

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 07-22-16**

**DATE: WEDNESDAY, JULY 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. CONSIDERATION OF THE JUNE 22, 2016 MEETING MINUTES**
- IV. EXCUSE ERIK NIEMEYER FROM THE JULY 27, 2016 MEETING**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN**

WORK SESSION-

GUNNISON COMPLETE STREETS- JULY 2016 PRESENTATION

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.gunnisonco.gov. Work sessions are not recorded and normal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau			X
Andy Tocke	X		
Bob Beda	X		
Theresa Hanacek	X		
Greg Larson	X		
Councilor Matt Schwartz			X
OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Brad and Virginia Wayland, Ron Watson, Jason Ramsey, and Don Maimone.			

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING – BUFFER WAIVER APPLICATION, SUBMITTED BY LOFTS OF GUNNISON, LLC, REPRESENTED BY DON MAIMONE, FOR A ZONE DISTRICT BUFFER WAIVER AT 713 NORTH WISCONSIN STREET.

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:00 p.m.

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

Review of the Process. Planner Ruggera reviewed the process, stating the applicant, Lofts of Gunnison, LLC is requesting a zone district buffer waiver at 713 North Wisconsin Street. An overview was given of the request and there was discussion of the site conditions.

Applicant Presentation. Mr. Ron Watson and Mr. Jason Ramsey partners from Lofts of Gunnison, LLC were present. Mr. Watson introduced himself and stated they have approximately 50 units around town and their goal is to provide affordable and quality dwellings. They have spent over \$200,000 fixing up and remodeling the [subject site] apartments.

The biggest request or concern from their tenants was for more space or storage for their property. Mr. Watson stated the garages would be an improvement to the site and would add a very nice amenity for the tenants.

Mr. Watson referenced the proposed condition within the staff report regarding screening and fencing along the alley and to the north of the site. He expressed that the proposed layout would not accommodate a fence along the alley and he would also prefer to not fence the north boundary which is adjacent to vacant Commercial property.

Commissioner Niemeyer inquired if the garages are traditional wood frame structures. Mr. Watson replied they are proposed as traditional construction with good southern exposure. There was discussion on how the tenants would access the garage spaces and if the structures would have utilities. Mr. Watson stated the garages would have manual doors and there would be no electricity or water. Lighting will be provided with pack lights from the main apartment structure.

Public Input. Brad and Virginia Wayland stated they were just present to hear the discussion and they had no objections or comments regarding the request.

Staff Presentation. Planner Ruggera stated the proposed layout of the garage structures and access from the alley would not allow for screening and fencing. The Commission was asked if they would like to consider screening and a fence on the north boundary of the property.

Commission Discussion. Chair Larson inquired if a condition should be placed for screening in the future when the adjacent property was improved. Director Westbay stated that screening should be addressed if and when development occurs to the north. When the site is developed in the future the issue will probably be solved at that time.

Director Westbay stated, in his mind, with the residential area to the west he thought a buffered area along the north property line would help reduce a visual impact to the residences.

The Commission removed finding five and condition two from the staff report and recommendation regarding screening and fencing.

Close Public Hearing. Chair Larson closed the public hearing at 7:24 p.m.

Commissioner Beda moved, and Commissioner Niemeyer seconded to APPROVE the request by Lofts of Gunnison, LLC, represented by Don Maimone, for a zone district waiver at 713 North Wisconsin Street, based on the following findings of fact and condition:

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; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Planning and Zoning Commission finds that the applicant is requesting a waiver for the zone district buffer on the west property boundary which requires four evergreen trees and five shrubs per 100 feet of zone district boundary.
3. The Planning and Zoning Commission finds that the applicant is proposing construction of two garage structures that would provide 12 additional off-street parking spaces, bringing the site into compliance with the *LDC* in regard to off-street parking.
4. The Planning and Zoning Commission finds that the subject property is located in a unique location with a zoning boundary within the alley to the west and an adjacent property to the south. Typically zone boundaries are located within the street right-of-way.
5. The Planning and Zoning Commission finds that the adjoining properties to the west of the site are buffered with the alley, fences and mature trees.
6. The Planning and Zoning Commission finds that a street buffer along Wisconsin Avenue and adjacent to the new garage structure is required.
7. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

Condition:

1. A street buffer (15 feet wide) along Wisconsin Avenue and adjacent to the new garage structure is required with a minimum of one tree and three shrubs.

Roll Call Yes: Tocke, Larson, Hanacek, Niemeyer and Beda

Roll Call No:

Roll Call Abstain:

Motion carried

IV. PUBLIC HEARING – TEXT AMENDMENT APPLICATION, ZA 16-3, SUBMITTED BY STEVEN WESTBAY, COMMUNITY DEVELOPMENT DIRECTOR, TO AMEND SECTIONS 1.7 K. DENSITY AND 8.1 C. DIMENSIONAL STANDARDS FOR VARIANCES AUTHORIZED.

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:25 p.m.

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

Review of the Process. Planner Ruggera summarized the process for a text amendment and reviewed the proposed modifications to the *Land Development Code*.

Applicant Presentation. Director Westbay stated staff is regularly looking at the *LDC* to ensure a functional and flexible code. It makes sense to modify the density calculation to make full use of the allowed density with a zone district. The minimum lot size is a dimensional standard within the *LDC* and there are certain situations that would warrant a variance for the minimum lot size.

Public Input. There was no public comment.

Staff Presentation. Staff did not have anything to add.

Commission Discussion. Commissioner Beda stated the changes to the *LDC* will help to clear up some properties and solve some situations around the city.

Close Public Hearing. Chair Larson closed the public hearing at 7:30 p.m.

Commissioner Niemeyer moved, Commissioner Tocke seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 16-3, for a Text Amendment to modify Sections 1, Administration (1.7.K. Density) and 8, Variances (8.1.C. Dimensional Standards Variances Authorized) with the *LDC*, based on the following 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 the amendment provides reasonable flexibility within the *LDC*.
3. The Planning and Zoning Commission finds that proposed amendments clarifies the administrative direction within the *LDC*.
4. The Planning and Zoning Commission finds that this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
5. The Planning and Zoning Commission finds that based on the record of the application proceedings, approval of this Text Amendment protects the community's health, safety and welfare.

Roll Call Yes: Larson, Beda, Hanacek, Tocke and Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

V. CONSIDERATION OF THE MAY 25, 2016 MEETING MINUTES.

Commissioner Tocke moved and Commissioner Niemeyer seconded, to approve the May 25, 2016 meeting minutes as presented.

Roll Call Yes: Larson, Beda, Niemeyer and Tocke
Roll Call No:
Roll Call Abstain: Hanacek – was not a Commissioner at the May 25th meeting.
Motion carried

VI. EXCUSE ERICH FERCHAU AND MATT SCHWARTZ FROM THE JUNE 22, 2016 MEETING.

Commissioner Niemeyer moved and Commissioner Hanacek seconded, to excuse Commissioner Ferchau and Councilor Schwartz from the June 22, 2016 meeting.

Roll Call Yes: Tocke, Larson, Beda, Hanacek and Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

VII. COUNCIL UPDATE.

Steve Westbay summarized the Council meeting of June 21, 2016 as follows:

- A potential GOCO grant for a new pickleball court at Char-mar Park was presented;
- A request from High Alpine Brewery was discussed and action will take place on the request at the next regular City Council meeting;
- The skate park repairs were discussed by Dan Ampietro, Parks and Recreation Director and Ben Cowen, Finance Director;
- An update on the Lazy K property was given by Steve Westbay, Community Development Director; and,
- An Executive Session was held to discuss negotiation strategies for the City Manager position.

VIII. COMMISSIONER COMMENTS.

The Commissioners welcomed new Commissioner Hanacek to the Board.

IX. PLANNING UPDATE.

Director Westbay summarized the following:

- staff is looking at short term solutions to Highway 50 safety issues;
- work is continuing on the potential purchase of property for downtown parking;
- staff is compiling operational and maintenance costs for the Complete Streets project;
- an extension on the River Restoration Grant was approved;
- A State Wildfire Convention was held two weeks ago in Gunnison; and,
- Staff is working on some drainage / irrigation ditch issues on the newly constructed trail east of Western.

X. ADJOURN. Chair Larson adjourned the meeting at 7:55 p.m.

Attest:

Greg Larson, Chair

Andie Ruggera, Secretary



Gunnison Complete Streets



July 2016

City Council Presentation





Community Input Summary



WESTERN
FILMMAKERS
DOCUMENT
QUAKE
DEVASTATION
ROUNDUP, B1

GUNNISON COUNTY TIMES

50¢
Vol. 134, No. 37
Thursday,
September 10,
2015

SPORTS B11 | ROUNDUP B1 | OPINION A14-A15, A19 | CLASSIFIEDS A16-A18 | OBITUARIES A3 | ONLINE: GUNNISONTIMES.COM

WORKSHOP FOR SAFER STREETS

Attendees mark problems they see with the current configuration of Tomichi Avenue.

Drawing out new ideas

PHOTO AND WORDS
BY WILL SHOEMAKER

Markers scribbled across maps. Citizens marched all over Tomichi Avenue.

Mind you, this was all within the confines of the Ford Field Multi-purpose Building in Gunnison, and the marking and marching were only on maps.

The city hosted a workshop this past Thursday to solicit feedback from residents of all ages on possible improvements to highway corridors. The meeting was the first step of an initiative aimed at improving safety for pedestrians, bicyclists and motorists.

Groups each stood their gauges with a specific portion of the city's current configuration — taking markers to large aerial print-outs. The maps were then placed on the floor, as the larger audience gathered around, and each group walked the model corridors from end to end, explaining their observations. The three dozen attendees also were offered a glimpse of other communities' solutions — and given a chance to rate them.

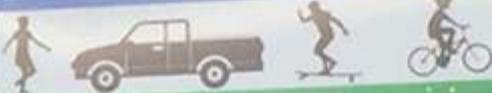
Thursday's workshop was facilitated by consulting firm Fox Tuttle Hernandez Transportation Group. The end goal is the development of a "complete streets" plan in conjunction with the Colorado Department of Transportation (CDOT) that could result in funding from the state agency.

- Workshop Summary
- 3 Community Workshops
- 9 breakout sessions
- 320 total participants
- 3,000 comments
- 15 Right-of-Way games
- 1,200 poll questions processed

Community Workshop #1 (44 people)

COMING SOON
HIGH ALPINE BREWING CO.

 **GUNNISON
SAFE STREETS**



**COMMUNITY
WORKSHOP**

**THURSDAY,
SEPTEMBER 3RD**
6:00 PM TO 8:30 PM

FAIRGROUNDS
(FRED R. FIELD WESTERN HERITAGE CENTER)
275 SOUTH SPRUCE STREET

JOIN THE PROCESS



Key Themes

- Traffic perceived to be “too fast” and “not yielding”
- Perceived to be dangerous and unsafe for crossing
- Pedestrian signals at major intersections desired
- Ped signal timing perceived to be “too short”

Love this,
shows the
world we
are an
open for
biz
community



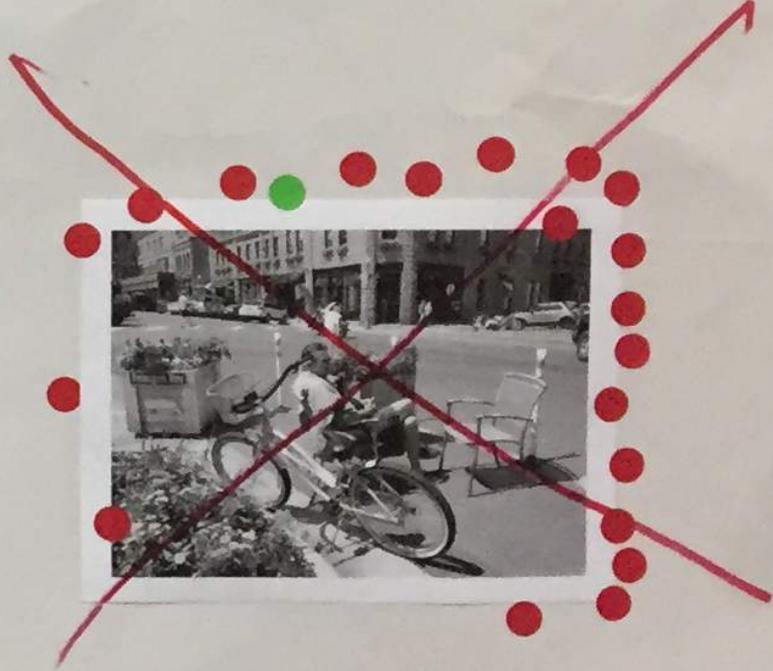
PLACES
(SPACE)

Liquor



opens space up
for people to
be downtown

WHY?



98% support for “green” medians



98% support for “signalize” mid-block crossings



80% support for some type of protected bike lanes



Community Workshop #2 (38 people)





The community worked together to redesign Tomichi



They collaboratively worked with elected officials



The community evaluated alternatives



We talked about buffered bike lanes ²⁰



We talked about protected bike lanes ²¹



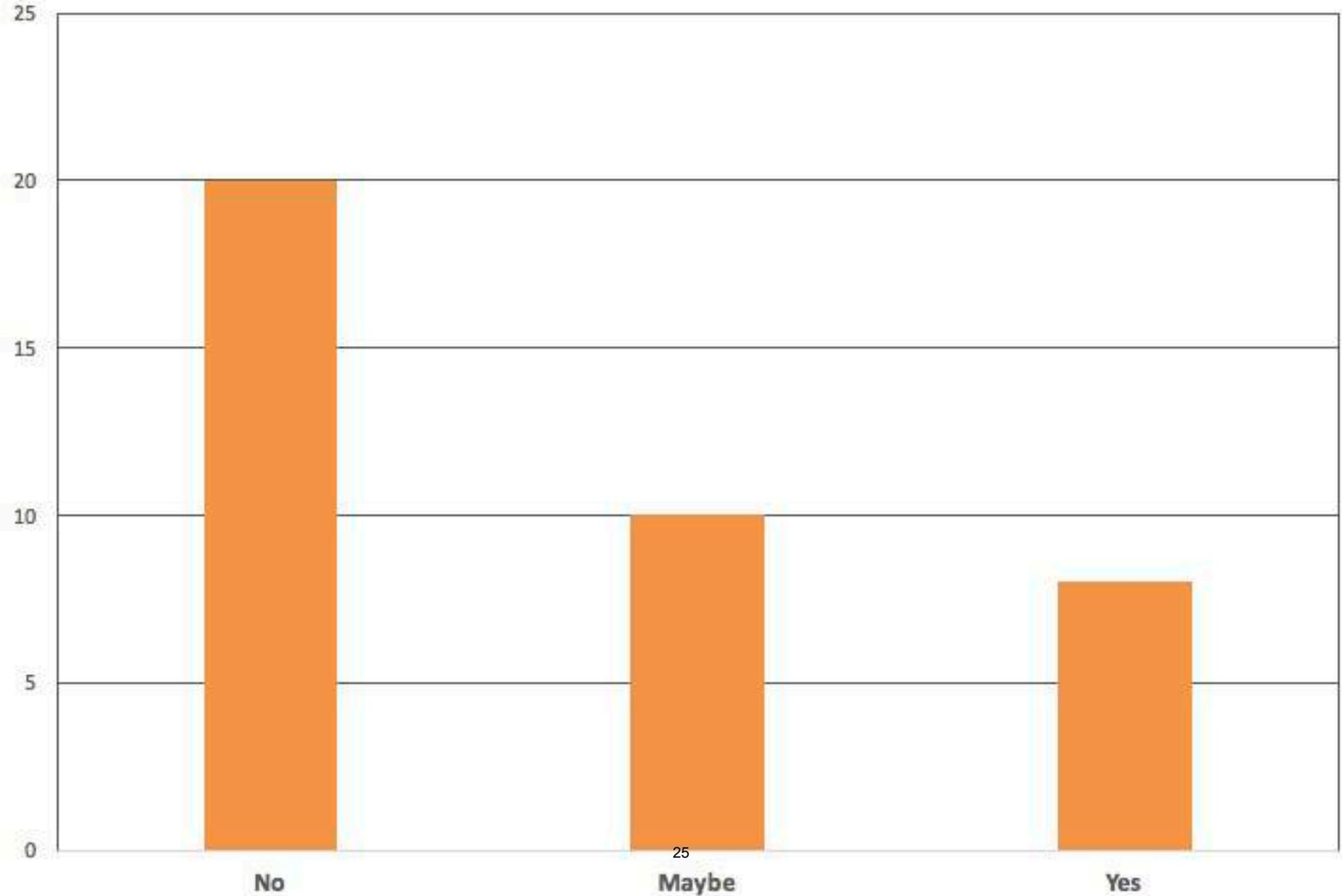
We talked about protected bike lanes ²²

Tomichi Right of Way Game

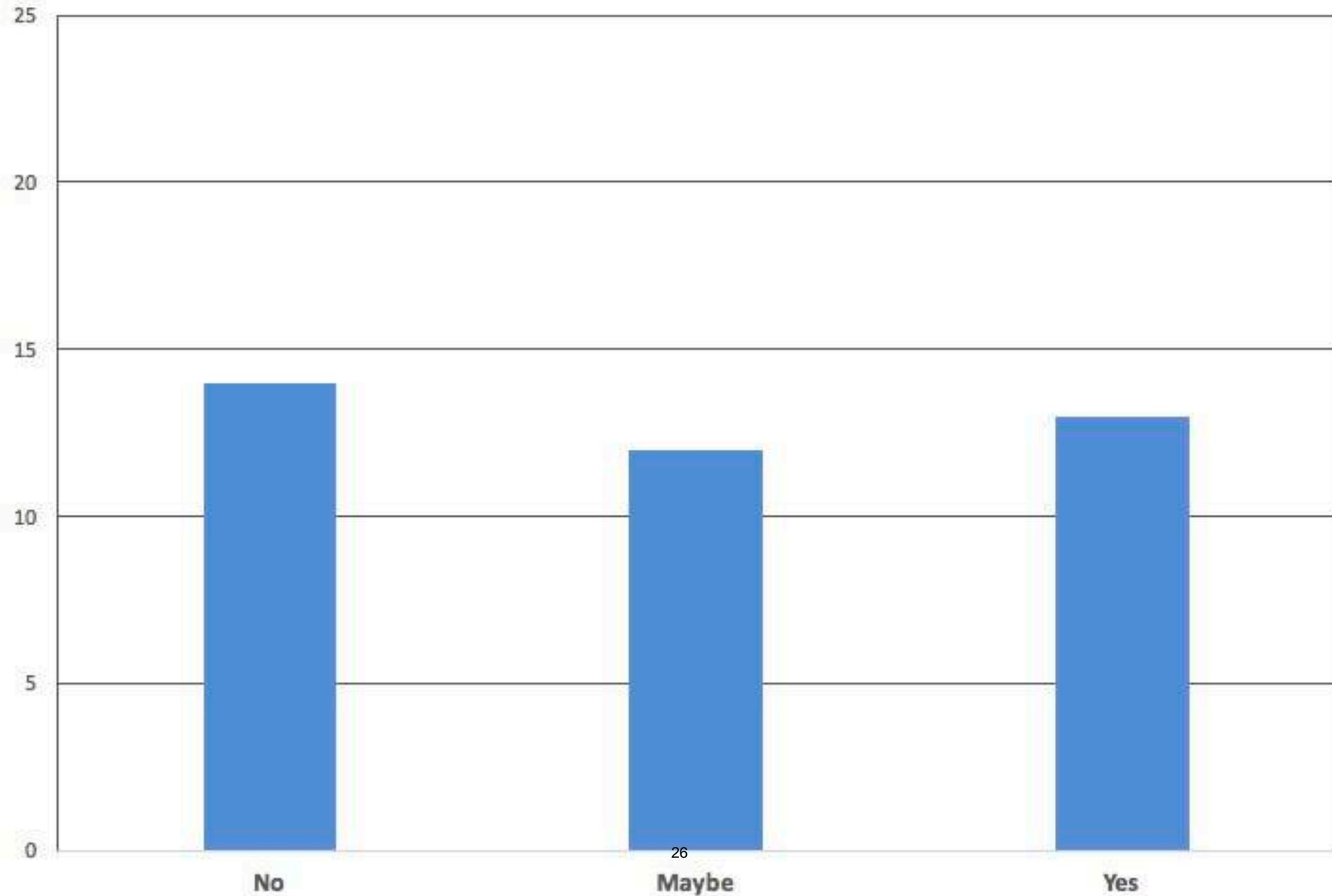
6 new design options submitted at Workshop #1

- 100% kept parking
- **100% had raised medians with turn lanes**
- **66% had protected bike lanes**
- 50% added tree lawns
- 50% utilized narrower travel lanes
- 0% deleted travel lanes

OPTION #1: BUFFERED BIKE LANES ON TOMICHI



OPTION #2: PARKING PROTECTED ON TOMICHI



Goal 2: Make strategic investments in regional infrastructure and facilities that supports quality of life and economic prosperity.

OBJECTIVE 2.1:

Create a highly connected, multimodal transportation system.

ACTION:

Collaborate on the revitalization of highway corridors, which serve as key transportation facilities, gateways to the region and "Main Street" in Gunnison.









6.5' 8' 11' 11' 4' 12' 11' 11' 8' 6.5'

OVPP and CDOT supported plans

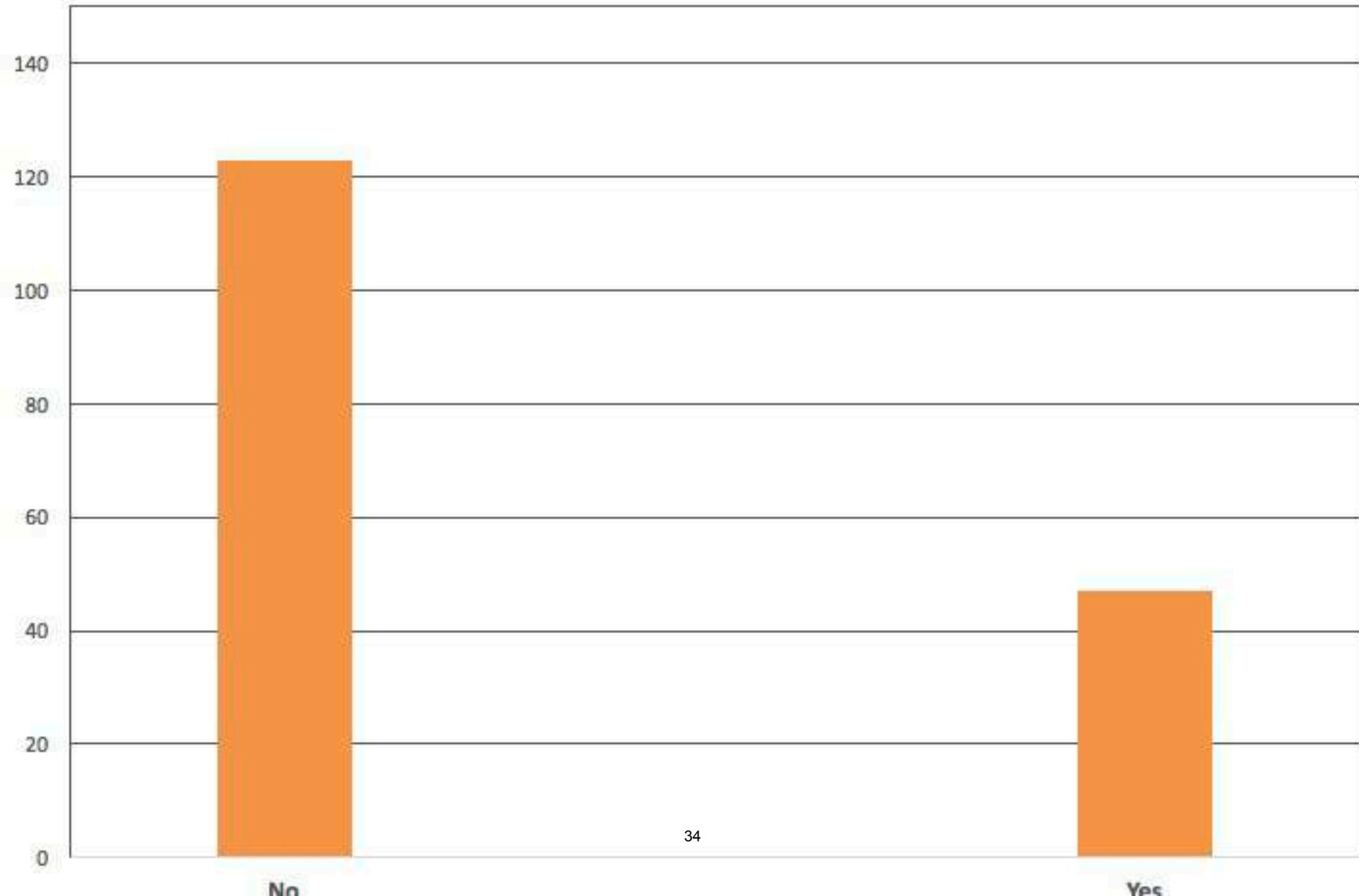
Community Workshop #3 (224 people)



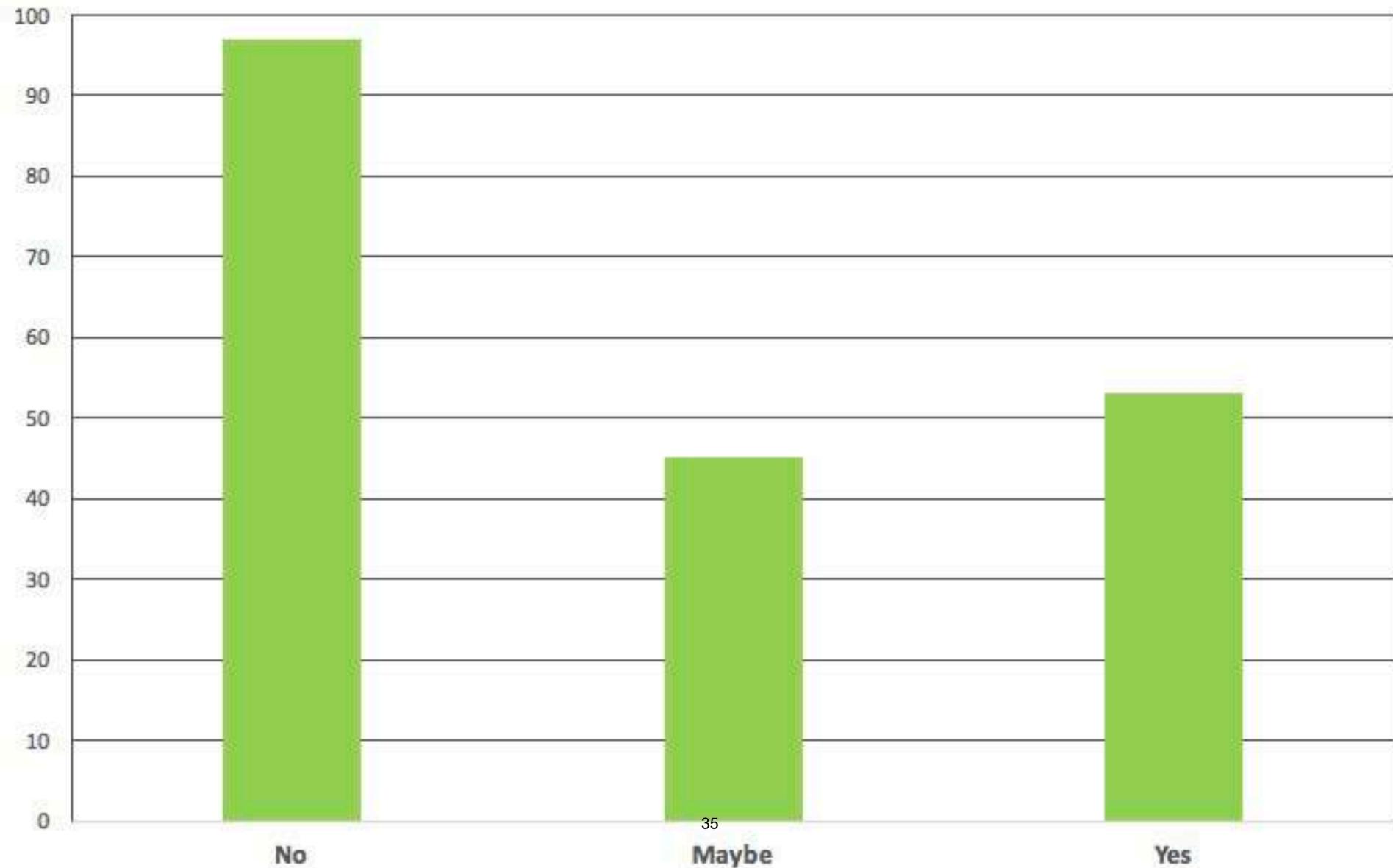


33
Additional business owners and residents participated

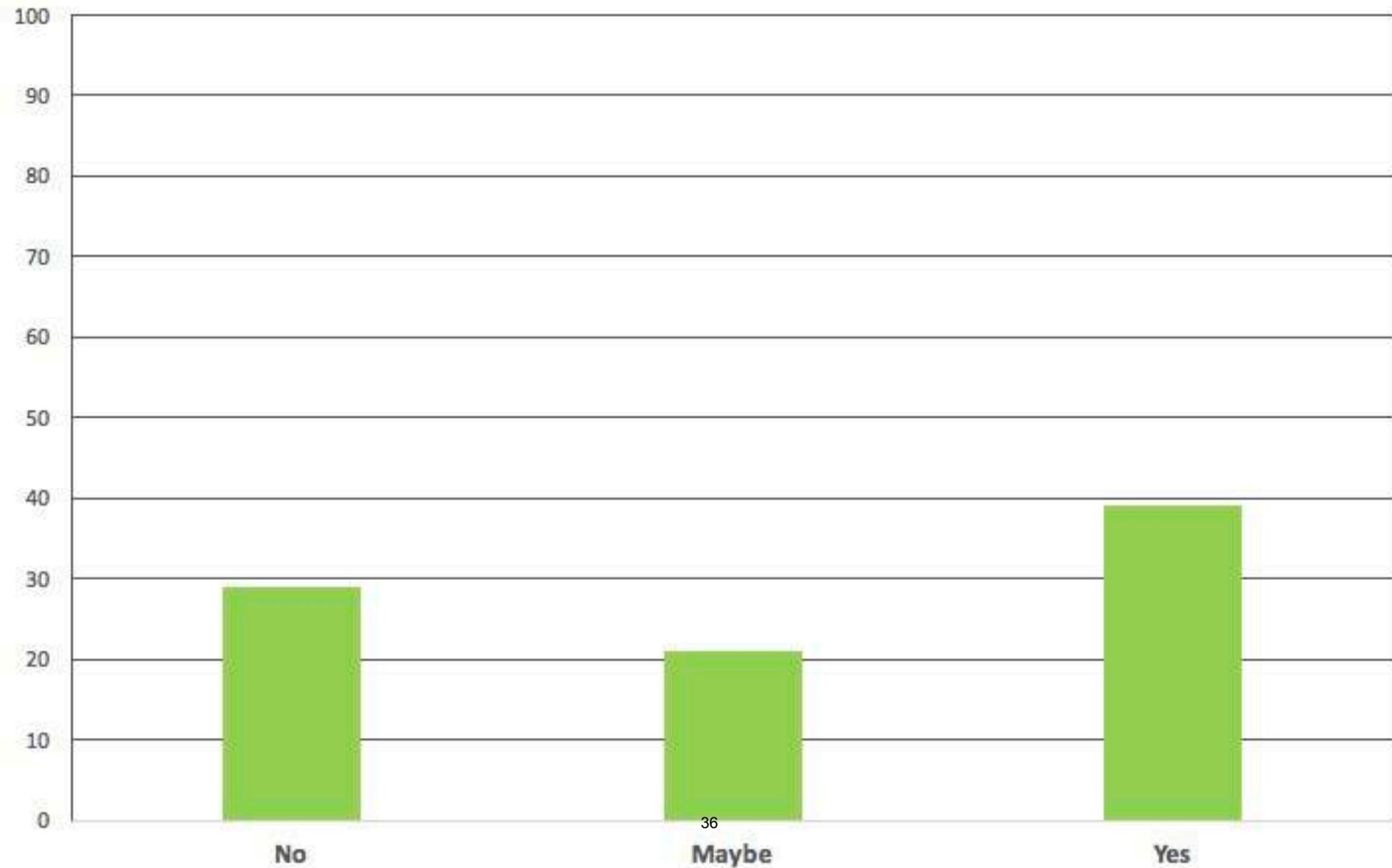
1. I participated in a prior workshop



2. I support the installation of the Tomichi Complete Street Project

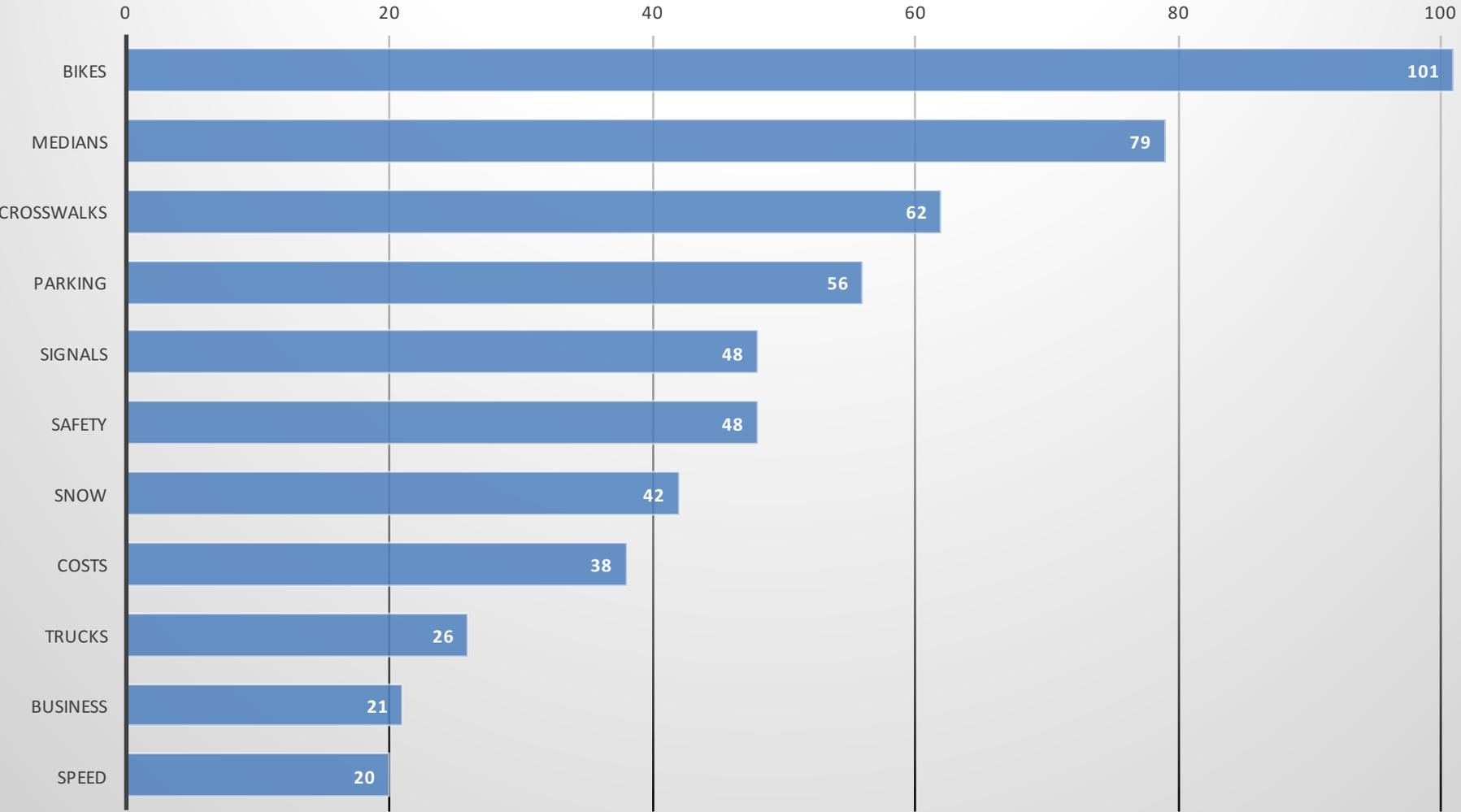


I would be willing to support it with minor changes





Tomichi Complete Street Station Summary - (541 total)

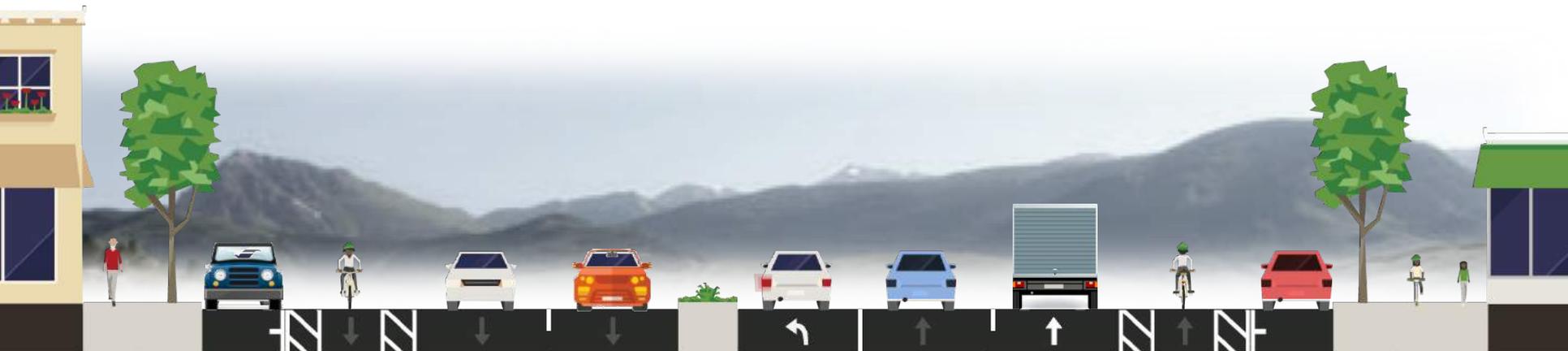




Final Recommendations

Recommendation #1: Install Double Buffered Bike Lanes on Tomichi for 2 years (\$100,000)

Looking West



10'	7'	2½'	5'	3'	11'	11'	6'	10'	11'	11'	3'	5'	2½'	7'	13'
Sidewalk	Parking	Buffered Bike Lane	Travel Lane	Travel Lane	Painted Median & Turn Lane ⁴⁰	Travel Lane	Travel Lane	Travel Lane	Travel Lane	Buffered Bike Lane	Parking	Sidewalk			

Tomichi Avenue Buffer Bike Lanes

Opportunities

- Installation only requires paint on the roadway
- Lowest installation and maintenance costs
- CDOT pre-approved this alternative
- No parking spaces removed
- Plowed and maintained with existing equipment
- Few conflicts with alleys and driveways
- Traditional, common, and makes a statement

Challenges

- Least separation between moving traffic and bicycles
- Achieving posted vehicle speed limits
- Ground markings covered in snow for extended periods
- Novices and children might still be on sidewalks downtown





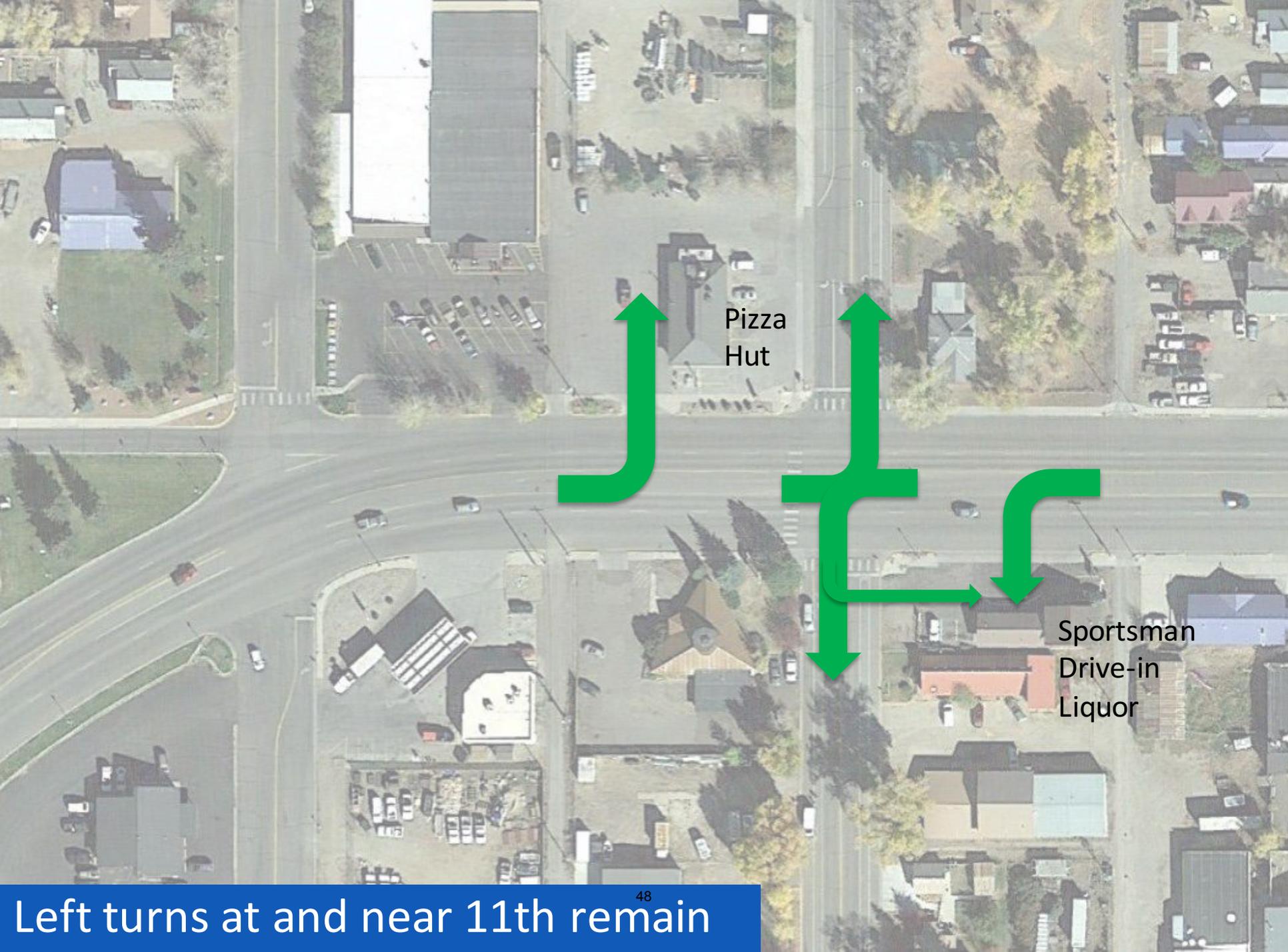


Recommendation #2: Install RRFB crossing at 11th and Tomichi for 2 years (\$130,000)









Pizza
Hut

Sportsman
Drive-in
Liquor

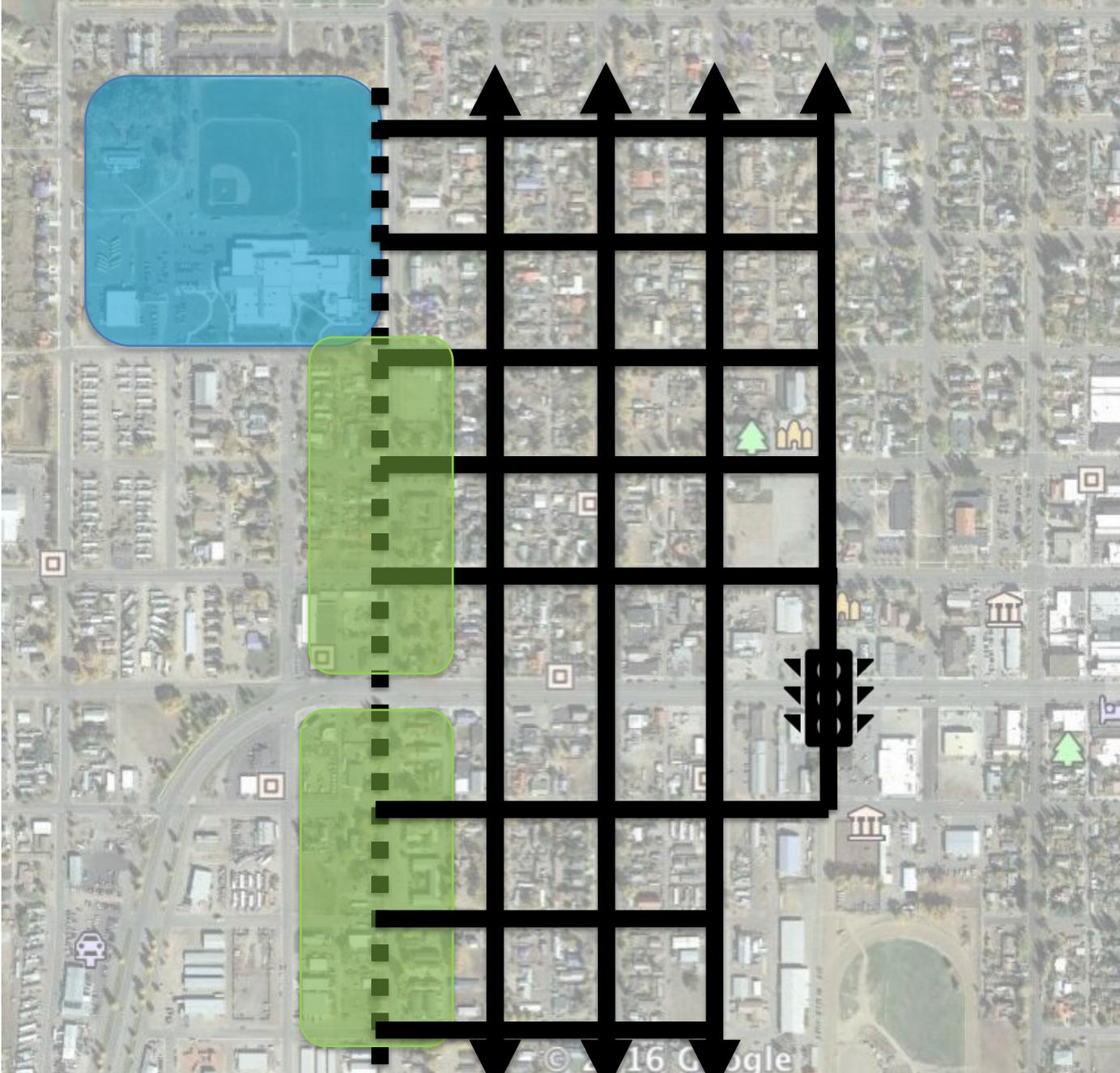
Left turns at and near 11th remain



Pizza
Hut

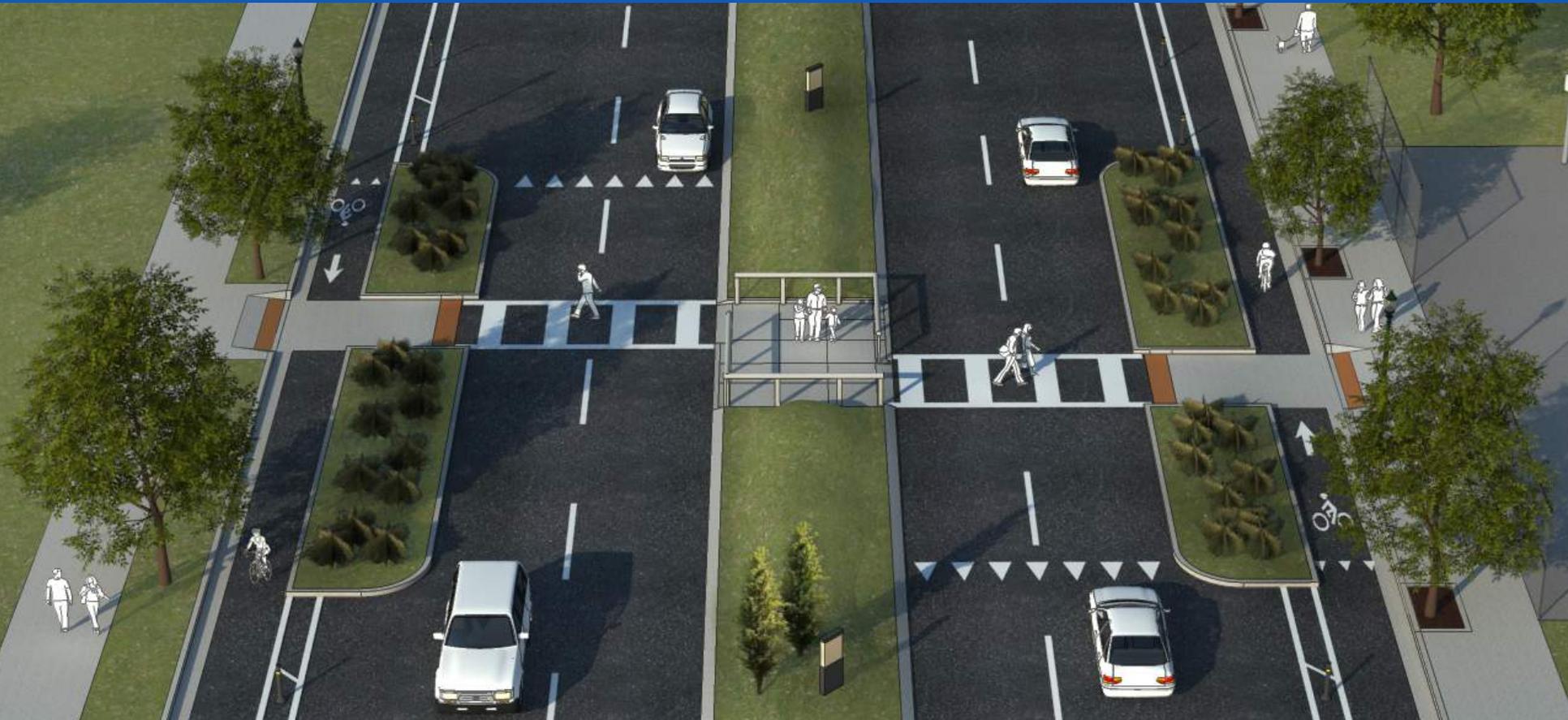
Sportsman
Drive-in
Liquor

2 Left turns out and thru removed



Grid connections

Recommendation #3: Install Mid Block Crossing at Jorgenson Park (\$150,000)



Recommendation #4: Establish a Western Gateway that supports the OVPP Vision (\$150,000)



Concepts that require future evaluation

Tomichi Avenue

- Parking protected bike lanes
- Protected intersection at Main Street
- Center roadway medians
- Driveways closures with medians
- Lighting and signage
- Arrival entry features on east and west ends

Main Street

- Lane reductions between Tomichi and Georgia
- Parklet demonstration with CDOT
- Wider sidewalk zone by moving curbs
- Lighting and signage
- Bike parking

3 Year Action Plan

Action in 2016

- All four projects individually submitted in July for CDOT's CPP/TA funding
- Finalize all design plans
- Establish performance measures
- Outline community engagement plan for projects moving forward

Actions in 2017

- Install buffered bike lanes on Tomichi Avenue
- Install new RRFB at 11th and Tomichi
- Install mid-block crossing at Jorgensen Park
- Education and safety campaign
- Reevaluate the “future project list”

Actions in 2018

- On-going project evaluation

Actions in Early 2019

- Determine next step projects