

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 8/5/2016**

**DATE: WEDNESDAY, AUGUST 10, 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. PUBLIC HEARING AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION-
CU 16-4, SUBMITTED BY O. A. PESNELL JR., FOR CONSTRUCTION OF A SINGLE
FAMILY DWELLING AND AN ACCESSORY DWELLING UNIT IN THE CENTRAL
BUSINESS DISTRICT.**
- IV. UNSCHEDULED CITIZENS**
- V. CONSIDERATION OF THE JULY 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.gunnisonco.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
OA Pesnell Jr. – 121 North Colorado Street

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: August 5, 2016
RE: Conditional Use – Single Family Residential and Accessory Dwelling Unit

CODE PROVISIONS

The City's *Land Development Code (LDC)*, Section 2.6 states that a single family residential use requires a Conditional Use permit to exist in the Central Business District (CBD) 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, OA Pesnell Jr., is requesting a Conditional Use for the construction of a single family residential dwelling unit and an accessory dwelling unit in the Central Business District zone. The legal description of the property is Lots 23 and 24, Block 18, Original Gunnison, City and County of Gunnison, Colorado. The applicant's narrative states:

“O.A. Pesnell, Jr. proposes a conditional use change to allow for a single story residential dwelling containing 1,500 sq. ft. living area, as well as an auxiliary dwelling unit on the same lot containing 720 sq. ft. living area, a two (2) story unit, with the top level being a residential dwelling and the lower level of the residential dwelling being storage to be used to store toys and equipment associated with winter and summer activities commonly participated in within our community.

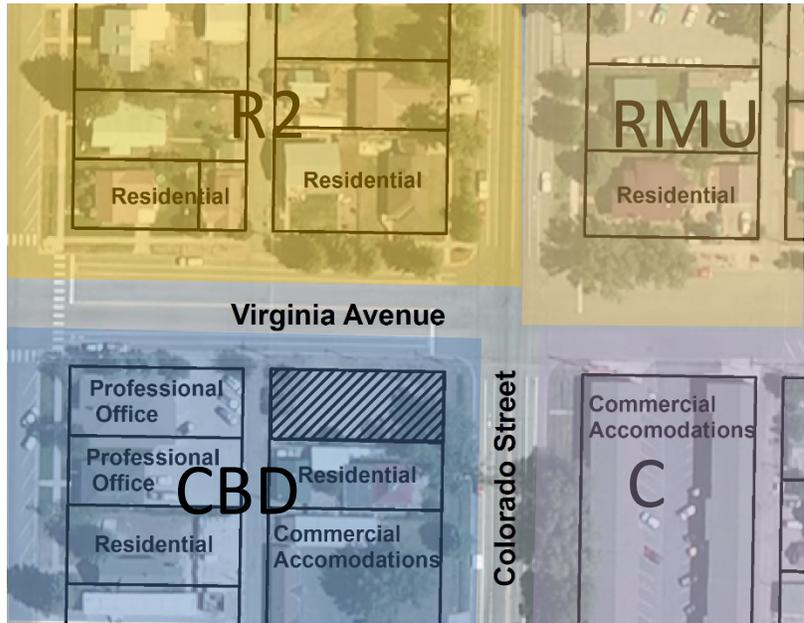
This 50 x 125 lot is located in the CBD Zoning District and requires a conditional use change for a single-family dwelling unit. Once that conditional use change is met, it is my understanding that an auxiliary dwelling of 720 sq. ft. is also allowed.

I will meet the requirements regarding set-backs and applicable residential codes and will be building the residential units to offer as rental properties for students, college staff, and others that desire not to own property or cannot yet afford to purchase property for their dwelling use. Please allow this conditional change at your next scheduled meeting on August 10, 2016, as I would desire to begin construction of these units immediately after your approval.”

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SITE ASSESSMENT

The property is located on the southwest corner of Colorado Street and Virginia Avenue within the Central Business District (CBD) zone. The R2 (Duplex Residential) district zone is located directly north and the RMU (Residential / Mixed Use) district zone is to the northeast. All uses north of Virginia Avenue are residential. The Commercial (C) district zone is adjacent on the east and the uses on the east and south are commercial accommodations. Professional offices are to the west of the subject site.



The property was historically a single family residence that burned down and was demolished in the spring of 2010. The applicant is proposing to redevelop the site with one single family dwelling and a detached garage with an accessory dwelling above.

The property is 6,250 square feet (50' x 125') and the CBD zone does not require Dimensional Standards; however, the applicant is proposing off-street parking for the residences. The *LDC*, Section 3, Specific Use Regulations lists standards for Accessory Dwelling Units. These standards will be reviewed and approved during the building permit process.

DEPARTMENTAL COMMENTS

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No comment.

City Engineer: No comment.

Water and Sewer Superintendent: The water service for 117 and 117 1/2 Colorado cross the back of the lot. Will need to pipe the irrigation ditch across the driveway proposed on Colorado Street.

Electric Superintendent: No issue.

STAFF OBSERVATIONS

1. The applicant is requesting a Conditional Use application for a single family dwelling unit and an accessory dwelling unit within the Central Business District.
2. Residential dwelling units are compatible with the uses in the surrounding neighborhood.
3. The site was historically a residence until it burned down in 2010.

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Conditional Use
OA Pesnell Jr. – 121 North Colorado Street

4. The CBD lot is removed from the commercial corridor along Highway 50, is on the outskirts of the CBD zone and is located adjacent to the RMU and R2 zone districts.
5. *LDC* Dimensional Standards are not required in the CBD zone.
6. A water line may cross the back of the property. A line locate will be needed to determine the location of the water line.
7. The residential request 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 Central Business Zone District is to provide for the business and civic functions that make up the city core. The CBD district has strong pedestrian character and provides for concentrated commercial activity. It contains a mix of business, commercial and residential uses.

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 CBD 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. Standards for an accessory dwelling unit shall comply prior to the issuance of a building permit.

- 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*.

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OA Pesnell Jr. – 121 North Colorado Street

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 standards.

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: Residential units 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 residential units should 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.

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OA Pesnell Jr. – 121 North Colorado Street

ACTION

During the Planning and Zoning Commission meeting of August 10, 2016, Commissioner _____ moved, Commissioner _____ seconded and the Planning and Zoning Commission voted to APPROVE Conditional Use application, CU 16-4 submitted by O.A. Pesnell, Jr. for the construction of a single family dwelling unit and an accessory dwelling unit at 121 North Colorado Street, with 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; 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 unit and an accessory dwelling unit in the Central Business District.
3. The Planning and Zoning Commission finds that residential dwellings at this location is compatible with the surrounding neighborhood.
4. The Planning and Zoning Commission finds that final review of the site will be conducted during the building permit process.
5. The Planning and Zoning Commission finds that the proposed residential use will not have a significant effect on future City sales tax revenues.
6. The Planning and Zoning Commission finds that residential dwelling units will not affect the health, safety or welfare of the community.
7. The Planning and Zoning Commission finds that the review standards for Conditional Uses have been or will be met based on the following condition:

Condition:

1. The applicant shall apply for a building permit prior to Conditional Use expiration of August 10, 2019.

Applicant Name(s): D A Pesnell Jr.

Phone #: 641-2420 Fax #: 251-634-0825 E-Mail: Carolyn.Bullock @ AOL

Mailing Address: 59005 Highway 50

City: Gunnison State: CO Zip: 81230

Legal Description
Site Address of Property: Lots 23 & 24 Block 18 Zoning CBD
Block: 18 Lot(s): _____ Addition: 121 N. Colorado St.

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

Summary of Request:
I Am Requesting Condl. Use Change to Allow One Residence
and one ADU on Lots 23 & 24 Bk 18

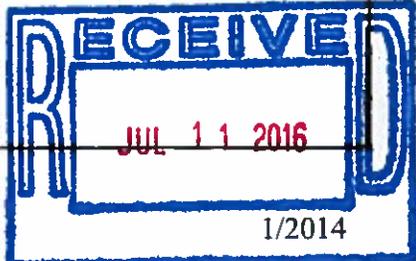
Attachments: Vicinity Map (8.5"x11") Description of Proposal

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) D A Pesnell Jr. Date 7/11/16
Date _____

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



Pesnell Real Estate Investments

6951 Cottage Hill Rd.

Mobile, AL 36695

Phone 251-634-0825

Fax 251-634-1133

City of Gunnison

201 W. Virginia Ave.

Gunnison, CO 81230

Attn: Andie Ruggera

andie@cityofgunnison-co.gov

Narrative for Lot 23 and Lot 24 Block 18 Proposal

O. A. Pesnell, Jr. proposes a conditional use change to allow for a single story residential dwelling containing 1,500 sq. ft. living area, as well as an auxiliary dwelling unit on the same lot containing 720 sq. ft. living area, a two (2) story unit, with the top level being a residential dwelling and the lower level of the residential dwelling being storage to be used to store toys and equipment associated with winter and summer activities commonly participated in within our community.

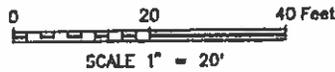
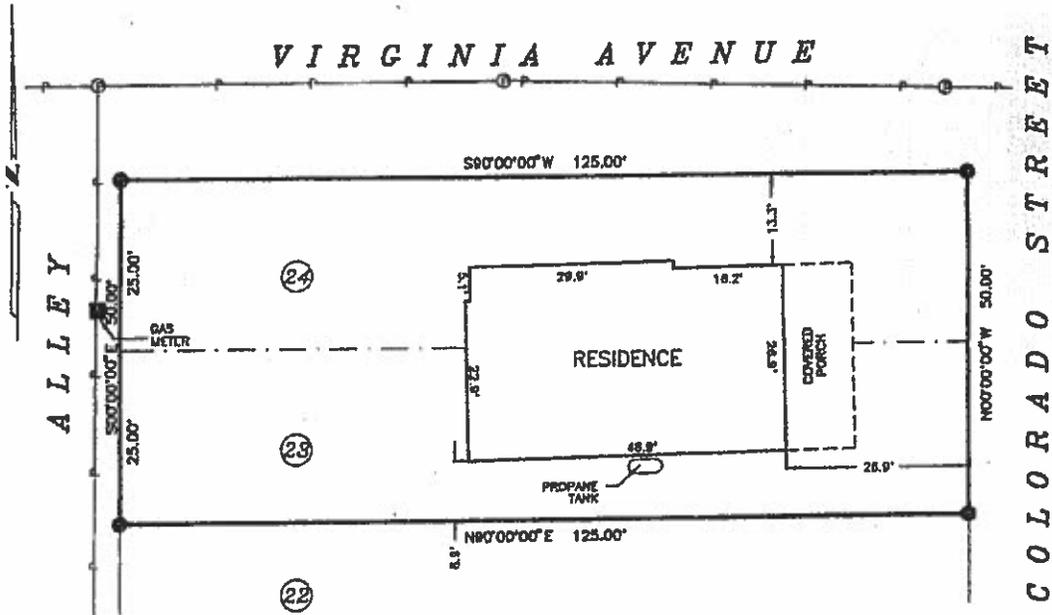
This 50 x 125 lot is located in the CBD Zoning District and requires a conditional use change for a single-family dwelling unit. Once that conditional use change is met, it is my understanding that an auxiliary dwelling of 720 sq. ft. is also allowed.

I will meet the requirements regarding set-backs and applicable residential codes and will be building the residential units to offer as rental properties for students, college staff, and others that desire not to own property or cannot yet afford to purchase property for their dwelling use. Please allow this conditional change at your next scheduled meeting on August 10, 2016, as I would desire to begin construction of these units immediately after your approval.

Regards,

O. A. Pesnell, Jr.

IMPROVEMENT LOCATION CERTIFICATE
 Lots 23 and 24
 Block 18, City of Gunnison
 Gunnison County, Colorado
 a/k/a 121 N. Colorado Street



LEGEND

- Property corner - set steel stake with plastic cap inscribed "LS 11250"
- ⊙ (24) Lot number inside circle symbol
- ⊙ Power pole
- P — P — Overhead powerline

GENERAL NOTES: Lots corners established using information on the recorded plat of ORIGINAL GUNNISON, said plat being supplemented (for purposes of practical location) by information on City of Gunnison plat prepared by Fisher Engineering (1980), said plat available from City Planning Office. Survey measurements based on City monument at center of intersection of Main Street with Tomichi Avenue and using Main Street as defined by City monuments as a basis of bearing of NORTH.

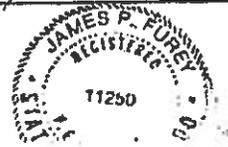
FLOOD PLAIN STATEMENT

This property is clear of the 100 year flood plain as displayed in "The Flood Insurance Rate Map City of Gunnison, Colorado" published by the Federal Emergency Management Agency in September 1985.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for 1ST MORTGAGE. I further certify that the improvements on the above described parcel on this date of APRIL 18, 1995, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no visible encroachments upon the described premises by the improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted on this drawing.

Date: April 18 1995 *James P. Furey*



James P. Furey
 Colorado L. S. No. 11250
 Gunnison, Colorado 81230

- R 001613 Touching - 117 1/2 N Colorado - Ryan Gates
- R 001617 Across - 400 E. Tomichi - Gallowich properties
- R 001557 206 E Virginia - Matthew H. Ebbott
(206 N. Colorado - mailing)
- A 632425 316 E Virginia - Chris Kruthaupt
(712 Andrew Ln, Gunnison)
- R 001568 308 E Virginia - David Koslowski
(308 E. Virginia, Gunnison)
- R 001567 308 E. Virginia - Tim Williams
(270 McClure Ave, Frederick, CO 80530)
- R 001614 120 N. Taylor St - Law Building Partnership
(PO Box 179, Gunnison)
- R 001615 116 N. Taylor St - Logi LLC
(109 N. Blvd St, Gunnison)

Hand deliver one to applicant.

mail one to owner.

9 mailed : x 6.47 = 58.23

Parcel to purchase

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

Owner and Parcel Information

Owner Name & Mailing Address MANDELKORN BARRY A REVOCABLE TRUST 346 SE 25TH AVE FORT LAUDERDALE, FL 33301-2612 Business Name: NA		Today's Date: July 11, 2016 Appraisal Year: 2015	Account Number: R001609 Parcel Number: 3701-363-15-001 Account Type: Vacant Economic Area: Econ Area 1 Tax District: 100 Mill Levy: 56.217
Property Location: 121 N COLORADO ST, GUNNISON Neighborhood: 12330 LEA: COMMERCIAL OFF HWY 50-135 (12330) Subdivision: GUNNISON ORIGINAL Condo: Legal Description: LOTS 23,24 BLK 18 ORIGINAL GUNNISON #624960 Parcel Notes: TOTAL PARCEL = 6,250 SF STATEMENT OF AUTHORITY #624959 RECORDED DEC 30 2013 BARRY A MANDELKORN REVOCABLE TRUST	Parcel Map Show Parcel Map Building Photos Building Images Building Sketches NA 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
\$56,850	\$16,490			\$56,850	\$16,490

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$56,850	\$16,490	54.929	\$905.78
2014	\$37,500	\$10,880	56.217	\$611.65
2013	\$37,500	\$10,880	49.778	\$541.58
2012	\$46,880	\$13,600	44.152	\$600.45
2011	\$46,880	\$13,600	44.343	\$603.06
2010	\$73,080	\$5,820	40.939	\$238.26
2009	\$288,300	\$22,950	39.757	\$924.60
2008	\$195,660	\$15,570	41.387	\$655.36
2007	\$195,660	\$15,570	36.186	\$575.48
2006	\$146,160	\$11,640	43.784	\$521.44

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
VACANT COM LOTS	Vacant	0.143	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/18/2013		MANDELKORN BARRY A ETAL	MANDELKORN BARRY A REVOCABLE TRUST	N/A	624960	SPEC WARR DEED - NO FEE
04/14/2005	\$209,000	HENKEL B MICHAEL ETAL	MANDELKORN BARRY A ETAL	Improved	552689	GEN WARR DEED - FEE
01/15/1999		HENKEL B MICHAEL	HENKEL B MICHAEL ETAL	N/A	492654	QUIT CLAIM DEED - FEE
12/11/1998		HENKEL CHRISTINE L	HENKEL B MICHAEL	N/A	490801	QUIT CLAIM DEED - FEE
06/30/1992	\$61,200	Unknown	Unknown	Improved	B000708P0002	GEN WARR DEED - FEE

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address		Today's Date: July 11, 2016	Account Number: R001613
GATES RYAN SLENTZ CASSIE 117 N COLORADO ST GUNNISON, CO 81230-2101		Appraisal Year: 2015	Parcel Number: 3701-363-15-006
Business Name:	NA		Account Type: Residential
			Economic Area: Econ Area 1
			Tax District: 100
			Mill Levy: 56.217
Property Location:	117 N COLORADO ST, GUNNISON	Parcel Map	Show Parcel Map
Neighborhood:	GUN RES IN COMMERCIAL	Building Photos	Building Images
LEA:	GUNNISON RESIDENTIAL IMPROVED (10000)	Building Sketches	Building Sketches
Subdivision:	GUNNISON ORIGINAL	Generate Neighboring Owner List by Distance	
Condo:		Search Sales By Subdivision	
Legal Description:	LOTS 21,22 BLK 18 ORIGINAL GUNNISON #636850		
Parcel Notes	TOTAL PARCEL = 6,250 SF POWER OF ATTORNEY #568941 JOHN J MATHIS SEPT 11 2006		

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$39,600	\$3,150	\$303,530	\$24,160	\$343,130	\$27,310

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$343,130	\$27,310	54.929	\$1,500.11
2014	\$214,960	\$17,110	56.217	\$961.88
2013	\$214,960	\$17,110	49.778	\$851.70
2012	\$265,800	\$21,160	44.152	\$934.27
2011	\$265,800	\$21,160	44.343	\$938.30
2010	\$296,300	\$23,590	40.939	\$965.75
2009	\$277,800	\$22,110	39.757	\$903.36
2008	\$197,520	\$15,720	41.387	\$672.52
2007	\$197,520	\$15,720	36.186	\$593.00
2006	\$163,420	\$13,010	43.784	\$593.24

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
SINGLE FAM.RES.-LAND	Residential	0.143	PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - TYPICAL OR AVERAGE SITE IMPROVEMENTS - CURBS AND OR GUTTER

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/02/2015	\$290,000	BUCHANAN CHRISTINA ETAL	GATES RYAN ETAL	Improved	636850	WARRANTY DEED - FEE
09/01/2006	\$278,000	MATHIS JOHN J	BUCHANAN CHRISTINA ETAL	Improved	568942	GEN WARR DEED - FEE
08/23/1996	\$125,000	Unknown	Unknown	Improved	B000789P0003	GEN WARR DEED - FEE
10/21/1992	\$64,500	Unknown	Unknown	Improved	B000714P0001	WARRANTY DEED - FEE

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	Today's Date:	July 11, 2016	Account Number:	R001617
GALLOWICH PROPERTIES LLC 400 E TOMICHI AVE GUNNISON, CO 81230-2031	Appraisal Year:	2015	Parcel Number:	3701-363-16-002
Business Name: QUALITY INN			Account Type:	Commercial
			Economic Area:	Econ Area 1
			Tax District:	100
			Mill Levy:	56.217
Property Location:	400 E TOMICHI AVE, GUNNISON		Parcel Map	Show Parcel Map
Neighborhood:	COMMERCIAL TOMICHI AVE		Building Photos	Building Images
LEA:	COMMERCIAL HWY 50 (12320)		Building Sketches	Building Sketches
Subdivision:	GUNNISON ORIGINAL		Generate Neighboring Owner List by Distance	
Condo:			Search Sales By Subdivision	
Legal Description:	LOTS 1-12 BLK 17 ORIGINAL GUNNISON #632586			
Parcel Notes				

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$249,170	\$72,260	\$906,490	\$262,880	\$1,155,660	\$335,140

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$1,155,660	\$335,140	54.929	\$18,408.91
2014	\$2,142,270	\$621,260	56.217	\$34,925.37
2013	\$2,142,270	\$621,260	49.778	\$30,925.08
2012	\$2,450,340	\$710,600	44.152	\$31,374.41
2011	\$2,450,340	\$710,600	44.343	\$31,510.14
2010	\$2,338,080	\$678,040	40.939	\$27,758.28
2009	\$2,338,080	\$678,040	39.757	\$27,194.72
2008	\$1,722,000	\$499,380	41.387	\$20,881.84
2007	\$1,722,000	\$499,380	36.186	\$18,306.20
2006	\$1,399,070	\$405,730	43.784	\$17,994.44

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
LODGING-LAND	Commercial	0.430	PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - CURBS AND OR GUTTER UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - SIDEWALK
LODGING-LAND	Commercial	0.430	PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - CURBS AND OR GUTTER UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - SIDEWALK

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
05/01/2015	\$2,325,000	PALLAORO PROPERTIES NORTH LLC	GALLOWICH PROPERTIES LLC	Improved	632586	GEN WARR DEED - FEE
12/07/2011		PALLAORO KATHY	PALLAORO ALAN J	N/A	610205	QUIT CLAIM DEED - NO FEE

Assessor Quick Links

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	Today's Date:	July 11, 2016	Account Number:	R001557
BREKKE EBBOTT RENEE MARI EBBOTT MATTHEW HENRY 206 N COLORADO ST GUNNISON, CO 81230-2104	Appraisal Year:	2015	Parcel Number:	3701-363-09-004
Business Name: NA			Account Type:	Residential
			Economic Area:	Econ Area 1
			Tax District:	100
			Mill Levy:	56.217
Property Location: 206 E VIRGINIA AVE, GUNNISON			Parcel Map	Show Parcel Map
Neighborhood: GUN RES MAIN AREA			Building Photos	Building Images
LEA: GUNNISON RESIDENTIAL IMPROVED (10000)			Building Sketches	Building Sketches
Subdivision: GUNNISON ORIGINAL			Generate Neighboring Owner List by Distance	
Condo:			Search Sales By Subdivision	
Legal Description: S2 LOT 10, ALL 11,12 BLK 16 ORIGINAL GUNNISON #523378 #538818 #578341				
Parcel Notes: TOTAL PARCEL = 7,812.5 SF				

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$42,370	\$3,370	\$209,670	\$16,690	\$252,040	\$20,060

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$252,040	\$20,060	54.929	\$1,101.88
2014	\$241,810	\$19,240	56.217	\$1,081.61
2013	\$241,810	\$19,240	49.778	\$957.75
2012	\$293,740	\$23,380	44.152	\$1,032.27
2011	\$293,740	\$23,380	44.343	\$1,036.74
2010	\$355,360	\$28,290	40.939	\$1,158.16
2009	\$355,360	\$28,290	39.757	\$1,136.88
2008	\$293,920	\$23,390	41.387	\$979.00
2007	\$293,920	\$23,390	36.186	\$858.48
2006	\$184,790	\$14,710	43.784	\$655.88

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
SINGLE FAM.RES.-LAND	Residential	0.179	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
08/24/2007		BREKKE RENEE M	BREKKE EBBOTT RENEE M ETAL	N/A	578341	QUIT CLAIM DEED - NO FEE
01/23/2004		LIEDERBACH NATHANIEL T ETAL	BREKKE RENEE M	N/A	538818	QUIT CLAIM DEED - NO FEE
08/30/2002	\$195,000	MCGEE HUGH D ETAL	LIEDERBACH NATHANIEL T ETAL	Improved	523378	GEN WARR DEED - FEE

Building Information

Building Number 1:							
Occupancy Type	BUNGALOW	Quality of Construction	Fair	Stories	1	Primary Heating System	

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address
KRUTHAUP CHRISTOPHER GREGORY
712 ANDREW LN
GUNNISON, CO 81230-4004
Business Name: NA

Today's Date: July 11, 2016
Appraisal Year: 2015

Account Number: R032425
Parcel Number: 3701-363-68-001
Account Type: Residential
Economic Area: Econ Area 1
Tax District: 100
Mill Levy: 56.217

Property Location: 316 E VIRGINIA AVE, GUNNISON
Neighborhood: GUN RES MAIN AREA
LEA: GUNNISON RESIDENTIAL IMPROVED (10000)
Subdivision: GUNNISON ORIGINAL
Condo:
Legal Description: UNIT 1 VIRGINIA COMMONS CONDO #538677
Parcel Notes

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
\$37,780	\$3,010	\$217,930	\$17,350	\$255,710	\$20,360

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$255,710	\$20,360	54.929	\$1,118.34
2014	\$248,910	\$19,820	56.217	\$1,114.21
2013	\$248,910	\$19,820	49.778	\$986.60
2012	\$305,130	\$24,290	44.152	\$1,072.46
2011	\$305,130	\$24,290	44.343	\$1,077.09
2010	\$324,620	\$25,840	40.939	\$1,057.86
2009	\$324,620	\$25,840	39.757	\$1,039.48
2008	\$275,180	\$21,900	41.387	\$917.32
2007	\$275,180	\$21,900	36.186	\$804.56
2006	\$189,340	\$15,070	43.784	\$671.64

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
SINGLE FAM.RES.-LAND	Residential	0.123	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/29/2005		KRUTHAUP CHRISTOPHER GREGORY ETAL	KRUTHAUP CHRISTOPHER GREGORY	N/A	562948	QUIT CLAIM DEED - NO FEE
01/28/2004	\$185,000	KIKLEVICH MARVA	KRUTHAUP CHRISTOPHER GREGORY ETAL	Improved	538677	GEN WARR DEED - FEE
05/28/1996	\$143,000	Unknown	Unknown	Improved	8000783P0007	GEN WARR DEED - FEE

Building Information

Assessor Quick Links

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	Today's Date:	July 11, 2016	Account Number:	R001568
KOZLOWSKI DAVID 308 E VIRGINIA AVE GUNNISON, CO 81230-2150	Appraisal Year:	2015	Parcel Number:	3701-363-10-013
Business Name: NA			Account Type:	Residential
			Economic Area:	Econ Area 1
			Tax District:	100
			Mill Levy:	56.217
Property Location:	316 E VIRGINIA AVE, GUNNISON		Parcel Map	Show Parcel Map
Neighborhood:	GUN RES MAIN AREA		Building Photos	Building Images
LEA:	GUNNISON RESIDENTIAL IMPROVED (10000)		Building Sketches	Building Sketches
Subdivision:	GUNNISON ORIGINAL		Generate Neighboring Owner List by Distance	
Condo:			Search Sales By Subdivision	
Legal Description:	E45.73\` OF LOTS 11,12 BLK 15 ORIGINAL GUNNISON #537179			
Parcel Notes	TOTAL PARCEL = 2,286.5 SF			

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$29,210	\$2,330	\$94,730	\$7,540	\$123,940	\$9,870

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$123,940	\$9,870	54.929	\$542.18
2014	\$100,300	\$7,980	56.217	\$448.61
2013	\$100,300	\$7,980	49.778	\$397.22
2012	\$113,560	\$9,040	44.152	\$399.17
2011	\$113,560	\$9,040	44.343	\$400.86
2010	\$141,720	\$11,280	40.939	\$461.79
2009	\$141,720	\$11,280	39.757	\$460.60
2008	\$135,850	\$10,810	41.387	\$458.36
2007	\$135,850	\$10,810	36.186	\$403.24
2006	\$92,090	\$7,330	43.784	\$332.72

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
SINGLE FAM.RES.-LAND	Residential	0.053	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/21/2003		SEC OF HOUSING & URBAN DEVELOPMENT	KOZLOWSKI DAVID	N/A	537179	SPEC WARR DEED - NO FEE
07/31/2003		MARKS MELODY PUBLIC TRUSTEE	SEC OF HOUSING & URBAN DEVELOPMENT	N/A	533215	PUBL TRUST DEED - NO FEE
04/14/2000	\$92,000	BURT MATTHEW ETAL	WHEELER JOSHUA P ETAL	Improved	501105	GEN WARR DEED - FEE
11/21/1995	\$80,900	Unknown	Unknown	Improved	B000774P0004	GEN WARR DEED - FEE
06/13/1994	\$60,000	Unknown	Unknown	Improved	B000747P0001	WARRANTY DEED - FEE

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
WILLIAMS TIM WILLIAMS PAMELA K 270 MCCLURE AVE FREDERICK, CO 80530-8057	
Business Name:	NA

Today's Date:	July 11, 2016
Appraisal Year:	2015

Account Number:	R001567
Parcel Number:	3701-363-10-012
Account Type:	Residential
Economic Area:	Econ Area 1
Tax District:	100
Mill Levy:	56.217

Property Location:	308 E VIRGINIA AVE, GUNNISON
Neighborhood:	GUN RES MAIN AREA
LEA:	GUNNISON RESIDENTIAL IMPROVED (10000)
Subdivision:	GUNNISON ORIGINAL
Condo:	
Legal Description:	W79 27\ OF LOTS 11,12 BLK 15 ORIGINAL GUNNISON #556093
Parcel Notes	TOTAL PARCEL = 3,963 S SF

Parcel Map [Show Parcel Map](#)

Building Photos [Building Images](#)

Building Sketches [Building Sketches](#)

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2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$34,490	\$2,750	\$169,700	\$13,510	\$204,190	\$16,260

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$204,190	\$16,260	54.929	\$893.16
2014	\$187,490	\$14,930	56.217	\$839.32
2013	\$187,490	\$14,930	49.778	\$743.19
2012	\$226,620	\$18,040	44.152	\$796.49
2011	\$226,620	\$18,040	44.343	\$799.95
2010	\$253,000	\$20,140	40.939	\$824.51
2009	\$253,000	\$20,140	39.757	\$812.88
2008	\$211,740	\$16,850	41.387	\$708.32
2007	\$211,740	\$16,850	36.186	\$621.80
2006	\$172,000	\$13,690	43.784	\$611.20

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
SINGLE FAM.RES.-LAND	Residential	0.091	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/21/2005	\$205,000	MCDANIEL SALLE A	WILLIAMS TIM L ETAL	Improved	556093	WARRANTY DEED - FEE
06/19/1997	\$115,000	Unknown	Unknown	Improved	B476311P-2	WARRANTY DEED - FEE

Building Information

Building Number 1:						
Occupancy Type	CONVENTION	Quality of Construction	Fair	Stories	1	Primary Heating System
Building Description	CONVENTIONAL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water

Assessor Quick Links

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	Today's Date:	July 11, 2016	Account Number:	R001614
LAW BUILDING PARTNERSHIP PO BOX 179 GUNNISON, CO 81230-0179	Appraisal Year:	2015	Parcel Number:	3701-363-15-007
Business Name: OHAYRE & DAWSON PC			Account Type:	Commercial
			Economic Area:	Econ Area 1
			Tax District:	100
			Mill Levy:	56.217

Property Location: 120 N TAYLOR ST, GUNNISON	Parcel Map Show Parcel Map
Neighborhood: COMMERCIAL OFF HWY	Building Photos Building Images
LEA: COMMERCIAL OFF HWY 50-135 (12330)	Building Sketches Building Sketches
Subdivision: GUNNISON ORIGINAL	Generate Neighboring Owner List by Distance
Condo:	Search Sales By Subdivision
Legal Description: LOTS 1-2 BLK 18 ORIGINAL GUNNISON B583 P202 (LAW OFFICE)	
Parcel Notes: TOTAL PARCEL = 6,250 SF STATEMENT OF AUTHORITY #591811 RECORDED JULY 1 2009 LAW BUILDING PARTNERSHIP LLP AMENDED AFFIDAVIT OF PARTNERSHIP #591810 RECORDED JULY 1 2009 LAW BUILDING PARTNERSHIP LLP	

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$56,850	\$16,490	\$382,700	\$110,980	\$439,550	\$127,470

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$439,550	\$127,470	54.929	\$7,001.81
2014	\$282,320	\$81,880	56.217	\$4,603.06
2013	\$282,320	\$81,880	49.778	\$4,075.81
2012	\$190,500	\$55,250	44.152	\$2,439.38
2011	\$190,500	\$55,250	44.343	\$2,449.95
2010	\$313,330	\$90,870	40.939	\$3,720.13
2009	\$313,330	\$90,870	39.757	\$3,624.88
2008	\$403,490	\$117,010	41.387	\$4,853.64
2007	\$403,490	\$117,010	36.186	\$4,246.20
2006	\$254,330	\$73,760	43.784	\$3,241.32

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	0.143	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance 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

Assessor Quick Links

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address		Today's Date:	July 11, 2016	Account Number:	R001615
LOGI LLC 109 N BOULEVARD ST GUNNISON, CO 81230-3012		Appraisal Year:	2015	Parcel Number:	3701-363-15-008
Business Name:	MOUNTAIN WEST INSURANCE & FINANCIAL SVCS LLC				
Account Type:	Commercial				
Economic Area:	Econ Area 1				
Tax District:	100				
Mill Levy:	56.217				
Property Location:	116 N TAYLOR ST, GUNNISON	Parcel Map		Show Parcel Map	
Neighborhood:	COMMERCIAL IN RESIDENTIAL	Building Photos		Building Images	
LEA:	COMMERCIAL OFF HWY 50-135 (12330)	Building Sketches		Building Sketches	
Subdivision:	GUNNISON ORIGINAL	Generate Neighboring Owner List by Distance			
Condo:		Search Sales By Subdivision			
Legal Description:	LOTS 3,4 BLK 18 ORIGINAL ADDN #580089				
Parcel Notes	TOTAL PARCEL = 6,250 SF STMNT OF AUTHORITY #580088 LOGI LLC NOV 6 2007				

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
\$56,850	\$16,490	\$80,740	\$23,410	\$137,590	\$39,900

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$137,590	\$39,900	54.929	\$2,191.67
2014	\$126,600	\$36,720	56.217	\$2,064.30
2013	\$126,600	\$36,720	49.778	\$1,827.83
2012	\$108,080	\$31,350	44.152	\$1,384.16
2011	\$108,080	\$31,350	44.343	\$1,390.15
2010	\$226,510	\$65,690	40.939	\$2,689.28
2009	\$226,510	\$65,690	39.757	\$2,623.80
2008	\$236,210	\$68,500	41.387	\$2,845.96
2007	\$236,210	\$68,500	36.186	\$2,490.84
2006	\$175,130	\$50,790	43.784	\$2,235.60

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
OFFICES-LAND	Commercial	0.143	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/25/2007		BRENNISE BRUCE KEITH	LOGI LLC	N/A	580089	GEN WARR DEED - NO FEE
06/14/2007	\$100,000	BRENNISE LOYLE K ETAL	BRENNISE BRUCE KEITH	Improved	576057	GEN WARR DEED - FEE
04/30/1993	\$52,000	Unknown	Unknown	Improved	B000723P0005	GEN WARR DEED - FEE

Building Information

Building Number 1:



Lay Building
Partnership

121 N Colorado

Gates

Virginia Avenue

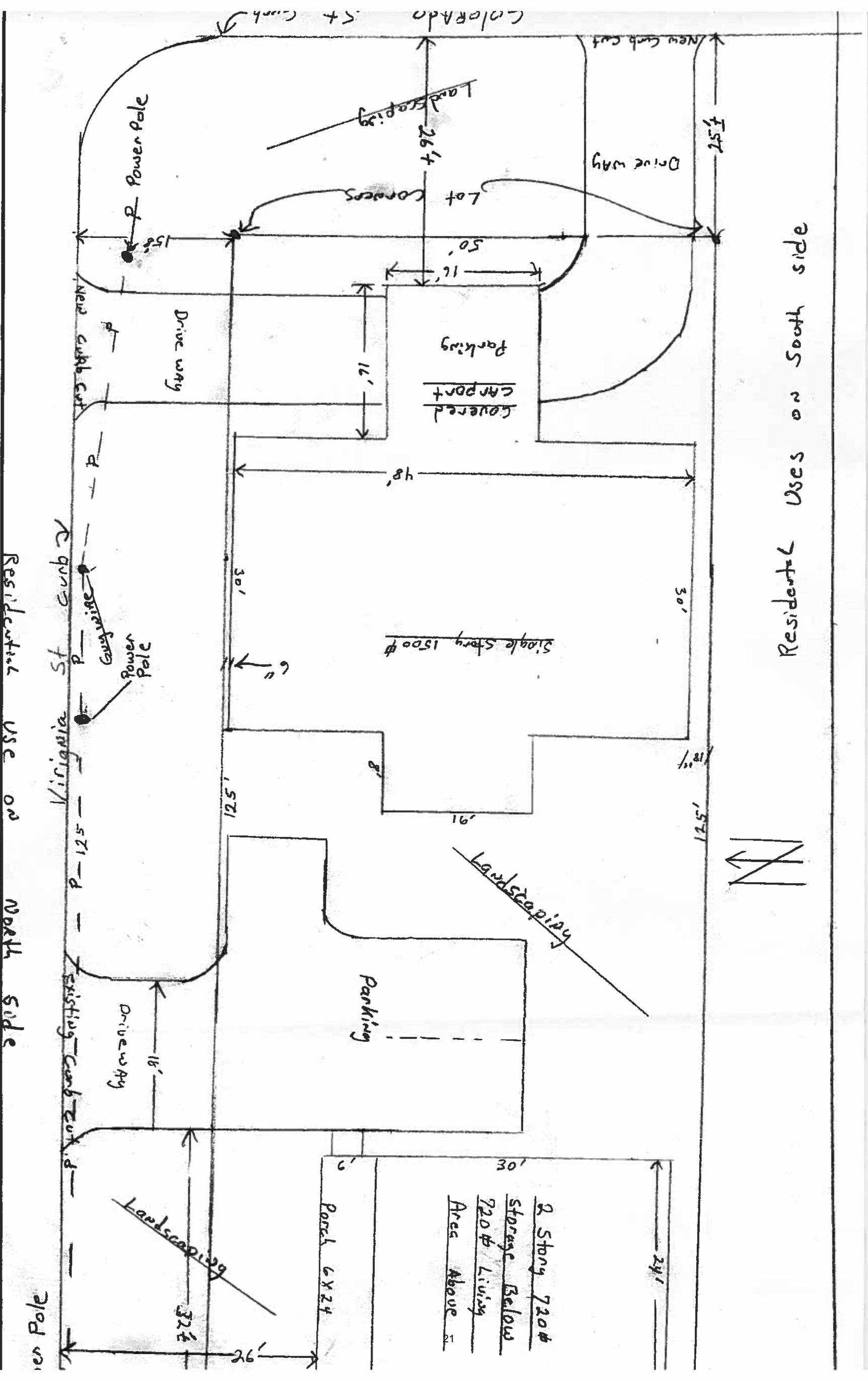
Colorado Street

Quality Inn

Residential Uses on South side



Residential Use on North side



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, Planning Technician Michelle Spain

I. CALL TO ORDER AT 7:01 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE JUNE 22, 2016 MEETING MINUTES.

Commissioner Tocke moved and Commissioner Ferchau seconded, to approve the June 22, 2016 meeting minutes as presented.

Roll Call Yes: Beda, Hanacek, Larson, Tocke

Roll Call No:

Roll Call Abstain: Ferchau, Schwartz were not in attendance to the June 22, 2016 meeting. Niemeyer was not in attendance at the July 27, 2016 Meeting.

Motion carried

IV. EXCUSE ERIK NIEMEYER JULY 27, 2016 MEETING.

Commissioner Beda moved and Councilman Schwartz seconded, to excuse Commissioner Niemeyer from the July 27, 2016 meeting.

Roll Call Yes: Hanacek, Ferchau, Larson, Tocke, Schwartz, Beda

Roll Call No:

Roll Call Abstain:

Motion carried

V. COUNCIL UPDATE.

Councilman Schwartz commenced his review.

- July 19th work session. Three applicants out of ten were interviewed for the Parks & Recreation Advisory Board. Kathleen Kinkma, Layne Nelson and Joey Otsuka. Then adjourned. The decision was made last night.
- Updates on the TAP Grant applications was given by CD Director Westbay. The Resolution No. 8 was passed last night. Funding would be available for spending on July 1, 2017. The first application is for the 11th Street and Jorgenson crossing. The second application is for the West Tomichi entrance features. This was reviewed later in this meeting.
- Director of Finance Ben Cowan presented a pre-employment screening process and an employee return to work policy. With these two items in place we would qualify for a better Workman's Comp Insurance rate. Finance Director Cowan also presented some ideas on how we could prioritize items in our capital improvement plan.

- July 26th Council approved the employment screening process and the employee return to work policy.
- A presentation by the City's auditors McMahan and Associates followed. There were no major accounting changes. There were three minor suggestions.
 - 1) Utility billing: The same person who makes adjustments should not take the payment.
 - 2) Tap Fee Billing: Finance should have the billing set up and notify Community Development prior to the issuance of the building permit.
 - 3) Changing the method of the annual inventory of assets.

Councilman Schwartz indicated that the auditors were pleased with the review and the financials were true and accurate. There were no adjustments to the accounting this year.

- Council appointed six of the seven seats for the Parks and Recreation Advisory Board. The high school student will be appointed once school has started.
- Council made a motion and passed to accept the audit as presented.
- Resolution No. 8, Ordinance No. 8, 9, 10 were all passed on 2nd reading.

Negotiating committee went into an executive session. Tocke asked for clarification of this committee. Councilman Schwartz explained this process.

VI. COMMISSIONER COMMENTS.

Commissioner Ferchau reported he went to Scotland and had a great time.

Commissioner Tocke nothing.

Commissioner Beda commented that there were lots of people in town. It has been a good summer.

Commissioner Hanacek nothing.

Councilman Schwartz indicated that WSCU is pushing for internet redundancy to this valley. It is a \$5.3 million cost. The City can expect a request for funds for this project as well as the County. Councilman Schwartz indicated he was in support of this. Fiber from Albuquerque is being looked at right now. They are asking for financial help from the City and other entities. Commissioner Larson indicated that businesses were unable to process credit cards and there may have been loss of sales from this outage. Councilman Schwartz also indicated that 911 was out during our last breakdown. Commissioner Beda asked if there was federal funding available for this. Councilman Schwartz indicated no funding has been applied for to his knowledge. Chief Robison indicated that a grievance was filed with the PUC on this last outage. The funds for the approval process were discussed and explained. This outage happened while some dignitaries were visiting the University. Commissioner Beda asked what was the status of the airport during this outage. Radio communications were still available. A flight may have been diverted.

VII. PLANNING UPDATE.

Director Westbay summarized the following:

- It has been busy with Complete Streets. The consultants had a meeting with council a month ago. Council has given the go ahead for TAP Grant applications that are due on Sunday.
- Trails system construction project is now being handled by Community Development. We let a contract out with SGM for survey work to finalize some easements. Century has a

- communication cable across the Southside of the under pass since May and it has been exposed. Last week they came in and installed the new cable but left the old cable exposed. One of the lines is still live.
- Boardwalk will be worked on soon. Schmalz Construction will be contacted to commence work on the Gunnison Tomichi Valley ditch trail. Tracks were discussed and Dave Wiens will be having incoming freshmen assigned to clean and maintain these trails.
 - Andie is working on sidewalk re-configuration.
 - We are also working on the old public works building but asbestos mitigation must be completed before we can get a State Demolition permit. Once this is done than we can get bids for demolition and construction of a new metal building for replacement.
 - River Restoration project is moving on. Steve will be putting together a contract for archeological site investigation that is a Corp of Engineer's requirement of the permitting process.
 - Steve has been nominated to be on the board of directors of the Colorado Association for Storm Water and Flood Plain Management.
 - City Fest is tomorrow from 11:30am to 2pm.

VIII. ADJOURN. Chair Larson adjourned the meeting at 7:25 p.m.

Adjourn to work session - Gunnison Complete Streets July 2016 presentation.

Attest:

Greg Larson, Chair

Michelle Spain, Secretary