

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 5/6/16**

DATE: WEDNESDAY, May 11, 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 16-2, SUBMITTED BY MIKE COLE, GUNNISON VALLEY DEVELOPMENT, FOR
A SINGLE FAMILY DWELLING IN THE COMMERCIAL ZONE DISTRICT.**
- V. CONSIDERATION OF THE APRIL 27, 2016 MEETING MINUTES**
- VI. COUNCIL UPDATE**
- VII. COMMISSIONER COMMENTS**
- VIII. PLANNING STAFF UPDATE**
- IX. 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. 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
Mike Cole – Boulevard and New York

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: May 6, 2016
RE: Conditional Use – Multi-Family Residential

CODE PROVISIONS

The City's *Land Development Code (LDC)*, Section 2.6 states that a multi-residential use requires a Conditional Use permit to exist in the Commercial (C) district zone. Conditional Uses are those land uses that are generally compatible with the permitted uses in a zone district, 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.

APPLICANTS

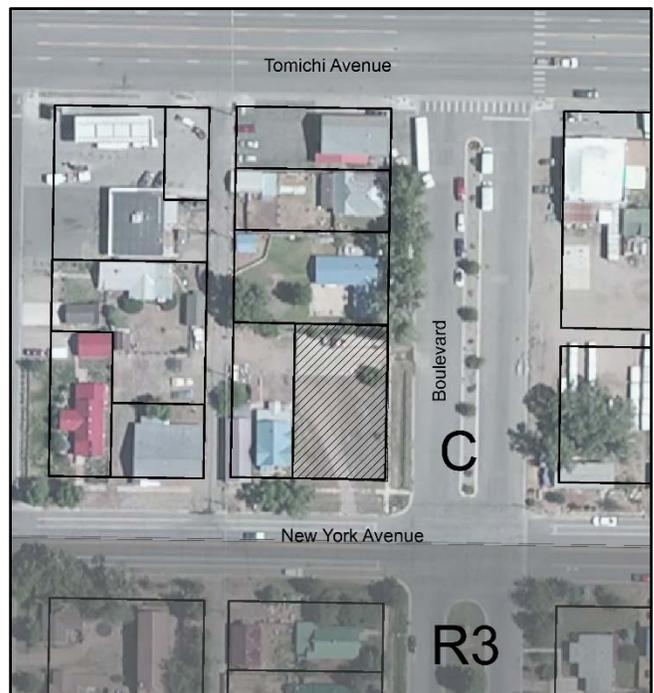
The applicant, Mike Cole, Gunnison Valley Development, is requesting a Conditional Use for the construction of a single family dwelling with the future development of up to two more residential units in the Commercial zone district. The legal description of the property is Lots 15-17, Block 25, West Gunnison Addition, City and County of Gunnison, Colorado. The applicants' narrative states:

“Lots are now zoned commercial with conditional residential allowed. There is a mix of residential and commercial in the area, but mostly residential. Proposing to build two story residential. Lower level will be a two car garage with a office space and bathroom. Upper level kitchen, 2 bedroom, bathrooms, and living room. See attached plans.

Do not want to sacrifice future commercial usage as long as commercial requirements are met.”

SITE ASSESSMENT

The property is located on the northeast corner of Boulevard and New York Avenue within the Commercial zone district. The R3 residential district zone is located to the south and surrounding uses are residential with commercial retail in the close vicinity along Tomichi Avenue.



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The vacant property is three lots (9,375 square feet). The applicant is proposing a two story single family dwelling to the north of the property. The applicant anticipates future development of the southern portion of the lot but, specific details of potential future uses have not been identified. The site provides ample room to comply with all dimensional standards for a single family dwelling unit.

The *LDC* states that no more than one single family dwelling shall be permitted on any legal lot unless the single family dwelling units are part of a Common Interest Community and the development plan is found to be in compliance with the dimensional standards of the *LDC*. If the applicant desires additional residential units in the future a Conditional Use will be required. Along with the Conditional Use any additional units that are proposed as single family dwellings will require a common interest community plat (Subdivision Exemption).

Any future commercial development is subject to compliance with Table 2-3, Principal Use Table within the *LDC*.

DEPARTMENTAL COMMENTS

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

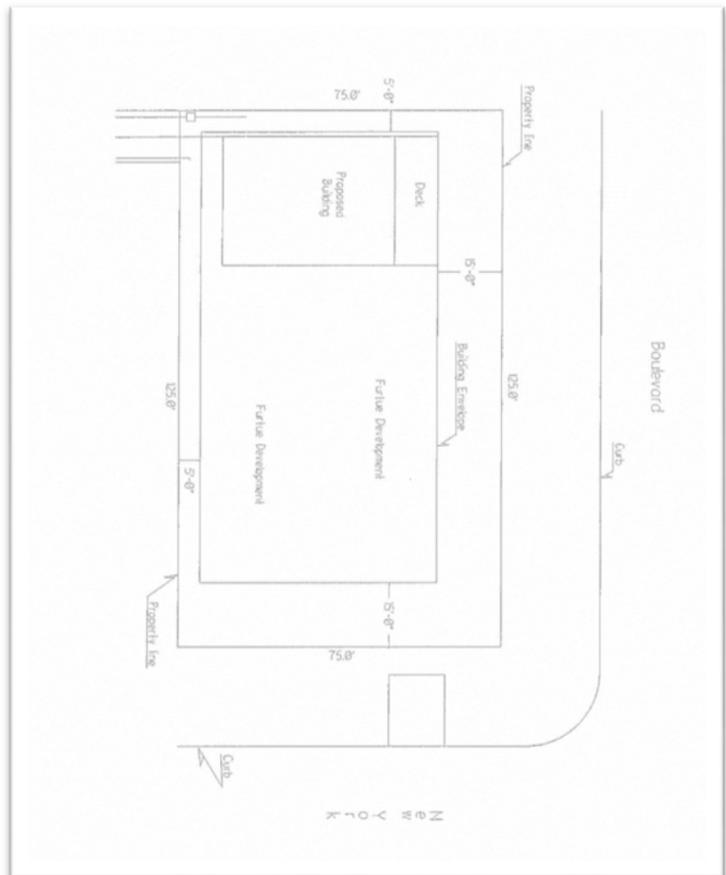
Police Department: No issue.

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.



STAFF OBSERVATIONS

1. The applicant is requesting a Conditional Use application for the use of a single family dwelling.
2. A single family dwelling is compatible with the surrounding neighborhood.
3. The commercial lot is removed from the commercial corridor along Highway 50 and is located adjacent to the R3 (Multi-family Residential) zone district.

STAFF REPORT
Conditional Use
Mike Cole – Boulevard and New York

4. Additional single family dwellings would require a Conditional Use and a Common Interest Community Plat.
5. Future commercial uses shall be subject to Table 2-3, Principal Use Table of the *LDC*.
6. The requested residence does not affect the health, safety and welfare of the community.

REVIEW STANDARDS

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

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

No Conflict:

Chapter 6, Housing, Goal: Gunnison’s housing inventory includes diverse housing types in mixed use areas. New construction will be based on energy efficiency. New homes are compatible with community character with respect to density, design and demographics.

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:

- a. **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).

Possible Conflict: The purpose of the Commercial zone district is to provide locations for offices, service uses, hotel accommodations and businesses retailing durable and convenience goods.

While the site has the potential of generating City sales tax the location of the site is separated from the highway corridor and is on the edge of the Commercial zone district. The proposed residential use is compatible with the surrounding neighborhood and the *LDC* contemplates mixed commercial/residential uses.

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

No Conflict: The proposed single family residential use complies with the special use regulations. Any future additional single family dwelling units are subject to Conditional Use approval and Common Interest Community Plat approval.

- c. **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 parcel is vacant and compliance of Section 4 of this *LDC* will be completed through the building permit process. The site provides ample space to meet all the development standards.

STAFF REPORT
Conditional Use
Mike Cole – Boulevard and New York

d. **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*.

No Conflict.

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 single family dwelling at this location is appropriate and compatible with the neighborhood.

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 ample room for off-street parking.

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: The single family dwelling use will not create a nuisance.

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:

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 Planning and Zoning Commission meeting of May 11, 2016, Commissioner _____ moved, Commissioner _____ seconded and the Planning and Zoning Commission voted to APPROVE Conditional Use application, CU 16-2, submitted by Mike Cole, Gunnison Valley Development, for a single family dwelling on Lots 15-17, Block 25, West Gunnison Addition, with the following findings of fact and conditions:

Findings of Fact:

STAFF REPORT
Conditional Use
Mike Cole – Boulevard and New York

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 application is for a Conditional Use to allow the applicant to construct a single family dwelling in the Commercial zone district.
3. The Planning and Zoning Commission finds that a single family dwelling at this location is compatible with the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the site provides ample room to comply with the standards of the *LDC* and final review of the site will be conducted during the building permit process.
5. The Planning and Zoning Commission finds that the proposed single family dwelling use will not have a significant effect on future City sales tax revenues.
6. The Planning and Zoning Commission finds any additional dwellings would require Conditional Use approval and additional single family dwellings require a Common Interest Community Plat.
7. The Planning and Zoning Commission finds that future commercial uses shall be subject to Table 2-3, Principal Use Table of the *LDC*.
8. The Planning and Zoning Commission finds that the single family dwelling use will not affect the health, safety or welfare of the community.
9. The Planning and Zoning Commission finds that the review standards for Conditional Uses have been or will be met based on the following condition:

Conditions:

1. The applicant shall apply for a building permit for a single family dwelling prior to Conditional Use expiration of May 11, 2019.
2. Any additional dwelling units on this site shall require Conditional Use approval and additional single family dwellings shall also require a Common Interest Community Plat.

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): Michael Cole Gunnison Valley Development

Phone #: 970 209-6082 Fax #: _____ E-Mail: colecon@live.com

Mailing Address: 161 Hartman Rocks Dr.

City: Gunnison State: Colo. Zip: 81230

Legal Description
Site Address of Property: 175 S. Boulevard Zoning Comercial
Block: 25 Lot(s): 15-17 Addition: West Gunnison

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

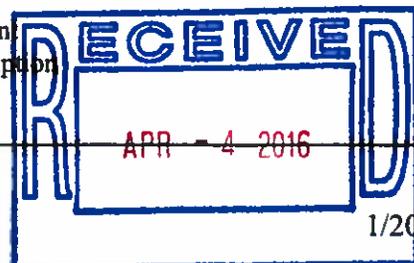
Summary of Request:
Residential Use

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) Michael Cole GUD Date 4/4/14
Date _____

For Office Use Only
 Conditional Use Variance Zoning Amendment
 Major Subdivision Minor Subdivision Subdivision Exemption
 Mobile Home/RV Park PUD Vacation
 Consolidated Application

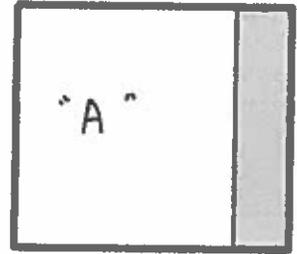
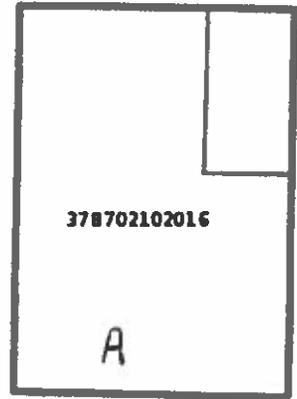
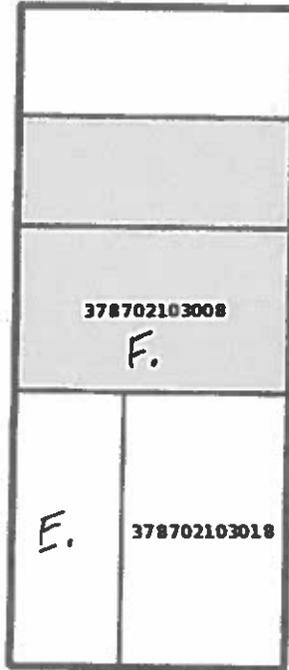
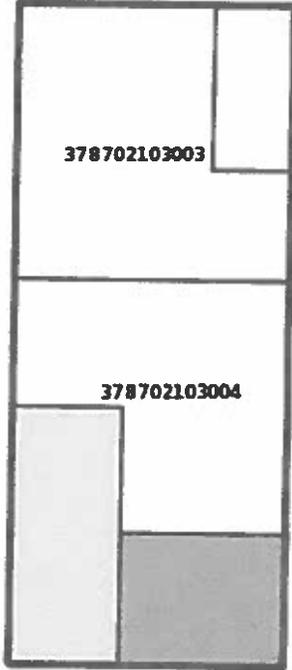


1/2014

N 12TH ST

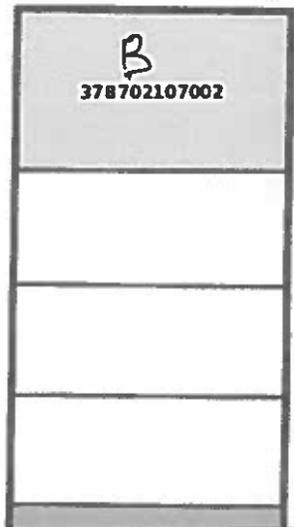
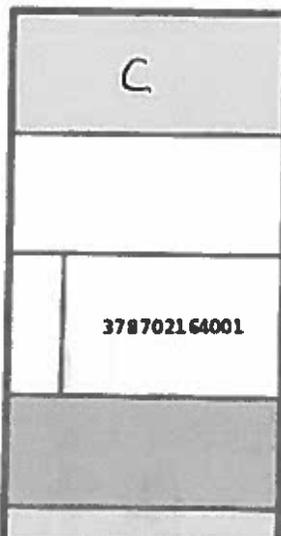
N BOULEVARD ST

W TOMICHI AVE



S 12TH ST

W NEW YORK AVE



A. PARCEL INFORMATION TABLE

Selected Account R024538

Parcel Number 3787-021-02-016

Account Type Mixed Use

Physical Address 122 S BOULEVARD ST, GUNNISON

LEA COMMERCIAL HWY 50 (12320)

Subdivision WEST GUNNISON

Lot/Block 1-11 / 26

OWNERSHIP INFORMATION

Name BOSTON RANDY

Mailing Address 519 W TOMICHI AVE

GUNNISON, CO 81230-3032

B. PARCEL INFORMATION TABLE

Selected Account R002194

Parcel Number 3787-021-07-002

Account Type Residential

Physical Address 200 S BOULEVARD ST, GUNNISON

LEA GUNNISON RESIDENTIAL IMPROVED (10000)

Subdivision WEST GUNNISON

Lot/Block 1-5 / 27

OWNERSHIP INFORMATION

Name ANTONUCCI KIMBERLY

Mailing Address 200 S BOULEVARD ST

GUNNISON, CO 81230-3162

PARCEL INFORMATION TABLE

Selected Account R002191

C. Parcel Number 3787-021-06-006

Account Type Residential

Physical Address 203 S BOULEVARD ST, GUNNISON

LEA GUNNISON RESIDENTIAL IMPROVED (10000)

Subdivision WEST GUNNISON

Lot/Block 20-24 / 28

OWNERSHIP INFORMATION

Name DONOVAN KEVIN

Mailing Address PO BOX 2317

CRESTEDBUTTE, CO 81224-2317

D. PARCEL INFORMATION TABLE

Selected Account R002188

Parcel Number 3787-021-06-002

Account Type Residential

Physical Address 613 W NEW YORK AVE, GUNNISON

LEA GUNNISON RESIDENTIAL IMPROVED (10000)

Subdivision WEST GUNNISON

Lot/Block 1-5 / 28

OWNERSHIP INFORMATION

Name ECKERT ROBERT J

Mailing Address 22 BYRON CLOSE

LAGUNANIGUEL, CA 92677-4756

E. PARCEL INFORMATION TABLE

Selected Account R002172

Parcel Number 3787-021-03-017

Account Type Residential

Physical Address 606 W NEW YORK AVE, GUNNISON

LEA GUNNISON RESIDENTIAL IMPROVED (10000)

Subdivision WEST GUNNISON

Lot/Block 13&14 / 25

OWNERSHIP INFORMATION

Name JACOBS PAUL L JR ETAL

JACOBS ELIDA G

Mailing Address 713 ANDREW LN

GUNNISON, CO 81230-4004

F. PARCEL INFORMATION TABLE

Selected Account R002173

Parcel Number 3787-021-03-008

Account Type Residential

Physical Address 109 S BOULEVARD ST, GUNNISON

LEA GUNNISON RESIDENTIAL IMPROVED (10000)

Subdivision WEST GUNNISON

Lot/Block 18-20 / 25

OWNERSHIP INFORMATION

Name HOWSHAR DAVID R

Mailing Address 109 S BOULEVARD ST

GUNNISON, CO 81230-3117



PROPERTY TAX STATEMENT

DEBBIE DUNBAR
 GUNNISON COUNTY TREASURER
 221 N WISCONSIN, STE T
 GUNNISON, CO 81230
 970-641-2231

2015 Taxes Payable in 2016

ACCOUNT NUMBER: R040134 TAX DISTRICT: 100 PARCEL NUMBER: 378702000000

TAX AUTHORITY	MILL LEVY	LEVIED TAX	VALUATION	ACTUAL	ASSESSED
Gunnison County Metro. Rec. Dist.	0.557	\$12.74		\$78,900	\$22,880
Gunnison County	15.674	\$358.62	ASSESSED VALUE x MILL LEVY = LEVIED TAX		
Colorado River Water District	0.243	\$5.56			
RE1J School District	31.886	\$729.55			
Gunnison	3.868	\$88.50			
Upper Gunnison Water District	1.951	\$44.64			
Gunnison Cemetery District	0.750	\$17.16			
TOTALS		54.929			\$1,256.77

PROPERTY LOCATION

LEGAL DESCRIPTION OF PROPERTY
 LOTS 15-17 & E/W ALLEY NORTH & ADJ LOTS 15-17 BLK 25 WEST GUNNISON
 #587104

ADDITIONAL PROPERTY INFORMATION
 Property Type: Vacant

pd

	Amount Due	
		\$1,256.77
PAYMENT	DUE DATE	AMOUNT DUE
FIRST HALF	FEB 29	\$628.39
SECOND HALF	JUN 15	\$628.38
FULL PAYMENT	APR 30	\$1,256.77

PROPERTY OWNER OF RECORD GUNNISON VALLEY DEVELOPMENT LLC 161 HARTMAN ROCKS DR GUNNISON CO 81230-9796	In absence of State Legislative Funding, your School Fund Mill Levy would have been: 45.620	Is your Mortgage Company responsible to pay your taxes? Not sure? Check with your Mortgage Company before sending payment to us.
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Your cancelled check is your best receipt and saves you tax dollars. To obtain a receipt by mail, please enclose a self-addressed, stamped envelope. Please do not fold, staple or tape your checks & coupons. **PAYMENT MUST BE POSTMARKED BY DUE DATE TO AVOID INTEREST CHARGES.**

**Make checks payable to:
 GUNNISON COUNTY TREASURER**

**THIS IS THE ONLY NOTICE YOU WILL RECEIVE
 RETAIN TOP PORTION FOR YOUR RECORDS**



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Gunnison Cemetery District	0.750	\$17.16

VALUATION	ACTUAL	ASSESSED
	\$78,900	\$22,880
ASSESSED VALUE x MILL LEVY = LEVIED TAX		
LEVIED TAXES		\$1,256.77
NON-LEVIED TAXES		
FEE(S)		
EXEMPTION(S)		\$0.00
PREPAYMENTS		\$0.00

TOTALS 54.929 \$1,256.77

PROPERTY LOCATION

LEGAL DESCRIPTION OF PROPERTY
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 #587104

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 Property Type: Vacant

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TOTALS	54.929	\$1,256.77			

PROPERTY LOCATION	Amount Due
LEGAL DESCRIPTION OF PROPERTY LOTS 15-17 & EW ALLEY NORTH & ADJ LOTS 15-17 BLK 25 WEST GUNNISON #587104	\$1,256.77
ADDITIONAL PROPERTY INFORMATION Property Type: Vacant	
	PAYMENT DUE DATE AMOUNT DUE
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	SECOND HALF JUN 15 \$628.38
	FULL PAYMENT APR 30 \$1,256.77

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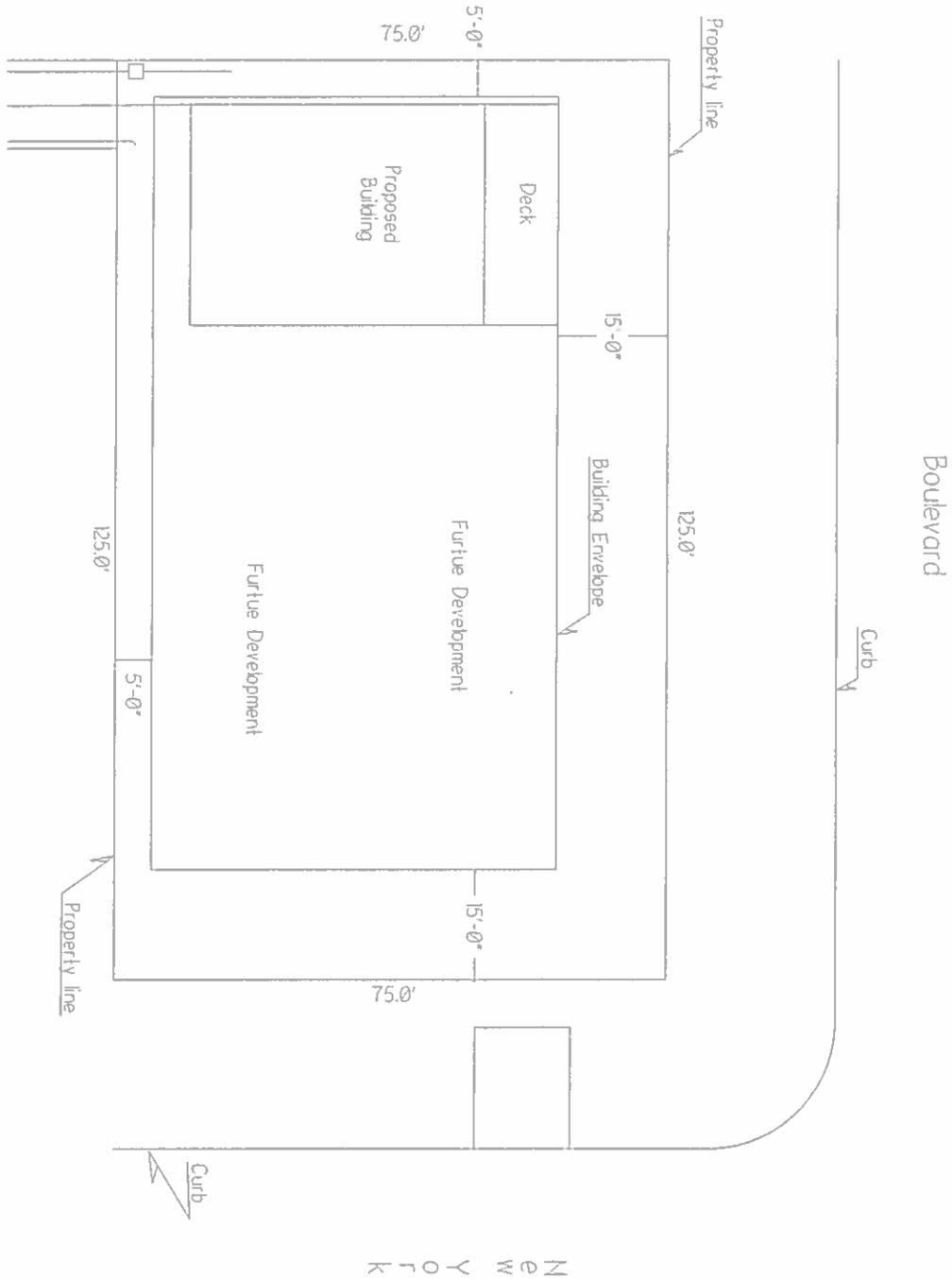
Lots 15 – 17 BLK 25 West Gunnison

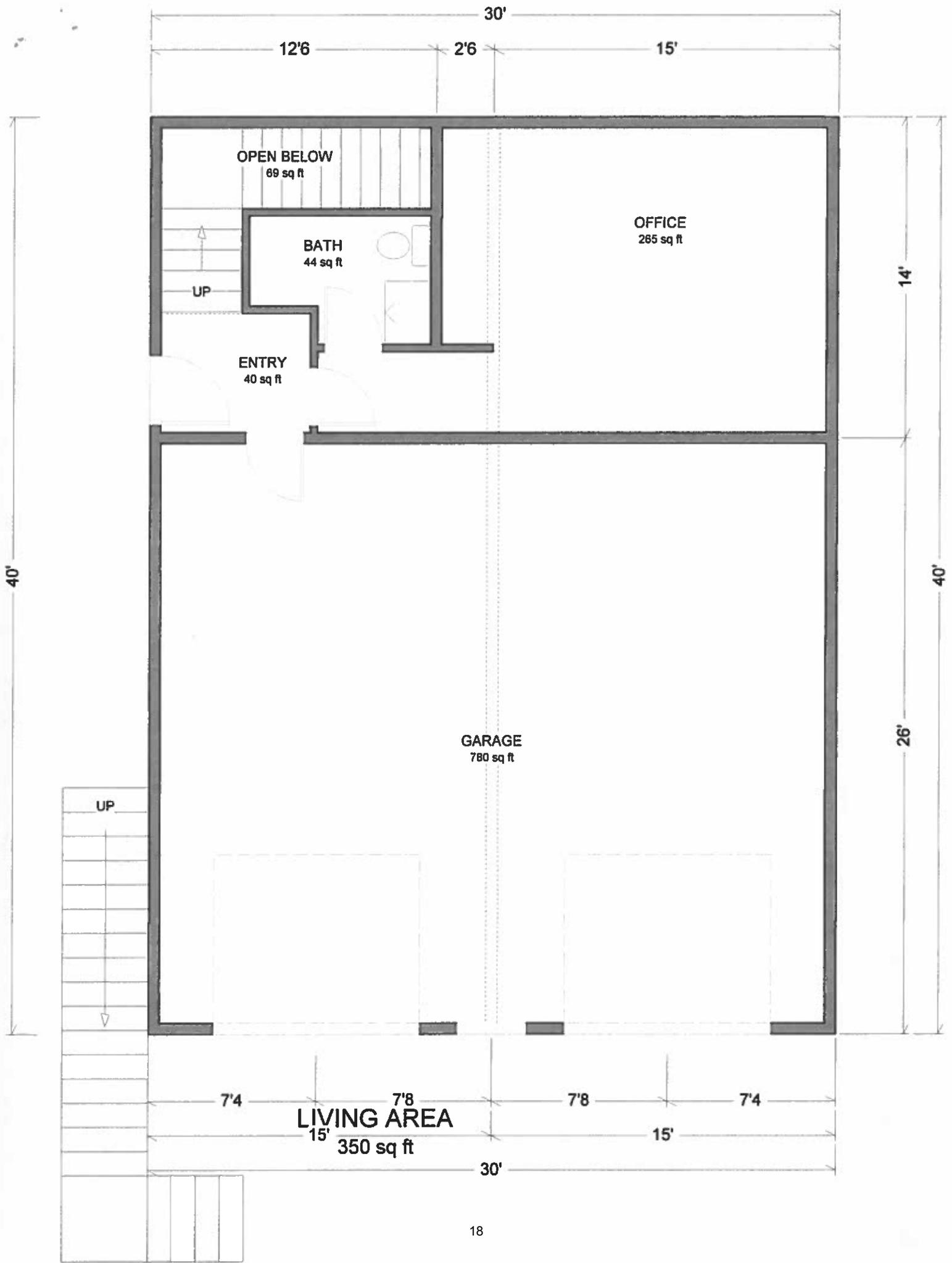
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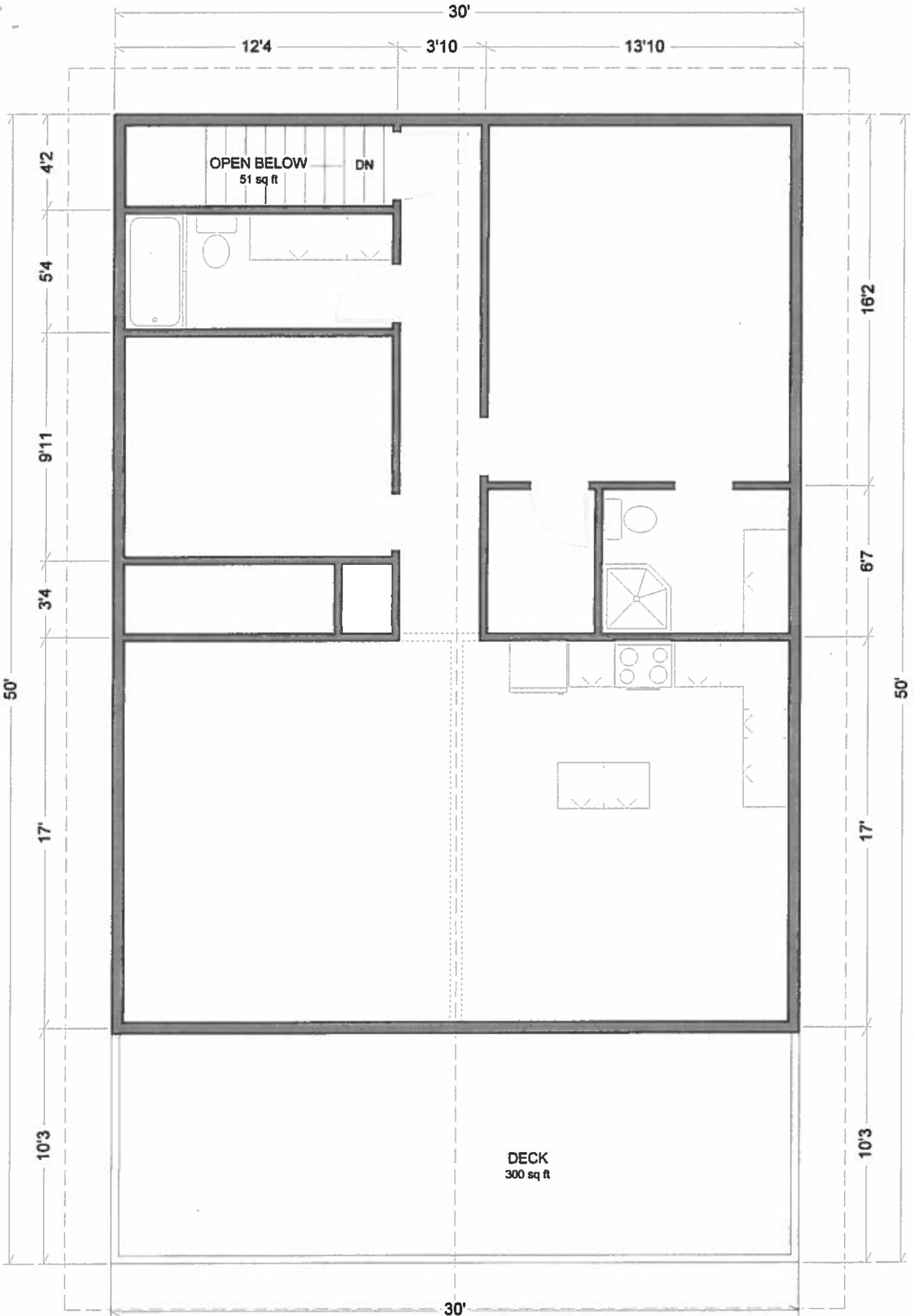
Do not want to sacrifice future commercial usage as long as commercial requirements are meet.

M. U

Proposed Site Plan & Building Layout







OPEN BELOW
51 sq ft
DN

DECK
300 sq ft

LIVING AREA 19
1148 sq ft

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

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 7:00pm

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).

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:02 p.m.

Proof of Publication. Proof of publication was entered into the record.

Review of Process. Planner Ruggera commenced the application review.

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.

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.

This site has been used in the past by other businesses for temporary uses. This is the first time an applicant has requested a temporary structure be erected on the site. 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. Because this structure is over 200 sq ft a building permit will be required with inspections from the Building Official and the Fire Marshall.

Applicant Presentation.

Mark Schumacher, president of Three Rivers Resort and Outfitters was introduced. Mr. Schumacher indicated that he will block off the area so cars will not be able to pass through. The intent is to keep the cars from parking on this area, but still allow foot traffic. The weather port will be used as shade for the employees. A building permit will be applied for after this meeting. Parking was discussed and access will be from Pine Street. This will be used primarily for booking for walk ins. Commissioner Niemeyer indicated that this was a good use of this parcel. Commissioner Beda asked what would be stored in the weatherport. Mr. Schumacher responded rafts, paddles, life jackets. These will be used for any trips in this area also. Mr. Schumacher stated that here will be no electricity to this weatherport. A small solar panel will be used to charge batteries for the cell phones. Commissioner Beda responded that this was a great idea. Commissioner Larson indicated they should have good Highway 50 traffic. Commissioner Cave indicated it is a good location especially with the Cattleman's Days event. Councilman Schwartz approved of this use too.

Public Input. None

Staff Presentation.

Planner Ruggera indicated there are a couple conditions as listed in the staff recommendation. Director Westbay explained the building permit exemption for a storage unit only. This one will be occupied.

Commission Discussion.

Close Public Hearing. Chair Larson closed the public hearing at 7:12 pm

ACTION

During the regular Planning and Zoning Commission meeting held on April 27, 2016, Commissioner Beda moved, and Commissioner Niemeyer 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:

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

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.
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.

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

Roll Call No:

Abstain:

Absent: Tocke

Motion: Carried

Commissioner Niemeyer moved, and Councilman Schwartz seconded, and the Commission voted to excuse Commissioner Tocke from this meeting.

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

Roll Call No:

Abstain:

Absent: Tocke

Motion: Carried

V. Minutes of the April 13, 2016 Meeting

Commissioner Ferchau moved, and Commissioner Cave seconded, and the Commission voted to approve the minutes of the April 13, 2016 meeting as presented.

Roll Call Yes: Beda, Larson, Niemeyer, Cave, Ferchau
Roll Call No:
Abstain: Schwartz
Absent: Tocke
Motion: Passed by Majority

VI. COUNCIL UPDATE

Councilman Schwartz commenced his update.

- FLAP (Federal Lands Access Project) Grant proposal was reviewed last night. Trail projects have been added. This was brought to council's attention at a County Trials Commission meeting. The goal is to collaborate with the County on this new trail. This breakdown would be for the City to guarantee the 17% match which will amount to \$260,000.00. The funds were discussed as to where they would be distributed in the budget. The County would write and administer the grant and maintain the trail after it is completed. Staff has been instructed to pursue this. An additional \$10,000.00 in funds will need to be used to scope this project. Funds will come from the federal highway funds. Other projects were discussed. Commissioner Ferchau asked about crossing the Wilson meadow. Director Westbay indicated that this is still in the long range plan. There are more issues on the Wilson parcel. Sage grouse, wetlands, agricultural, and airport issues are a few items that need to be addressed. This plan is more achievable at this time.
- Council will file a letter of opposition on Division 4 Water Court Case RE: Gunnison River Upstream City Wells.
- Council will write a letter of support to Hickenlooper, Gardner, Schwartz NWCCOG. Back the new water plan and conservation measures now. This supports the Federal Drought Action Plan Priority for the Colorado River Basin.
- Passed Ordinance #1, #2, #3. All 2nd readings. One change in Section 4.4. Parking language was corrected.

VII. COMMISSIONER COMMENTS

Councilman Schwartz - none

Commissioner Cave requested to be excused from the next meeting. Another person has requested to be on this board. Commissioner Cave will step down from this position. Council will act on this in May.

Commissioner Beda -none

Commissioner Larson met with the new chamber director Eric. Commissioner Larson was impressed indicated he would be good in this position.

Commissioner Ferchau- none

Commissioner Niemeyer moved, and Councilman Schwartz seconded, and the Commission voted to excuse Commissioner Cave from the next meeting On May 11th.

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REGULAR MEETING

Roll Call Yes: Beda, Cave, Ferchau, Larson, Schwartz, Niemeyer
Roll Call No:
Abstain:
Absent: Tocke
Motion: Passed

VIII. PLANNING STAFF UPDATE

Director Westbay commenced his review.

- Currently working on sidewalk survey. Sidewalk café seating is receiving mixed reviews. Merchandise on the walk way is good. Commissioner Ferchau asked what percentage of Main Street has responded. 70 surveys were given out. 30+ may be back at this time. Commissioner Ferchau encouraged staff to acquire as many as possible. Commissioner Niemeyer asked about some mock up drawings. Planner Ruggera is working on them now. A draft will be ready on Friday. The Ordinance is being drafted with our attorney. The private use of public rights of way, and Dimensional Standards are being reviewed. A Public Hearing will be set. Staff will be compiling the responses of the surveys for the next council meeting. Commissioner Larson indicated that the bike racks in the middle of the block could be relocated closer to the curb. Director Westbay indicated that obstruction by passengers from cars are also being reviewed. Benches relocated to over the irrigation ditches could open up walking areas. Rearranging the living room is basically what we will be doing. This is a very timely ordinance and review. This is a big liability for the City so insurance will be needed. Commissioner Beda asked if this could be a nuisance code violation with odors. Director Westbay indicated this should not be a conflict. Commissioner Ferchau indicated that they are monitoring the streets. Bike traffic is heaviest at 4pm to later. Fire safety was discussed. This will be an experiment. Issues will be there but nothing that cannot be solved. Commissioner Ferchau indicated that the post supporting the over hangs would need to be worked around. The majority of the post are all at 5' set back. Cleaning up the alleys and using them for overflow bike traffic was discussed. Councilman Schwartz indicated that we have surveyed our Main Street business owners and not just the general public. Councilman Schwartz visited with Eric at the Chamber. They sent out a survey of their own to all of their members. 80% were in favor of café seating. Sending out a survey to the general public was contemplated, timing was the issue. Following up is a good idea. Commissioner Ferchau indicated that the Main Street clientele was tourist driven. Director Westbay indicated that this is a community issue and not just for the downtown merchants. Discussion ensued on who would use the café seating. Commissioner Larson indicated that we have a very mixed use on Main Street from old to young. At the end of summer, we will need to review this.
- Director Westbay had a meeting with CDOT this past week. They are very receptive to our ideas. Region 3 head engineer, the other senior engineer and additional CDOT staff. The focus is on Tomichi. A protected bike lane and a crossing at Legion Park to Jorgenson Park. Medium refuge will be a protected area shaped in a Z. This design was discussed. There will also be a rapid flashing beacon. One block each side Tomichi and Main Street will also be a component of this design. 11th street will have a pedestrian crossing. This will be a good traffic slow down area. Commissioner Ferchau asked about the intersection. Director Westbay responded Iowa to Main and Main to Wisconsin. There will be a public meeting on May 26, 2016, to unveil some of these designs to the public. Initiation of Colorado Pedal Program. We will be starting discussions for applying for this grant.

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Region 3 CDOT is our partner on this grant application. Diagonal parking on a state highway was hard to get. This was a good discussion.

- Community Clean-up was a success with approximately 110 participants. Many groups participated and WSCU had a great turn out.
- Director Westbay indicated that he would be submitting this application for the City Manager position.

IX. ADJOURN 7:57 p.m.

Attest:

Greg Larson, Chair

Michelle Spain, Secretary