Amended, City and County of Gunnison. The applicant's narrative states:

- “...request placement of a temporary structure at 301 W. Tomichi Ave.
- Dates of Operation: May 15, 2016 thru Sept. 15, 2016;
  - Hours of Operation: 8:00 am to 8:00 pm;
  - Number of Employees: 1-2;
  - Purpose of business: Hwy 50 location to book recreational activities; rafting, fishing and kayaking;
  - no electric, sewer or water needed;
  - west property line will be blocked off, only entrance will be off of South Pine Street;
  - any parking needs will be onsite;
  - temporary tent structure, shade tent, picnic table and 2 whiskey barrel planters;
  - signage per city code.”

STAFF REPORT  
CONDITIONAL USE

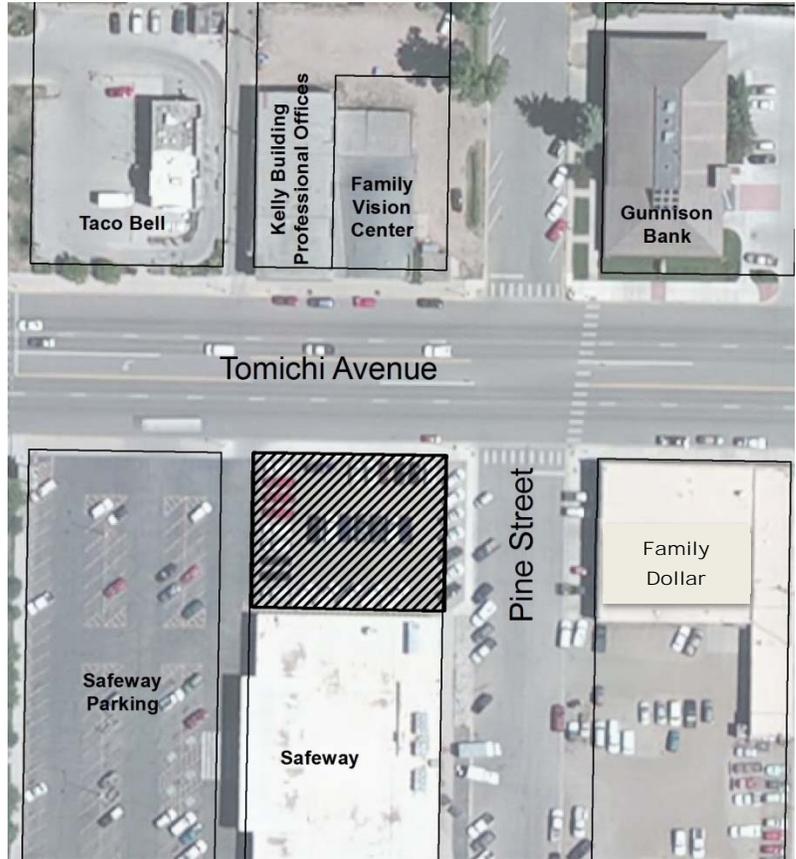
Mark Schumacher – Recreational Booking Facility

SITE ASSESSMENT – 301 WEST TOMICHI AVENUE

The subject site is located in the Central Business District fronting Tomichi Avenue. Surrounding Commercial uses include Safeway to the south, Family Dollar to the east; and Taco Bell, professional offices, Family Vision Center and The Gunnison Bank to the north.

The site was used by John Roberts Motor Works for new vehicle display until the business moved to their new location on Highway 50. The site is vacant with a gravel surface.

The applicant is requesting to place a weatherport that is 448 square feet (32 feet by 14 feet) and a smaller shade tent for the temporary operation. In addition, two barrel planters, a freestanding sign, and temporary fence to prohibit access from the Safeway parking lot (to the west) is proposed.



The *LDC* does not require parking or landscaping in the Central Business District, but permanent projects with parking lots are subject to landscape buffer standards – this staff review assumes that the buffers standards will not apply to this temporary use. The site provides ample space for the placement of the temporary structures for the recreational business. Access is gained off Pine Street and the alley adjacent to the Safeway parking lot is proposed closed off with a fence.

DEPARTMENTAL COMMENTS:

Building Official: The temporary structure (weatherport) will require a Building Permit.

Fire Marshal: The temporary structure will require an inspection by the Fire Marshal.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

STAFF REPORT  
CONDITIONAL USE

Mark Schumacher – Recreational Booking Facility

STAFF OBSERVATIONS

1. The applicant is requesting approval to operate a temporary commercial activity of a booking facility for guided recreational activities, in the Central Business District which requires conditional use approval based on the City's *Land Development Code*.
2. The proposed use is compatible with the surrounding neighborhood.
3. The hours of operation are 8 a.m. to 8 p.m. daily, starting May 15<sup>th</sup> through September 15<sup>th</sup>.
4. The applicant is proposing to place two structures (weatherport, 448 sqft and shade tent) at the vacant parcel located at 301 West Tomichi Avenue.
5. The temporary structure (weatherport) is subject to the 2009 International Building and Fire Codes.
6. The structure will require a Building Permit and inspection by the Fire Marshal.
7. The proposed temporary commercial use will not be a detriment to the community's health, safety or welfare.

REVIEW STANDARDS

The *LDC* Section 3.13 C. sites review standards applicable to temporary commercial uses and activities:

1. No lighting or electrical service shall be provided without an electrical permit;
2. Temporary use structures shall be subject to the *International Building Code* and *International Fire Code* as deemed applicable by staff;
3. No temporary use structure shall block fire lanes or pedestrian or vehicular access;
4. The site of the temporary use shall be cleared of all debris at the end of the temporary use;
5. All temporary structures shall be cleared from the site within five days after the use is terminated;
6. Written permission of the property owner for the temporary use shall be provided
7. Adequate parking shall be provided for the use, as determined by the Community Development Director;
8. Required parking for other uses shall remain available;
9. Adequate traffic control measures shall be provided;
10. Adequate provisions for trash disposal and sanitary facilities shall be provided; and
11. When appropriate, adequate provisions for crowd control shall be provided.

**Possible Conflict:** The booking facility for recreational activities is allowed in the Central Business District and is compatible with the surrounding neighborhood.

Occupancy of the tents may require the material to have an acceptable flame-spread rating. Compliance with the City's adopted building and fire code will be required to mitigate any life-safety issues.

There is ample space for parking and traffic flow through the site.

The *LDC* Section 7.5 contains seven specific standards that must be met for a Conditional Use Application to be approved:

STAFF REPORT  
CONDITIONAL USE

Mark Schumacher – Recreational Booking Facility

**A. Consistency with Master Plan. The use shall be consistent with the City of Gunnison Master Plan.**

**No Conflict:**

Chapter 7, Economics, Goal: A diversified local economy will support the economic and employment needs of residents and account for social character, land use patterns and global economic and global energy concerns.

**B. Conformance to Codes.** The use shall conform to all other applicable provisions of this *LDC* and the *City of Gunnison Municipal Code*, including but not limited to:

1. **Zone District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, Section 2.4 (Principal Use Table) and Section 2.6 (Base Zone district Dimensional Standards).

**No Conflict:** The purpose of the Central Business District is to provide for the business and civic functions that make up the City's core. The CBD has a strong pedestrian character and provides for concentrated commercial activity. It contains a mix of business, commercial and residential uses, and serves the needs of the entire community and those of visitors to the community.

2. **Specific Use Regulations.** All Conditional Use applications shall comply with all applicable Special Use Regulations set forth in Section 3 of this *LDC*.

**Possible Conflict:** (See Criteria Above) The recreational booking facility use is allowed in the Central Business District and is compatible with the surrounding neighborhood.

The applicant will be required to comply with the 2009 International Building and Fire Codes.

3. **General Development Standards.** All Conditional Use applications shall comply with all applicable regulations, criteria and standards set forth in Section 4 of this *LDC*.

**No Conflict:** The site provides ample space for traffic circulation and set up of the recreational booking facility.

4. **Natural Resource Protection Standards.** All Conditional Use applications shall comply with all applicable regulations, criteria and standards set forth in Section 5, Natural Resource Protection Standards, of this *LDC*.

**Not Applicable.**

**C. Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

**No Conflict:** A recreational booking facility is compatible with the neighborhood.

STAFF REPORT  
CONDITIONAL USE

Mark Schumacher – Recreational Booking Facility

**D. Traffic.** The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.

**No Conflict:** The site provides adequate parking for the temporary use. Traffic generated by the recreational booking facility should be minimal.

**E. Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

**No Conflict:** A recreational booking facility will not impact or create a nuisance to surrounding uses.

**F. Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

**No Conflict:** City water and sewer services will not be needed for this seasonal use.

**G. Environment.** The use shall not cause significant deterioration to water resources, stormwater volume and quality, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

**No Conflict**

**ACTION**

During the regular Planning and Zoning Commission meeting held on April 27, 2016, Commissioner \_\_\_\_\_ moved, and Commissioner \_\_\_\_\_ seconded, and the Commission voted to APPROVE Conditional Use Application CU 16-1, submitted by Mark Schumacher, Three Rivers Outfitting, for the operation of a seasonal recreation booking facility at 301 West Tomichi Avenue, based on the following findings of fact:

**FINDINGS OF FACT:**

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for a temporary commercial activity for a recreational booking facility in the Central Business District.
3. The Planning and Zoning Commission finds that the hours of operation are daily 8 a.m. to 8 p.m.

STAFF REPORT  
CONDITIONAL USE

Mark Schumacher – Recreational Booking Facility

4. The Planning and Zoning Commission finds that the recreational service use is compatible with neighborhood uses.
5. The Planning and Zoning Commission finds that the applicant must comply with the 2009 International Building and Fire Codes for the temporary structures.
6. The Planning and Zoning Commission finds that the landscaped whiskey barrels help to meet the landscaping and buffer requirements of the *Land Development Code*.
7. The Planning and Zoning Commission finds that a recreational booking facility will not be a detriment to the community's health, safety and welfare.

Conditions:

1. Inspection and approval of the temporary structure (weatherport) is required by the Building Official and Fire Marshall prior to opening.
2. Location of the structure, planters, and fence/barrier on the site is subject to the approval of the Community Development Director.

**Application Fact Sheet**  
 City of Gunnison Land Development Code  
 Minimum Application Contents  
 In accordance with §6.5 C.

City of Gunnison  
 P.O. Box 239  
 Gunnison, CO 81230  
 (970)641-8090

Applicant Name(s): Mark Schumacher, Three Rivers Outfitting  
 Phone #: 970-275-2999 Fax #: 970-641-1317 E-Mail: mark@3riversoutfitting.com  
 Mailing Address: P.O. BOX 339  
 City: ALMONT State: CO Zip: 81210

**Legal Description**  
 Site Address of Property: 301 US HWY 50 Zoning: COMMERCIAL CBD  
 Block: 147 Lot(s): 21-24 Addition: WEST GUNNISON

**Disclosure of Ownership- Please provide one of the following:**  
 Assessor Parcel Info     Mortgage     Deed     Judgments  
 Liens     Contract     Easement Agreement     Other Agreements LEASE

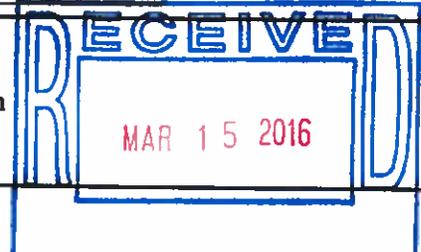
**Summary of Request:** Placement of a 14' x 32' Weather Port Temporary Bldg.

**Attachments:**  Vicinity Map (8.5"x11")     Description of Proposal  
 Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)  
 Vested Property Rights     Authorization of Agent (Power of Attorney from Owner, if not the applicant)  
 Site Plan (11"x17") to scale, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

**YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION**

Signature(s) [Signature] Date 3-16-16  
 \_\_\_\_\_ Date \_\_\_\_\_

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Variance          | <b>For Office Use Only</b>                     |
| <input type="checkbox"/> Major Subdivision          | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Zoning Amendment      |
| <input type="checkbox"/> Mobile Home/RV Park        | <input type="checkbox"/> PUD               | <input type="checkbox"/> Subdivision Exemption |
| <input type="checkbox"/> Consolidated Application   |  | <input type="checkbox"/> Vacation              |



**AUTHORIZATION OF AGENT**

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Mark Schumacher 130 CITY RD 742 Almont Co  
Name Address 81210 970-275-2979 Phone

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

Lot 21-24 BLK 147 WEST GUNNISON # 53943  
# 539311

Type/s of permit applied for:

- 1) Conditional Use 3) \_\_\_\_\_
- 2) \_\_\_\_\_ 4) \_\_\_\_\_

FIRST OWNER OF RECORD:

John Roberts Motor Works Company  
Printed Name of Property Owner

[Signature]  
Signature of Property Owner

3-14-11  
Date

SECOND OWNER OF RECORD:

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**Date: 3-16-2016**

**To: City Planning Commission**

**From: Mark Schumacher, applicant**

**Re: 301 US Hwy 50, conditional use application, request placement of a temporary structure at 301 W. Tomichi Ave.**

**\*Dates of Operation: May 15, 2016 thru Sept. 15, 2016**

**\*Hours of Operation: 8:00 am to 8:00 pm**

**\*Number of Employees: 1-2**

**\*Purpose of business: Hwy 50 location to book recreational activities; rafting, fishing and kayaking.**

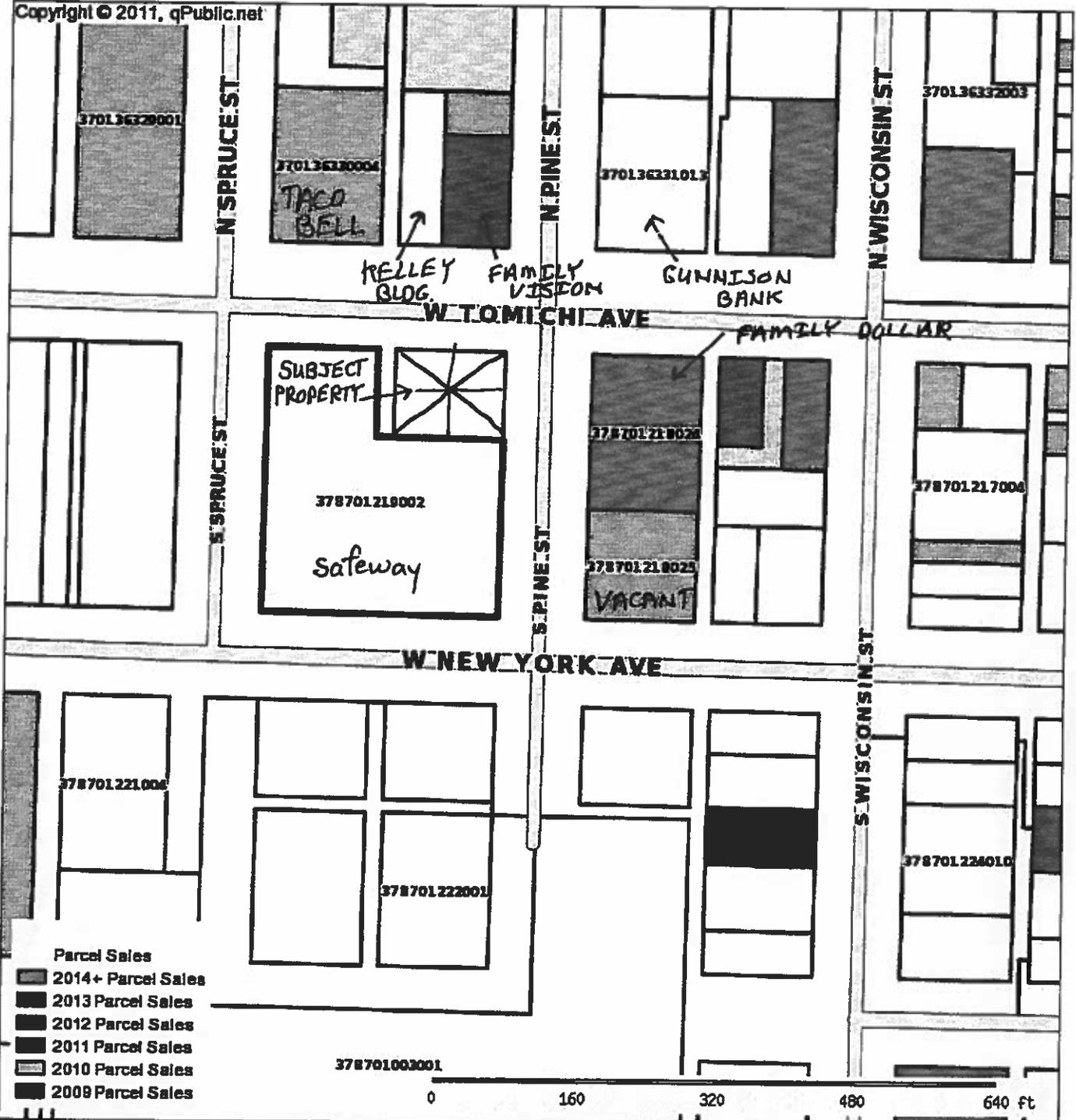
**\* no electric, sewer or water needed**

**\* west property line will be blocked off, only entrance will be off of South Pine Street**

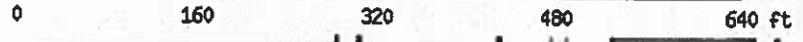
**\* any parking needs will be onsite**

**\* temporary tent structure, shade tent, picnic table and 2 whiskey barrel planters**

**\* signage per city code**



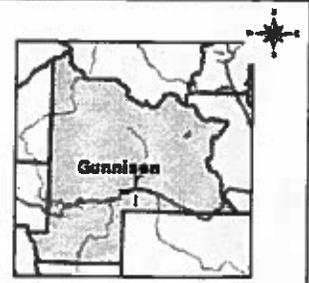
- Parcel Sales**
- 2014+ Parcel Sales
  - 2013 Parcel Sales
  - 2012 Parcel Sales
  - 2011 Parcel Sales
  - 2010 Parcel Sales
  - 2009 Parcel Sales



Gunnison County Assessor

Parcel: 3787-012-19-002 Acres: 1.521

Name	SAFeway STORES INC C/O CPTS #617	Land Value:	406080
Site	112 S SPRUCE ST, GUNNISON	Building Value:	502700
Sale		Total Value:	908780
Mail	1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596-8408	Assessed Value	263540
		2013 Taxes	



SUBJECT Property

Assessor Quick Links

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## Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

<b>Owner Name &amp; Mailing Address</b> JOHN ROBERTS MOTOR WORKS COMPANY 212 W US HIGHWAY 50 GUNNISON, CO 81230-3932 Business Name: <span style="float: right;">NA</span>	<b>Today's Date:</b> March 10, 2016 <b>Appraisal Year:</b> 2015	<b>Account Number:</b> R002076 <b>Parcel Number:</b> 3787-012-19-001 <b>Account Type:</b> Vacant <b>Economic Area:</b> Econ Area 1 <b>Tax District:</b> 100 <b>Mill Levy:</b> 56.217
<b>Property Location:</b> 301 US HIGHWAY 50, GUNNISON <b>Neighborhood:</b> 12360 <b>LEA:</b> COMMERCIAL CBD (12360) <b>Subdivision:</b> WEST GUNNISON <b>Condo:</b> <b>Legal Description:</b> LOTS 21-24 BLK 147 WEST GUNNISON #539143 #539311 <b>Parcel Notes:</b> TOTAL PARCEL = 12,500 SF	<b>Parcel Map</b>  <b>Building Photos</b>  <b>Building Sketches</b> NA Generate Map for this Owner and by Address Search area by Subdivision	

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$105,460	\$30,580			\$105,460	\$30,580

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$105,460	\$30,580	54.929	\$1,679.73
2014	\$115,000	\$33,350	56.217	\$1,874.85
2013	\$115,000	\$33,350	49.778	\$1,660.10
2012	\$156,250	\$45,310	44.152	\$2,000.54
2011	\$156,250	\$45,310	44.343	\$2,009.18
2010	\$268,750	\$77,940	40.939	\$3,190.79
2009	\$268,750	\$77,940	39.757	\$3,098.68
2008	\$256,250	\$74,310	41.387	\$3,075.48
2007	\$256,250	\$74,310	36.186	\$2,689.00
2006	\$212,500	\$61,630	43.784	\$2,698.40

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT COM LOTS	Vacant	0.287	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
02/25/2004		ROBERTS JOHN STANDISH ETAL	JOHN ROBERTS MOTOR WORKS COMPANY	N/A	539311	GEN WARR DEED - NO FEE
02/16/2004	\$200,000	PAULSEN RICHARD D ETAL	ROBERTS JOHN STANDISH ETAL	Vacant	539143	GEN WARR DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: March 8, 2016

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*FAMILY DOLLAR / TREE*

Assessor Quick Links <a href="#">Gunnison Assessor Home</a> <a href="#">Find Property Records</a>	 <h2 style="margin: 0;">Assessor Property Record Search</h2>
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**Property Record Card (PRC)**

**Owner and Parcel Information**

<b>Owner Name &amp; Mailing Address</b> A&A HOLDING LLC 6616 W 10760 N HIGHLAND, UT 84003-3414 <b>Business Name:</b> FAMILY DOLLAR		<b>Today's Date:</b> March 10, 2016 <b>Appraisal Year:</b> 2015	<b>Account Number:</b> R071224 <b>Parcel Number:</b> 3787-012-18-024 <b>Account Type:</b> Commercial <b>Economic Area:</b> Econ Area 1 <b>Tax District:</b> 100 <b>Mill Levy:</b> 56.217
<b>Property Location:</b> 231 W TOMICHI AVE, GUNNISON <b>Neighborhood:</b> COMMERCIAL TOMICHI AVE <b>LEA:</b> COMMERCIAL CENTRAL BUSINESS (12340) <b>Subdivision:</b> WEST GUNNISON <b>Condo:</b> <b>Legal Description:</b> LOTS 1-7 BLK 14B WEST GUNNISON #619050 <b>Parcel Notes:</b> TOTAL PARCEL = 21,875 SF	<b>Parcel Map</b> <a href="#">Show Parcel Map</a> <b>Building Photos</b> <a href="#">Building Images</a> <b>Building Sketches</b> <a href="#">Building Sketches</a> <a href="#">Generate Map Showing Owner List by Distance</a> <a href="#">Show State by Subdivision</a>		

**2016 Assessment Information**

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$165,800	\$48,080	\$696,460	\$201,970	\$862,260	\$250,050

**Prior Year Assessment Information**

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$862,260	\$250,050	54.929	\$13,735.00
2014	\$669,990	\$194,300	56.217	\$10,922.98
2013	\$431,060	\$125,000	49.778	\$6,222.26

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

**Land Information**

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MERCHANDISING-LAND	Commercial	0.502	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - CURBS AND OR GUTTER SITE IMPROVEMENTS - SIDEWALK SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE VIEWS - TYPICAL OR AVERAGE

**Sales Information**

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
03/13/2013	\$475,000	OXBOW GENERAL PARTNERSHIP LLC	A&A HOLDING LLC	Vacant	619050	WARRANTY DEED - FEE
03/13/2013		OXBOW GENERAL PARTNERSHIP	OXBOW GENERAL PARTNERSHIP LLC	N/A	619049	QUIT CLAIM DEED - NO FEE

**Building Information**

<b>Building Number 1:</b>							
Occupancy Type	Retail	Quality of Construction	Fair	Stories	1	Primary Heating System	
Building Description	Retail Store	Exterior Condition	Excellent	Roof		Domestic Hot Water	Electric Storage Tank
Original Year Built	2013	Interior Condition		Exterior		Landscaping	0

FAMILY VISION

Assessor Quick Links

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## Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

<b>Owner Name &amp; Mailing Address</b>	<b>Today's Date:</b> March 10, 2016	<b>Account Number:</b> R070769
FAMILY VISION CENTER LLC 302 W TOMICHI AVE STE A GUNNISON, CO 81230-2726	<b>Appraisal Year:</b> 2015	<b>Parcel Number:</b> 3701-363-30-009
<b>Business Name:</b> FAMILY VISION CENTER		<b>Account Type:</b> Commercial
		<b>Economic Area:</b> Econ Area 1
		<b>Tax District:</b> 100
		<b>Mill Levy:</b> 56.217

<b>Property Location:</b>	302 W TOMICHI AVE UNIT A, GUNNISON	<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Neighborhood:</b>	COMMERCIAL TOMICHI AVE	<b>Building Photos</b>	<a href="#">Building Photos</a>
<b>LEA:</b>	COMMERCIAL CBD (12360)	<b>Building Sketches</b>	<a href="#">Building Sketches</a>
<b>Subdivision:</b>	GUNNISON ORIGINAL	<a href="#">Generate Neighboring Owner List by Distance</a>	
<b>Condo:</b>		<a href="#">Search by Subdivision</a>	
<b>Legal Description:</b>	E 75.5 FT OF LOTS 13-17 REPLAT OF LOTS 13-19 BLK 23 ORIGINAL GUNNISON #612086		
<b>Parcel Notes</b>	TEMP LICENSE TO USE & MAINTAIN UTILITY DISTRIBUTION #612085 RECORDED MAR 29 2012 TOTAL PARCEL = 9,437.5 SF REPLAT OF LOTS 13 THROUGH 19 BLK 23 ORIGINAL GUNNISON #611913 RECORDED MAR 16 2012 STATEMENT OF AUTHORITY #612087 RECORDED MAR 29 2012 FAMILY VISION CENTER LLC		

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$84,030	\$24,370	\$315,560	\$91,510	\$399,590	\$115,880

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$399,590	\$115,880	54.929	\$6,365.17
2014	\$534,230	\$154,930	56.217	\$8,709.73
2013	\$534,230	\$154,930	49.778	\$7,712.11
2012	\$308,330	\$89,420	44.152	\$3,948.05

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
OFFICES-LAND	Commercial	0.217	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
03/28/2012	\$300,000	LAZY J K PROPERTIES LLC	FAMILY VISION CENTER LLC	Improved	612086	WARRANTY DEED - FEE

Building Information

Building Number 1:							
Occupancy Type	STORAGE, WAREHOUSE, OFFICE OPEN	Quality of Construction	Fair	Stories	1	Primary Heating System	
Building Description	Storage Warehouse	Exterior Condition	Average	Roof		Domestic Hot Water	
Original Year Built	1928	Interior Condition	Average	Exterior		Landscaping	0

SAFeway

- Assessor Quick Links
- Gunnison Assessor Home
- Find Property Records



Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

<b>Owner Name &amp; Mailing Address</b>	
SAFeway STORES INC C/O CPTS #617 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596-8408	
<b>Business Name:</b>	SAFeway

<b>Today's Date:</b>	March 10, 2016
<b>Appraisal Year:</b>	2015

<b>Account Number:</b>	R002077
<b>Parcel Number:</b>	3787-012-19-002
<b>Account Type:</b>	Commercial
<b>Economic Area:</b>	Econ Area 1
<b>Tax District:</b>	100
<b>Mill Levy:</b>	56.217

<b>Property Location:</b>	112 S SPRUCE ST, GUNNISON
<b>Neighborhood:</b>	COMMERCIAL TOMICHI AVE
<b>LEA:</b>	COMMERCIAL HWY 50 (12320)
<b>Subdivision:</b>	WEST GUNNISON
<b>Condo:</b>	
<b>Legal Description:</b>	LOTS 1-20 AND PART ALLEYS BLK 147 WEST GUNNISON B777 P375
<b>Parcel Notes</b>	

<b>Parcel Map</b>	<a href="#">View Parcel Map</a>
<b>Building Photos</b>	<a href="#">Building Photos</a>
<b>Building Sketches</b>	<a href="#">Building Sketches</a>
<a href="#">Generate Neighboring Owner Lists, Details</a>	
<a href="#">View Other Information</a>	

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$406,080	\$117,760	\$502,700	\$145,780	\$908,780	\$263,540

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$908,780	\$263,540	54.929	\$14,475.99
2014	\$1,005,000	\$291,450	56.217	\$16,384.44
2013	\$1,005,000	\$291,450	49.778	\$14,507.80
2012	\$1,140,000	\$330,600	44.152	\$14,596.66
2011	\$2,318,370	\$672,320	44.343	\$29,812.69
2010	\$1,652,000	\$479,080	40.939	\$19,613.06
2009	\$1,715,830	\$497,590	39.757	\$19,794.84
2008	\$1,596,530	\$463,000	41.387	\$19,173.16
2007	\$1,596,530	\$463,000	36.186	\$16,766.20
2006	\$1,580,910	\$458,470	43.784	\$20,085.44

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MERCHANDISING-LAND	Commercial	1.521	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
01/22/1996	\$557,532	Unknown	Unknown	Improved	B000777P0003	WARRANTY DEED - FEE

Building Information

<b>Building Number 1:</b>							
<b>Occupancy Type</b>	SUPERMARKET	<b>Quality of Construction</b>	Average	<b>Stories</b>	1	<b>Primary Heating System</b>	
<b>Building Description</b>	SuperMarket	<b>Exterior Condition</b>	Average	<b>Roof</b>		<b>Domestic Hot Water</b>	
<b>Original Year Built</b>	0	<b>Interior Condition</b>		<b>Exterior</b>		<b>Landscaping</b>	0

BAMP LLC

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## Assessor Property Record Search

### Property Record Card (PRC)

#### Owner and Parcel Information

<b>Owner Name &amp; Mailing Address</b>	
BAMP LLC 202 E TOMICHI AVE GUNNISON, CO 81230-2327	
<b>Business Name:</b>	NA

<b>Today's Date:</b>	March 10, 2016
<b>Appraisal Year:</b>	2015

<b>Account Number:</b>	R071225
<b>Parcel Number:</b>	3787-012-18-025
<b>Account Type:</b>	Vacant
<b>Economic Area:</b>	Econ Area 1
<b>Tax District:</b>	100
<b>Mill Levy:</b>	56.217

<b>Property Location:</b>	W NEW YORK AVE, GUNNISON
<b>Neighborhood:</b>	12400
<b>LEA:</b>	COMMERCIAL OFF HIGHWAY (12400)
<b>Subdivision:</b>	WEST GUNNISON
<b>Condo:</b>	
<b>Legal Description:</b>	LOTS 8-12 & E/W ALLEY ADJ BLK 148 WEST GUNNISON #625717
<b>Parcel Notes</b>	TOTAL PARCEL = 15,625 SF

<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Building Photos</b>	NA
<b>Building Sketches</b>	NA
<a href="#">General Neighboring Details List by Distance</a>	
<a href="#">Search Sites by Subdivision</a>	

#### 2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$119,250	\$34,580			\$119,250	\$34,580

#### Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$119,250	\$34,580	54.929	\$1,899.46
2014	\$128,130	\$37,160	56.217	\$2,089.01
2013	\$133,750	\$38,790	49.778	\$1,930.89

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

#### Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT COM LOTS	Commercial	0.359	YEAR ROUND	NOT INSTAL	CENTRAL INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	

#### Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
02/27/2014		OXBOW GENERAL PARTNERSHIP	BAMP LLC	N/A	625717	QUIT CLAIM DEED - NO FEE
02/19/2014		OXBOW GENERAL PARTNERSHIP LLC	BAMP LLC	N/A	625591	QUIT CLAIM DEED - NO FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: March 8, 2015

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GB+T

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## Assessor Property Record Search

### Property Record Card (PRC)

#### Owner and Parcel Information

**Owner Name & Mailing Address**  
 GUNNISON BANK & TRUST COMPANY  
 232 W TOMICHI AVE  
 GUNNISON, CO 81230-2721

**Business Name:** GUNNISON BANK & TRUST COMPANY

**Today's Date:** March 10, 2016  
**Appraisal Year:** 2015

**Account Number:** R001680  
**Parcel Number:** 3701-363-31-013  
**Account Type:** Commercial  
**Economic Area:** Econ Area 1  
**Tax District:** 100  
**Mill Levy:** 56.217

**Property Location:** 232 W TOMICHI AVE, GUNNISON  
**Neighborhood:** COMMERCIAL TOMICHI AVE  
**LEA:** COMMERCIAL CENTRAL BUSINESS (12340)  
**Subdivision:** GUNNISON ORIGINAL  
**Condo:**  
**Legal Description:** W 55\ OF LOTS 13-19 & E 9\ OF S 153\ OF NS ALLEY & W 112\ OF LOTS 6-12 BLK 22 ORIGINAL GUNNISON B674 P749  
**Parcel Notes:** TOTAL PARCEL = 30,602 SF

**Parcel Map** [SHOW Parcel Map](#)  
**Building Photos** [Building Images](#)  
**Building Sketches** [Building Sketches](#)  
[Generate Property Listing Owner List by District](#)  
[Search Sales by Subdivision](#)

#### 2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$217,490	\$63,070	\$1,036,590	\$300,610	\$1,254,080	\$363,680

#### Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$1,254,080	\$363,680	54.929	\$19,976.59
2014	\$1,306,180	\$378,790	56.217	\$21,294.44
2013	\$1,306,180	\$378,790	49.778	\$18,855.38
2012	\$1,565,590	\$454,020	44.152	\$20,045.89
2011	\$1,565,590	\$454,020	44.343	\$20,132.61
2010	\$1,613,290	\$467,850	40.939	\$19,153.31
2009	\$1,613,290	\$467,850	39.757	\$18,612.48
2008	\$1,732,000	\$502,280	41.387	\$20,798.84
2007	\$1,732,000	\$502,280	36.186	\$18,187.60
2006	\$2,031,560	\$589,160	43.784	\$25,807.60

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

#### Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SPEC.PURPOSE-LAND	Commercial	0.703	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

#### Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
No sales associated with this parcel.						

#### Building Information

Building Number 1:							
Occupancy Type	BANK	Quality of Construction	Good	Stories	1	Primary Heating System	

*Kelley Bldg.*

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- Property
- Records



Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

**Owner Name & Mailing Address**  
 LAZY J K PROPERTIES LLC  
 PO BOX 1268  
 GUNNISON, CO 81230-1268  
**Business Name:** KELLEY BUILDING

**Today's Date:** March 10, 2016  
**Appraisal Year:** 2015

**Account Number:** R070767  
**Parcel Number:** 3701-363-30-008  
**Account Type:** Mixed Use  
**Economic Area:** Econ Area 1  
**Tax District:** 100  
**Mill Levy:** 56.217

**Property Location:** 304 W TOMICHI AVE, GUNNISON  
**Neighborhood:** COMMERCIAL TOMICHI AVE  
**LEA:** COMMERCIAL CBD (12360)  
**Subdivision:** GUNNISON ORIGINAL  
**Condo:**  
**Legal Description:** W 49.5 FT OF LOTS 13-19, REPLAT OF LOTS 13-19 BLK 23 ORIGINAL GUNNISON PLAT #611913  
**Parcel Notes:** STATEMENT OF AUTHORITY #612084 RECORDED MAR 29 2012 LAZY JK PROPERTIES LLC TEMP LICENSE TO USE & MAINTAIN UTILITY DISTRIBUTION #612085 RECORDED MAR 29 2012 TOTAL PARCEL = 8,662.5 SF REPLAT OF LOTS 13 THROUGH 19 BLOCK 23 ORIGINAL GUNNISON #611913 RECORDED MAR 16 2012

**Parcel Map** [Show Parcel Map](#)  
**Building Photos** [Building Images](#)  
**Building Sketches** [Building Sketches](#)  
[Generate Neighboring Owner List by Distance](#)  
[Search Sales by Subdivision](#)

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$78,410	\$20,380	\$658,980	\$178,430	\$737,390	\$198,810

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$737,390	\$198,810	54.929	\$10,920.45
2014	\$621,860	\$171,050	56.217	\$9,615.93
2013	\$621,860	\$171,050	49.778	\$8,514.51
2012	\$696,530	\$190,600	44.152	\$8,415.38

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
OFFICES-LAND	Commercial	0.170	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW
SINGLE FAM.RES.-LAND	Residential	0.028	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
No sales associated with this parcel.						

Building Information

Building Number 1:

Occupancy Type	OFFICE	Quality of Construction	Fair	Stories	1	Primary Heating System
Building Description	Office Building	Exterior Condition	Below Average	Roof		Domestic Hot Water

TACO BELL

- Assessor Quick Links
- Gunnison Assessor Home
- Find Property Records



## Assessor Property Record Search

### Property Record Card (PRC)

#### Owner and Parcel Information

<b>Owner Name &amp; Mailing Address</b> ROTHE PATRICIA A TRUST PO BOX 1709 MONTROSE, CO 81402-1709	<b>Today's Date:</b> March 10, 2016	<b>Account Number:</b> R001675
<b>Business Name:</b> TACO BELL	<b>Appraisal Year:</b> 2015	<b>Parcel Number:</b> 3701-363-30-004
		<b>Account Type:</b> Commercial
		<b>Economic Area:</b> Econ Area 1
		<b>Tax District:</b> 100
		<b>Mill Levy:</b> 56.217
<b>Property Location:</b> 310 W TOMICHI AVE, GUNNISON		<b>Parcel Map</b> <a href="#">Show Parcel Map</a>
<b>Neighborhood:</b> COMMERCIAL TOMICHI AVE		<b>Building Photos</b> <a href="#">Building Photos</a>
<b>LEA:</b> COMMERCIAL CENTRAL BUSINESS (12340)		<b>Building Sketches</b> <a href="#">Building Sketches</a>
<b>Subdivision:</b> GUNNISON ORIGINAL		<a href="#">Generate Neighboring Owner List by Distance</a>
<b>Condo:</b>		<a href="#">Search Sales by Subdivision</a>
<b>Legal Description:</b> LOTS 6-12 BLK 23 ORIGINAL GUNNISON #637562		
<b>Parcel Notes:</b> TOTAL PARCEL = 21,875 SF		

#### 2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$165,800	\$48,080	\$412,610	\$119,660	\$578,410	\$167,740

#### Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$578,410	\$167,740	54.929	\$9,213.79
2014	\$462,210	\$134,040	56.217	\$7,535.33
2013	\$462,210	\$134,040	49.778	\$6,672.20
2012	\$521,250	\$151,160	44.152	\$6,674.02
2011	\$521,250	\$151,160	44.343	\$6,702.89
2010	\$647,740	\$187,850	40.939	\$7,690.39
2009	\$647,740	\$187,850	39.757	\$7,468.36
2008	\$647,400	\$187,750	41.387	\$7,770.40
2007	\$647,400	\$187,750	36.186	\$6,793.92
2006	\$368,540	\$106,880	43.784	\$4,679.64

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

#### Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SPEC.PURPOSE-LAND	Commercial	0.502	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

#### Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
01/15/2016		ROTHE PATRICIA A	ROTHE PATRICIA A TRUST	N/A	637562	QUIT CLAIM DEED - NO FEE
04/15/1997	\$19,300	PITTMAN	ROTHE PATRICIA A	Vacant	474973	GEN WARR DEED - FEE

#### Building Information

##### Building Number 1:

Occupancy Type	FAST FOOD	Quality of Construction	Average	Stories	1	Primary Heating System
Building Description	Fast Food Restaurant	Exterior Condition	Average	Roof		Domestic Hot Water

**AFFIDAVIT  
FOR NOTIFICATION OF PUBLIC HEARING**

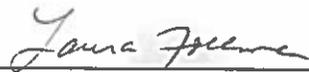
I, NICHOLAS F MIROLI JR hereby certify that on  
APRIL 7<sup>TH</sup>, 2016 I posted a public hearing notice on or  
within a reasonable distance of the subject property located at  
301 WEST TOMICH AVE., GUNNISON CO  
and I placed it so that the public could reasonably expect to see it.

Signed 

Subscribed and sworn to before me, a notary public in and for the County of Gunnison, State of Colorado,

this 7 day of April, 2016.

LAURA FOLLMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19984031889  
MY COMMISSION EXPIRES 11/18/2018

Notary Public 

(Seal)

SOUTH PINE STREET

SAFEWAY BUILDING

HWY 50/WEST TOMICHI AVE

SAFEWAY PARKING LOT

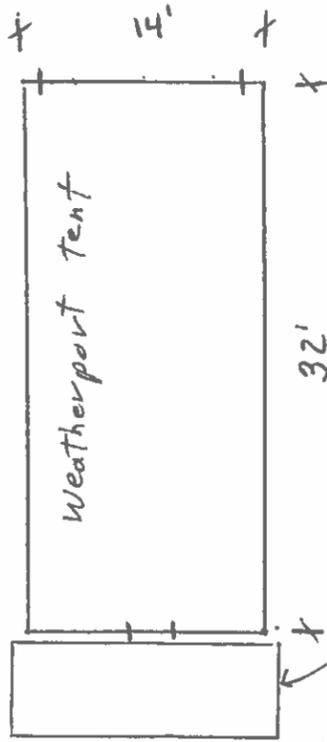
CITY ALLEY

5' SIDEWALK/CURB

16' ENTRANCE

10' SIDEWALK/CURB

24' ENTRANCE



SHADE TENT

Whiskey barrel planter

Signage

Whiskey barrel planter

125'

100'

DRAFT MINUTES APRIL 23, 2016 7:00PM  
 CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
 REGULAR MEETING

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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, Mayor Richard Hagen.

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

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. UNSCHEDULED CITIZENS- None**

**IV. CONSIDERATION OF THE MARCH 9, 2016 MEETING MINUTES**

Commissioner Tocke moved, and Commissioner Cave seconded, to approve the March 09, 2016 meeting minutes as presented.

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

Roll Call No:

Roll Call Abstain:

Absent: Schwartz

Motion Passed by Majority

Commissioner Larson requested a motion to excuse Councilman Schwartz from this meeting.

Commissioner Cave moved, and Commissioner Niemeyer seconded to excuse Councilman Schwartz from the April 13, 2016 meeting.

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

Roll Call No:

Roll Call Abstain:

Absent:

Motion Passed by Majority

**V. THREE-MILE COUNTY REFERRAL – SUBMITTED BY O.A. PESNELL TO RELOCATE HIS JEEP RENTAL BUSINESS TO LOT 5 OF THE FLYING E RANCH**

Director Westbay commenced his review of the request. In a prior meeting this Commission asked to have a letter drafted to the County Planning Commission in response to the County’s Land Use

DRAFT MINUTES APRIL 23, 2016 7:00PM  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Application. This letter is in draft form and any changes can be made. The County is using a performance based process on this request.

Commissioner Larson asked about the east/west pedestrian easement. The access onto County Rd 13 was discussed. The ranch driveway access was reviewed. Commissioner Larson indicated that the County was requesting the applicant to make an alignment to the access road. Various future accesses were reviewed.

Commissioner Niemeyer asked about the consensus on the sales tax issue. Director Westbay responded that there was not that much sales tax collected on the business. Commissioner Niemeyer asked about the service of City electric in this area. Could we apply this or not as a means to collect sales tax? Director Westbay responded that it is just a jurisdictional area for utilities. Commissioner Niemeyer asked if the County is not complying with the 3-Mile agreement, what avenues do we as the City have for collecting these lost sales tax dollars? Sales tax charges and collection of these taxes was discussed. Director Westbay responded that electrical services are Federally regulated and are segregated per the PUC that was originally set up. Water and sewer line extensions can be approved or denied by the City. Director Westbay indicated that we have an IGA with the County for sewer flows. This was approved in the 1990s and was drafted as a way to protect our water quality. North Elk Meadows and North Valley Subdivision areas are on the City sewer at this time.

The highway access control process is not being used for these County requests. Director Westbay indicated that prior to Gunnison Rising we were at 85% of land capacity for commercial use. Commissioner Beda asked about the police and garbage services that were brought up. Discussion ensued on what are the incentives for this. Commissioner Niemeyer indicated that these other services could be used to encourage sales tax. Annexation of areas was discussed by Director Westbay. When annexation happens many other items would need to be upgraded, roads, storm water, police services, and other urban services just to name a few. The north end of the City area was discussed. The various parcel configurations were discussed.

Commissioner Ferchau commented that we had not addressed the Jeep Rental. He would like the application mentioned in this letter. Discussion on relocation of this business. Commissioner Larson asked that the concerns of this Commission be stated in this letter. Director Westbay discussed modifications to the letter.

Commissioner Beda asked if the County commissioners reviewed these applications for safety and soundness issues. Traffic concerns were discussed. Director Westbay responded that CDOT had issued the permit for this access. Signage at the airport area was discussed for Pesnell's business. Off-site signage is allowed. Director Westbay reviewed the additions to the letter to include the following. "The Planning and Zoning Commission can accept any outcome decision by Gunnison County. However, the following comments address our general position regarding commercial use outside the City limits. "

Commissioner Tocke requested a change in the 4<sup>th</sup> paragraph under urban service territory. Change to Urban Service Boundary. Commissioner Tocke brought up the east side gravel pit. Director Westbay indicated that we are meeting with County members on these applications and the 3-Mile Area in general. Updating of the 3-Mile plan was discussed. Commissioner Tocke asked about the letter in general. Commissioner Larson responded that these letters are public record and show that we do have concerns and have been expressing this. Director Westbay stated

DRAFT MINUTES APRIL 23, 2016 7:00PM  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

that this is a joint responsibility of both the City and County. Mayor Hagen was asked for his comments. His response was that the letter was very appropriate. It had the items that we were concerned about. We will make the changes and notify Commissioner Larson to come and sign the letter. Commissioner Niemeyer asked about the volume between the County and the City on applications. In terms of building permits, it is 10 to 1. Land use change applications are also higher for the County. The County area was discussed.

Commissioner Cave moved and Commissioner Niemeyer seconded that Director Westbay make the changes to the letter and Commission Larson will sign and then we will deliver to the County.

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

Roll Call No:

Roll Call Abstain:

Absent: Schwartz

Motion Passed

## **VI. COUNCIL UPDATE**

Mayor Hagen commenced his review.

- Hearing on PUD Major change on Gunnison Rising. Passed 1<sup>st</sup> Reading.
- Text amendment Landscape Ordinance. Passed 1<sup>st</sup> Reading.
- \$1,300,000.00 Trail Flap grant on a trail from Twin Bridges to Hartman Rocks. The County does not have any of the 17% match. They have asked the City to issue this match. The City does have \$200,000.00 in trail money. The concession would be for the County to administer the Federal reporting requirements.
- Additional funding request for the 2016 budget. Passed 1<sup>st</sup> Reading.
- Executive session on property purchase for parking areas.
- Dog Park review by Dan Ampietro. GOCO grant was issued to the City for \$40,000.00.

## **VII. COMMISSIONER COMMENTS**

Commissioner Cave- None

Commissioner Beda- None

Commissioner Tocke wished to be excused from the April 27th meeting.

Commissioner Ferchau-None

Commissioner Niemeyer wished to thank the public works department for clean-up of downed trees on the Van Tuyle Ranch trail.

## **VIII. PLANNING STAFF UPDATE**

Director Westbay started his review.

- Community Clean-up on 4-23-16 Saturday starting at 9:00am.
- Complete Streets meeting with CDOT in a week.
- Finalized PUD Major Changes.
- Building Permit applications are being submitted, and inspections are at a high.
- The Lazy K project will be reviewed with UCD.

DRAFT MINUTES APRIL 23, 2016 7:00PM  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

- River Restoration Project is coming along. Close to having a set of plans for the Army Corps of Engineers. The construction will be in the fall. Fish & Wildlife has put a stipulation on time of construction. No construction on a mile and half area from March 15, through July 15, due to Sage Grouse noise mitigation. The second item is the salmon run starts August 1. So that will only leave October and November for construction.
- Commissioner Larson asked about the building this year. Director Westbay indicated it is looking good with residential starts.
- Comprehensive plan needs to be put on hold at this time. Complete Streets and sidewalk planning will be taking most of the time now.
- Mayor Hagen indicated there will be a Roast for Stu Ferguson on Saturday night for a scholarship fund raiser. All the Rotary members are selling tickets. Mark Achen will collect checks for City staff.
- Commissioner Ferchau asked about the suicide prevention fundraiser? WSCU is in charge of that program.

**IX. ADJOURN TO WORK SESSION**  
**8:05pm**

**WORK SESSION: DISCUSSION OF THE DOWNTOWN CORRIDOR AND SIDEWALK CAFE STANDARDS**

Adjourn 9:05 pm

Attest:

\_\_\_\_\_  
Greg Larson, Chair

\_\_\_\_\_  
Michelle Spain, Secretary