

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 9/8/16**

**DATE: WEDNESDAY, SEPTEMBER 14, 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. CONSIDERATION OF THE AUGUST 10, 2016 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORKSESSION**

WORKSESSION – NON-MOTORIZED TRANSPORTATION PLAN AND UPDATE

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.

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, Stephen G Howard, Ryan Gates, Cassie Slentz.

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

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.

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. Director Westbay reviewed the process. Chapter 7.2 of the Land Development Code addresses the procedure of a Conditional Use application. It states that the Planning and Zoning Commission will hold 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 or modifications. As noted in the introduction Mr. Pesnell is proposing to build a single story residence containing 1,500 sq. ft. and an auxiliary dwelling unit of 720 sq. ft. with the lower level being storage. This property is located at the corner of Virginia and Colorado in the Central Business District (CBD). This parcel is vacant at this time and has been used as a single family residence in the past. There are no standards in the CBD district but Mr. Pesnell has indicated that he will be allowing off street parking on this parcel. Findings and facts will be addressed later in this presentation.

Applicant Presentation. O. A. Pesnell Jr. introduced himself and submitted his address. Mr. Pesnell indicated what he intended to build on this lot. One Sign Family residence and an auxiliary unit. Mr. Pesnell reiterated the reason for his Public Hearing. No further questions for the applicant.

Public Input.
No public input.

Staff Presentation.
Director Westbay indicated that the parcel is vacant at this time. In the past it was used as a single family residence but the structure burned down in 2010 and we lost two members of our community. It is removed from the primary corridors of the Central Business District and is adjacent to residential uses on the north and north/east side of the parcel. One of the issues in the staff report is there is a potential for a service line that crosses the eastern side of the parcel on the alley side. If a water and service main crosses the property an easement must be granted to service, the other property. The service line has not been located and needs to be addressed at this time. Director Westbay indicated that he will add a finding and condition to this report. Commissioner Ferchau asked for clarification on this water line issue. Director Westbay indicated that historically in this area there were single

service lines connected to multiple dwellings. This line may have been installed in the 1940s. It may or may not be located on this parcel. Also the location of the service main will need to be addressed as well. Discussion on various locations. There is a tap from the prior structure that can be used. Moving the main was discussed and who would pay the fees for this. Mr. Pesnell responded that it might be located on the west side next to the alley. The auxiliary unit will be close to this area. If that service is underneath the building that will be a problem and Mr. Pesnell acknowledge this. He and Director Westbay have discussed holding the Certificate of Occupancy for the accessory unit until this is clarified. Discussion ensued on holding the Certificate of Occupancy. Mr. Pesnell had no desire to locate his unit on the water main. He will do whatever it takes to build this unit properly and locate it where it is most convenient for all. Commissioner Ferchau asked why the City has not done a locate on this. Director Westbay responded that this is not a City line. Mr. Pesnell reiterated that this approach will be the best for all concerned. Discussion ensued on various tap locations, fees, and easements.

Bob O'Hayre was introduced. He was attending this meeting as an adjoining property owner. He asked for clarification on the service line. Was it the house immediately to the south? Director Westbay indicated it could be two houses. Mr. O'Hayre stated that the line had been located there for a long time and the owner of this house probably has an Easement by Prescription already in place. Discussion on who will be financially responsible for the moving of the service line if need be. Conditional Use standards were discussed.

Commission Discussion.

Commissioner Beda repeated that there is a big need for additional housing and this was a good fit.

Director Westbay indicated that other uses could be determined in the future.

Close Public Hearing. Chair Larson closed the public hearing at 7:18 p.m.

ACTION

During the Planning and Zoning Commission meeting of August 10, 2016, Councilman Schwartz moved, Commissioner Niemeyer 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 conditions:

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 an existing private water service line, serving adjoining property to the south may be located within the property subject to this conditional use application.
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:
Add additional info

Condition:

1. The applicant shall apply for a building permit prior to Conditional Use expiration of August 10, 2019.
2. If a private water service line crosses the subject property, the execution of a recorded easement shall be required or another means to change the service line relocation shall be determined. Resolution of any potential conflict regarding the water line shall be a condition of the issuance of the building permit Certificate of Occupancy for the proposed Accessory Dwelling structure.

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

IV. CONSIDERATION OF THE JULY 27, 2016 MEETING MINUTES.

Commissioner Tocke moved and Commissioner Hanacek seconded, to approve the July 27, 2016 meeting minutes as presented.

Roll Call Yes: Beda, Ferchau, Larson, Schwartz, Hanacek, Tocke
Roll Call No:
Roll Call Abstain: Niemeyer did not attend this meeting.
Motion carried

V. COUNCIL UPDATE.

Councilman Schwartz commenced his review.

- The meeting on August 2nd was cancelled.
- Minutes were approved.
- Finance Director Ben Cowan indicated an 8.5% increase on sales tax at this time. There is still \$100,000.00 left for council to spend for the strategic planning budget.
- Approved a lease on the Lazy K unit for rent. It is currently with a WSCU swim coach. The terms of the lease were discussed. Commissioner Ferchau asked about improving the other units. Director Westbay responded that we should be hearing in the next 3-5 weeks on the planning grant from DOLA on a tenant finish design on The Silver Sage restaurant and the remaining dwelling units. Once that process is completed we can apply for another DOLA grant to finish the units. No restrictions on the tenants from DOLA. Director Westbay indicated we should do a cost benefit study on this. Bids would need to be acquired after the design is submitted. Councilman Schwartz

indicated that there are many items to be looked at. Commissioner Ferchau asked if this could be finalized in 2-3 weeks. Director Westbay responded closer to 4 months. Design must be finished then bids can be requested.

- Councilman Andy Sovick is now the trails commission representative. The Trails Commission is looking for a county wide trails list of priorities. Director Westbay suggested to council that they review the 2013 Trails Master Plan and see if there are any priorities that need to be looked at or revised. Councilman Schwartz stated that this would be a two-part process. What the City needs to do in the City area and what the City could do to support projects in the County. This may help in grant requests also.

VI. COMMISSIONER COMMENTS.

None so noted.

VII. PLANNING UPDATE.

Director Westbay summarized the following:

- Director Westbay will run for a position on the Colorado Association of Storm Water and Flood Plain Management Board.
- We are currently working with Mr. Bratton on a lift station for Gunnison Rising.
- Finish easements on trials grants. Looking at starting construction on the eastern side of the trail on the Cemetery Ditch.
- Work on Capital Plans and the budget for 2017 is starting.
- CWCB has granted an extension but would like us to have a new contract executed for this grant. We should be breaking ground on this project next summer. This will involve the Piloni Ditch, Palisade ditch 1 & 2, and the Wilson ditch. This will be large project.
- Building permits are up. Five new residential requests and three new commercial remodels. Eric Jansen is very busy.
- Down town business taxes are up over 12.7% in sales tax revenue through May 2016.
- Dog Park was discussed. Working on the fencing and a pavilion may be started in the future. Pioneer Museum parcel was discussed in relationship to the dog park.
- TAP grants were submitted. We will know the outcome in October.
- The Flap grant was not approved. CDOT road widening near Arrowhead and in that canyon was discussed. Other FLAP grants in other counties were discussed.
- Comprehensive Plan may be addressed. Director Westbay suggested that this Commission get involved in the trails program and reviews. Field trip for review of unimproved and undeveloped properties may be scheduled in the near future and make it a joint project with Council. Visit the extension through WSCU campus, and the finishing of the Highway 135 corridor area. Look at the Rio Grande extension and the Wilson Ranch extension. Also look at the existing structures in place. Some platforms on the twin bridges may need to be improved. Concrete aprons would be a great improvement for road bikes.

VIII. ADJOURN. Chair Larson adjourned the meeting at 7:44 p.m.

Attest:

Greg Larson, Chair

Michelle Spain, Secretary

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: September 9, 2016
RE: *Non-Motorized Transportation Plan* and Update

INTRODCUTION

Local efforts to improve non-motorized transportation functions is tied to the initial work in 2006, where citizens of the City of Gunnison passed a ballot measure approving a 1% sales tax recreation bond. Passage of this ballot measure spurred greater emphasis on non-motorized transportation planning. In 2007 the City received a planning grant from Great Outdoors Colorado (GOCO) to develop the *City of Gunnison Trails Master Plan* (2008). In 2008, the City received a GOCO grant for \$667,501, which was part of a \$1.3 million capital construction project called the Bridge to Bridge project, resulting in two pedestrian underpasses on the Gunnison River, two bridges and construction of the first segment of the VanTuyl Ranch Trail system, which was later improved to its present configuration. Prior to these events, the first bike lane stripping project was completed on Colorado Street and expanded to other streets.

In 2012, the City revised the original *Trails Master Plan* through the adoption of the *City of Gunnison Non-Motorized Transportation Plan* (2013). During this same time period, City capital improvement projects focused on sidewalk corridor extensions to better serve connectivity to the Community Schools. Bike lanes were further extended and additional expenditures were directed to sidewalk improvements within the city.

Planning Context. Planning of the community's non-motorized system is based on several factors, including but not limited to the configuration of the existing street grid, the spatial distribution of land uses and private property, and environmental factors that influence layout and design. The existing street grid system is a fantastic design, providing efficient and safe corridors for all forms of transportation, but the width of some rights-of-way limit the potential for improvements. Understanding the distribution of land uses with nodes of commerce, residential neighborhoods and education facilities, helps to define connectivity needs for the system. Environmental factors play an increasingly critical role in the permitting process for new trail extensions. Focus on these and other factors is essential in developing the transportation system framework.

PLAN CONTENTS

The *Non-Motorized Transportation Plan* is a blueprint directing the future development of sidewalks, bike lanes and multiple use trail systems. It contains narrative descriptions; mapping data sets defining facility types and their spatial layout; and tabular data describing cost estimates and phasing. The plan's table of contents contains six sections as noted below:

1. Introduction
2. Pedestrian Facilities
3. Shared Road Functions
4. Multi-Use Trail System
5. Strategies for Encouraging Non-Motorized Transportation
6. Conclusion

Pedestrian Facilities. Pedestrian facility corridors identified in the plan's map data sets depict the existing and desired future conditions of the sidewalk and bike lane systems. The layout emphasizes connectivity between neighborhoods, retail shopping areas and the Western State Colorado University (WSCU) campus and takes advantage of the street grid. See Enclosure 1.

Bike Lanes. The *Shared Road Functions* section also emphasizes connectivity throughout the urban system and defines development standards for street widths, signage, lane marking standards and other related urban design details. See Enclosure 2.

Multi-Use Trails. Section 4 builds off of the 2007 *Trails Master Plan*, which introduced the concept of the outer loop and inner loop systems. The plan includes the Gunnison Rising Transportation Master Plan and Trails Plan. Extension of the annexation's transportation and trails system master plans address the increased need to focus on non-motorized facilities in the urbanized area. Another focal element for the plan is providing accessibility to VanTuyl Ranch and Signal Peak recreation areas, which were identified in the Gunnison Sage-Grouse Candidate Conservation Agreement (2013). See Enclosure 3.

NON-MOTORIZED TRANSPORTATION UPDATE

Sidewalks. Sidewalk Connectivity layout focuses on route spacing that proposes connectivity between neighborhoods, commerce areas, and public schools and the university campus. Data from the 2013 Plan established a price-tag of \$818,185 for implementing proposed sidewalk improvements. The plan identifies over 30,000 linear feet of sidewalk improvements. See Enclosure 4.

This year a Capital Improvement Plan request has been submitted to place sidewalks according to the proposed Phase 1 (approximately 9,734 linear feet). Construction would start in 2017 with a sidewalk extension along Highway 135/Main Street adjacent to the VanTuyl Village Subdivision. Other sidewalk extensions proposed are segments of New York Avenue, West Virginia Avenue, Denver Avenue between Main and Taylor, two segments on North Colorado, 11th Street on the west side, and sidewalks around Jorgensen Park. Capital improvement funding requests for the next six years for pedestrian facilities, Phase 1, is approximately \$373,000.

Complete Streets. The US Highway 50 Crosswalks (part of the Complete Streets Project) proposes the construction of two new pedestrian crossing facilities. The first crossing, connecting Jorgensen Park to Legion Park, also serves as a focal entrance on the east side of the city. The second crossing is located on Highway 50 at 11th Street and is crucial for the City's Safe Routes to School planning. Both crossings are essential for safety, connectivity and traffic calming.

A Transportation Alternatives Program (TAP) grant has been submitted to the State and if awarded would cover 80% of the construction costs for the crossings. Construction is proposed in 2017 for an approximate total of \$416,805. A decision by the State on the TAP grant will be in October 2016.

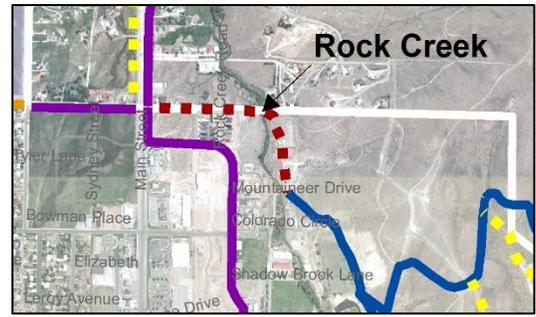
As part of the Complete Streets project, a double buffered bike lane on Tomichi Avenue is proposed on Tomichi Avenue from Adams Street to New York Avenue. City consultants, Fox/Tuttle/Hernandez and city staff have been working with CDOT staff to determine how to complete the painted bike lanes in 2017. A webinar with CDOT staff is anticipated within the next two months to discuss engineered details for the project.

Multi-Use Trails. In 2015 the City received a \$440,000 grant award by GOCO for the *Rivers to Ridges* trail project. The GOCO grant allows for the development of the east Highway 50 underpass that connects the Gunnison-Tomichi Valley Ditch (cemetery ditch) with the Airport Maintenance Road, restructuring of the Ditch trail and a single-track from the ditch segment north to the Contour Trail. The grant also includes construction of the VanTuyl Ranch fishing trail extension to the Gunnison River. Construction of the trails began in 2015 and the east trail improvements will be completed in 2016. The VanTuyl Ranch segment will be constructed in 2017.

Prioritizing the extension of future multiple use trails is critical to obtaining GOCO grant awards that generally cover about 75% of the project cost. However, the success of these grants is predicated on a significant amount of upfront design and permitting work. It is also prudent to have a degree of flexibility in the priority process because unforeseen opportunities can arise that may require immediate action. Possible future trail improvements for the next six years include the following:

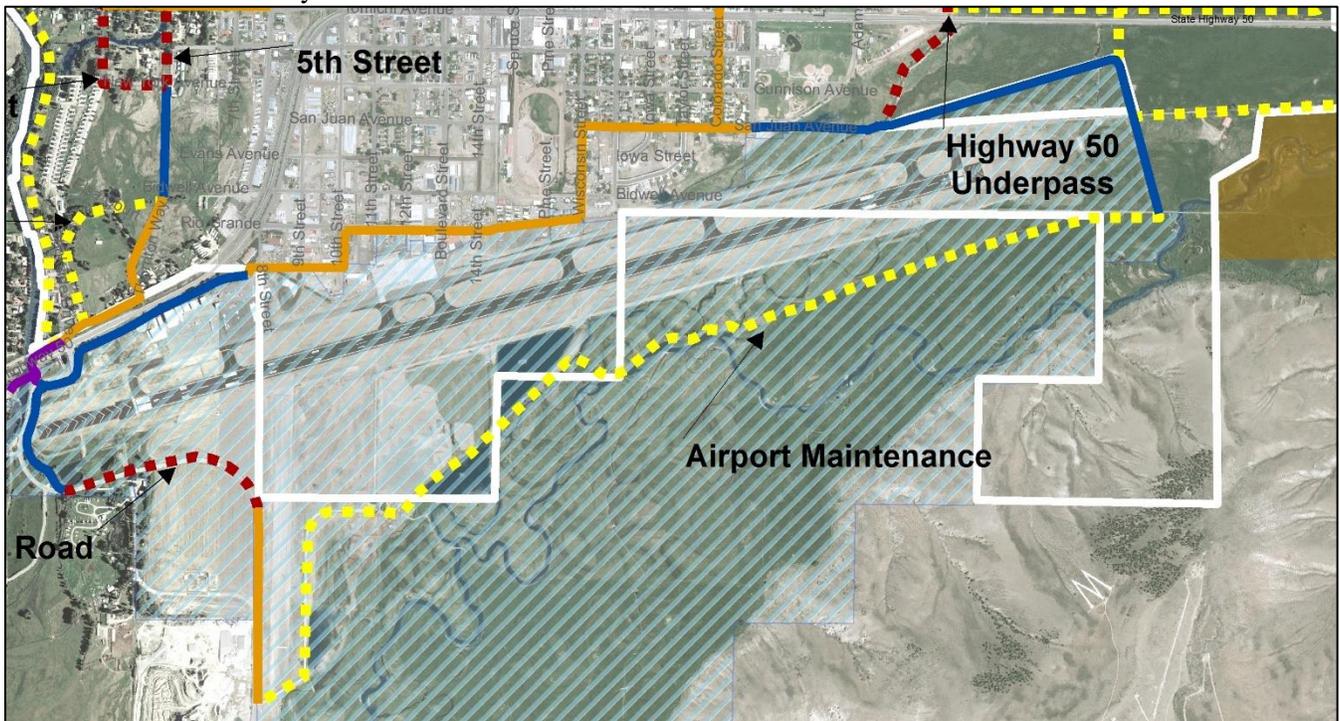
Rock Creek Segment.

The Rock Creek segment would connect the existing paved trail on Highway 135 (across from County Road 13) along the city boundary across the O’Fallon ditch then south to the existing road/trail on the east side of the Mountaineer Bowl. This trail segment would tie in the “outer loop” trail and provide access to the Contour Trail and public lands.



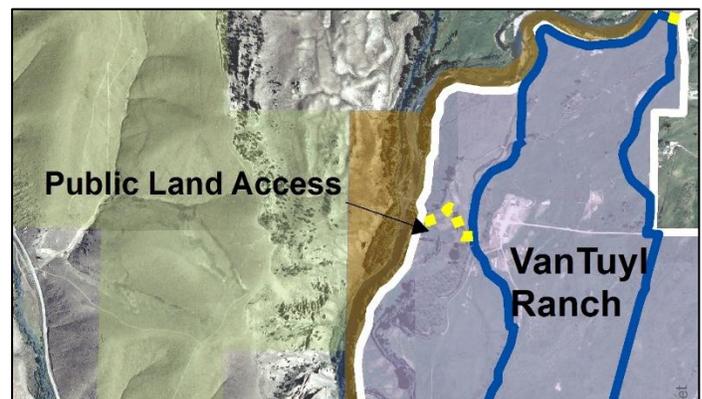
W Mountain to Gold Basin Trail (Airport Maintenance Segment).

This large segment of trail is vital for connecting the eastern portion of the city to the southwest around the Gunnison-Crested Butte Regional Airport to Gold Basin Road. This project includes significant costs associated with the construction of bridges and boardwalks and has considerable wetlands that will require careful design. The trail is part of the “outer loop” and would provide access to Hartman’s Rocks, the Whitewater Park and the western boarder of the city.

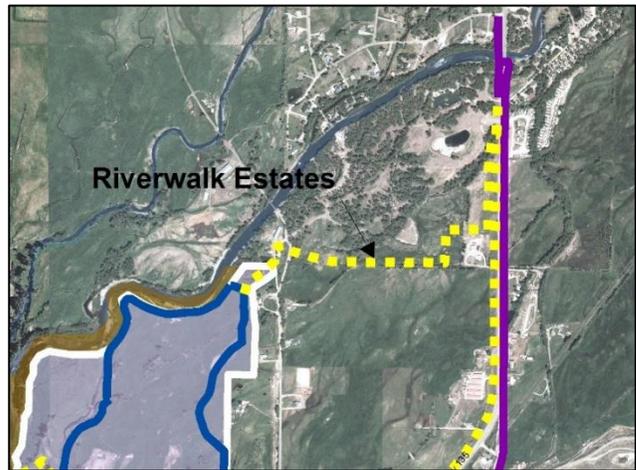


Access to Public Lands (VanTuyl Ranch).

This trail segment would connect the existing VanTuyl Ranch Trail to the Gunnison River edge over a bridge to access public lands west of the Ranch. There would be considerable cost for planning, boardwalks and a bridge spanning the river. This portion would require cooperation between the Colorado Division of Parks and Wildlife, the Army Corp of Engineers, Fish and Wildlife Service and the Bureau of Land Management.



Riverwalk Estates. The Riverwalk Estates segment would connect the VanTuyl Ranch trail to the north bridge on Highway 135. An easement has been secured along the south portion of the Riverwalk Estates. The City was unable to secure an easement in the past on a portion of land that is between the north Ranch boundary to the Riverwalk Estates property. With new ownership of the property, resolution of the if private property issues should be pursued. Completion of this “outer loop” trail segment would provide access to the Ranch and Schools from the Castle Mountain Subdivision area.



Rio Grande Extension. During the scoping process for the Gunnison Crested Butte Regional Airport Master Plan, the city and county discussed potential improvements along Rio Grande Street, to include improvements of visual appeal and non-motorized system connectivity. The forthcoming airport master plan will identify the streetscape improvements, and way-finding improvements as a plan goal. It is also believed the plan will identify the extension of a multi-use path extension along the northeast airport perimeter to connect Rio Grande Street and Jorgenson Park. However, opportunities for improvements are constrained because of street widths, adjacent private property, and airport operations.



Highway Entrance Corridor Segments. Improvements to trail system connectivity at the city entrances was not specifically identified in the Non-Motorized Transportation Plan, but such improvements would greatly enhance the community’s entrances. Specifically, the western entrance of Highway 50 is a very wide corridor and serves as a connection for access to Hartman’s Rocks. A concrete trail on the south side of the highway would provide a great visual que for visitors and provide better function for non-motorized commuters.



Completion of the underpass on the east end of the community has also presented an opportunity for improving the visual perception of the city’s entrance. Developing a concrete segment adjacent to the museum highway frontage would create connectivity between the new underpass and Jorgenson Park, and could provide for a more appealing streetscape.



Lazy K.

The City purchased the 15.9-acre parcel on West Tomichi Avenue commonly referred to as Lazy K. The parcel is planned for development of active parkland for residents in the area. A small playground, trail development and fencing to prevent unauthorized access to neighborhood properties is planned for 2017. More significant development is planned and the results of the conceptual designs will be presented in late 2016.

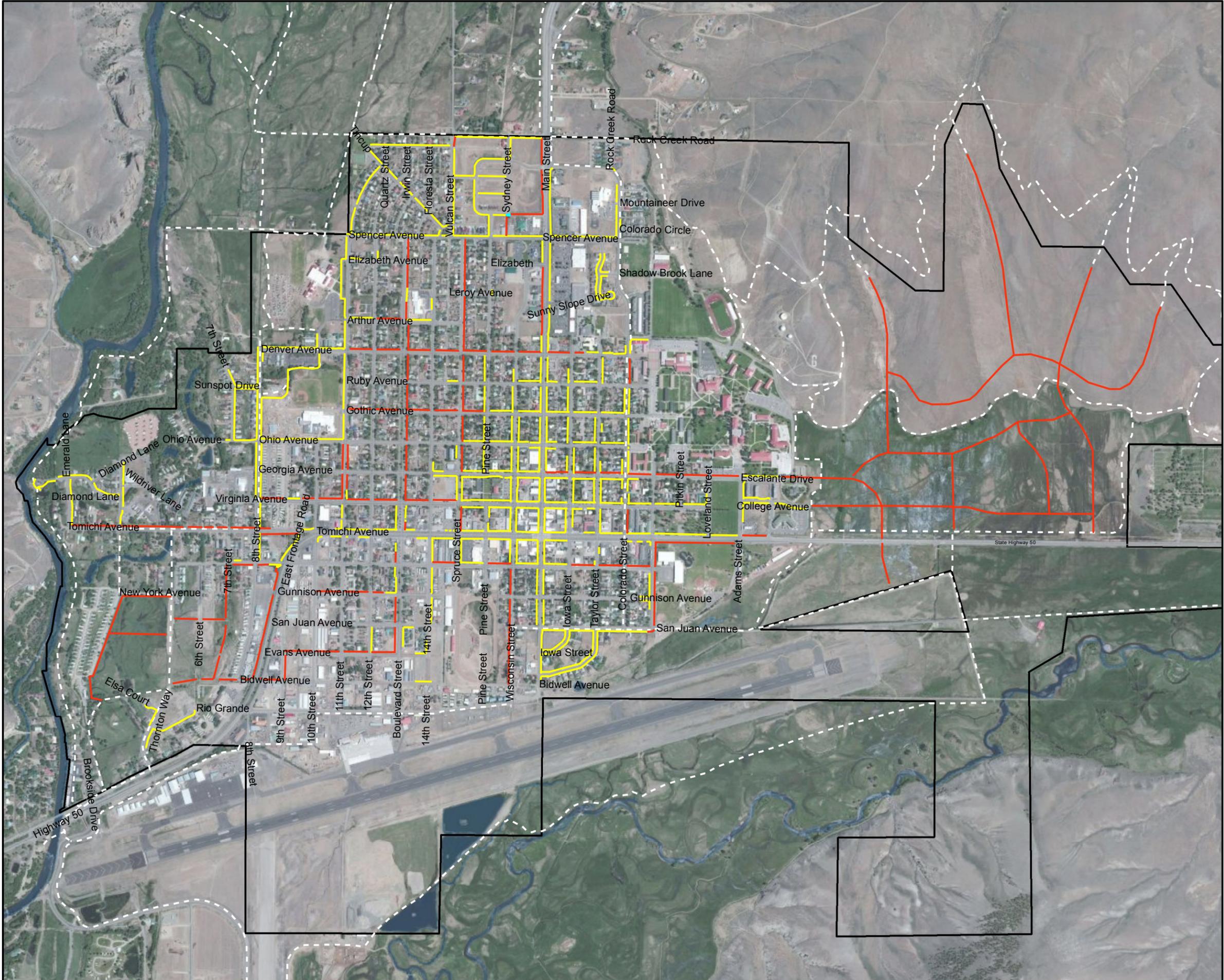


CONCLUSION

The *Non-Motorized Transportation Plan* outlines a framework to improve facilities that accommodate alternative travel modes. The existing plan contents are sound and have been a great benefit for obtaining grant funding. However, some plan modifications seem to be warranted at this time. For example, work on Complete Streets should be integrated into the plan, defining entrance corridor opportunities should be addressed in more detail and a revised assessment of phasing priorities and cost estimates would be helpful.

The *Non-Motorized Transportation Plan* provides excellent road map for improving alternative transportation facilities. Ultimately, these improvements are strongly supported by the community, they represent an emphasis for sustainability and they enhance urban function. It is recommended that during the next year, certain amendments as described herein be established for the *Non-Motorized Transportation Plan*.

Enclosure 1
**PEDESTRIAN FACILITIES -
 SIDEWALKS**
 Existing and
 Future Extensions



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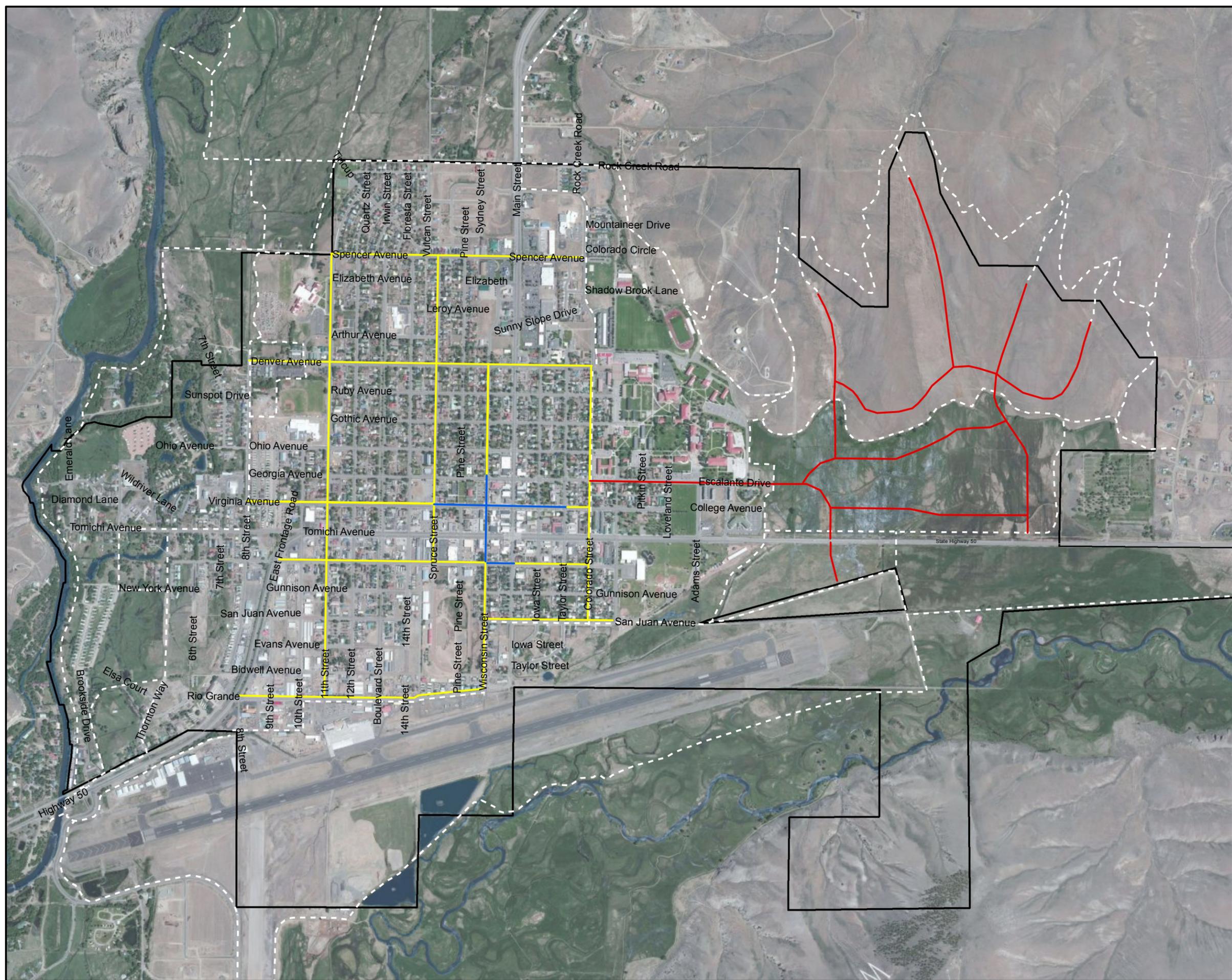
- Proposed
- Existing
- - - Multi-Use Trails
- ▭ City Boundary



Community Development
 201 West Virginia Avenue
 PO Box 239
 Gunnison, CO 81230
 970-641-8090

October 6, 2011

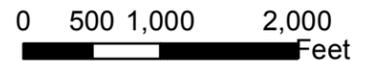
Enclosure 2
BICYCLE LANES
 Existing and
 Future Extensions



Legend

Bicycle Lanes

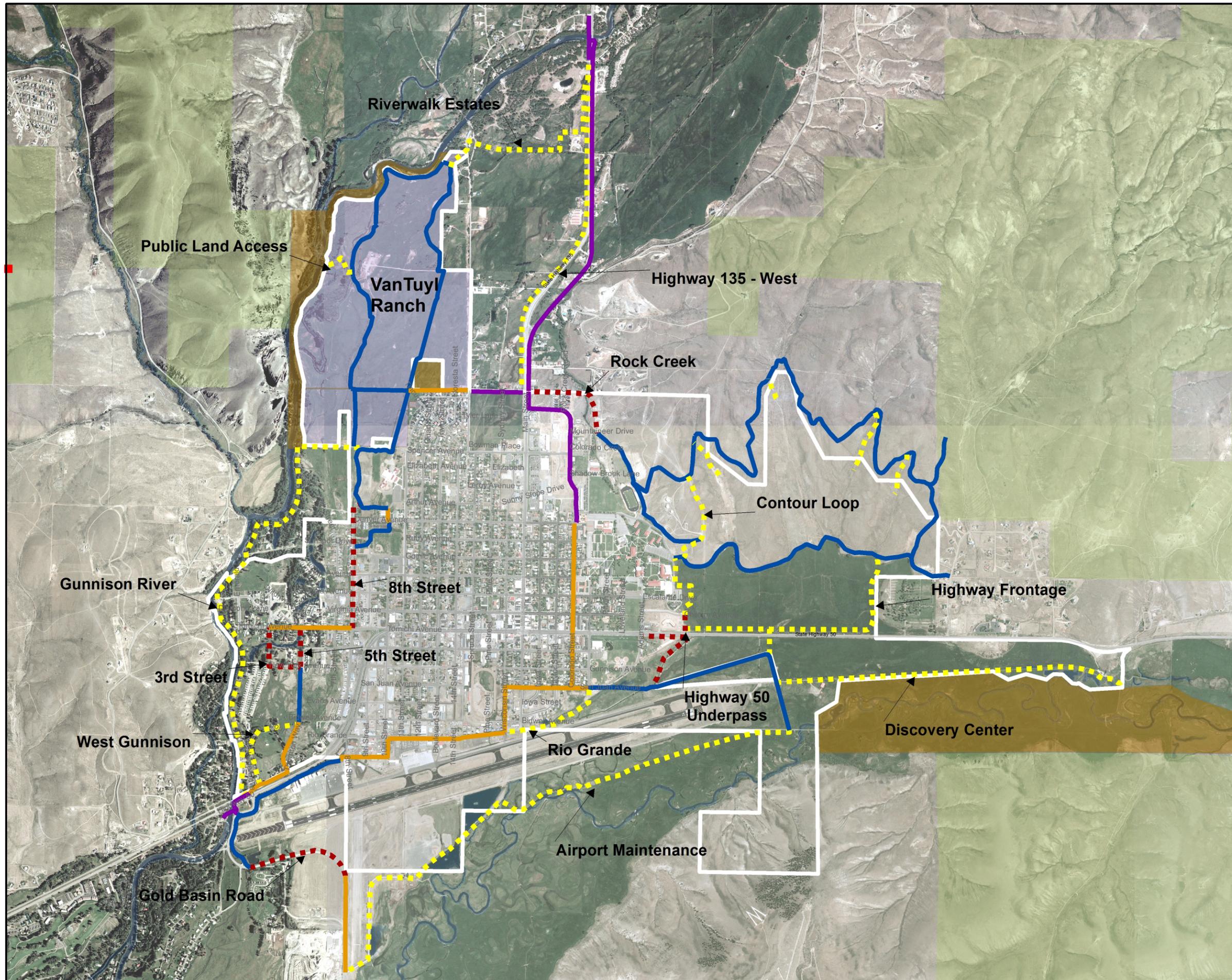
- Existing Lane
- Shared Lane
- Proposed Lane
- Multi-Use Trails
- City Boundary



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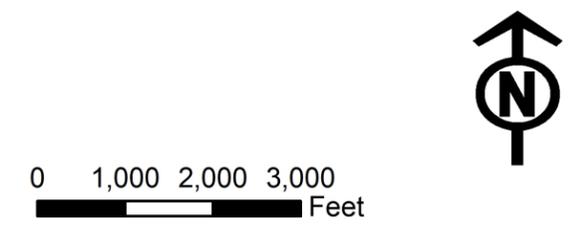
October 6, 2011

Enclosure 3
MULTI-USE TRAILS
 Existing and
 Future Extensions



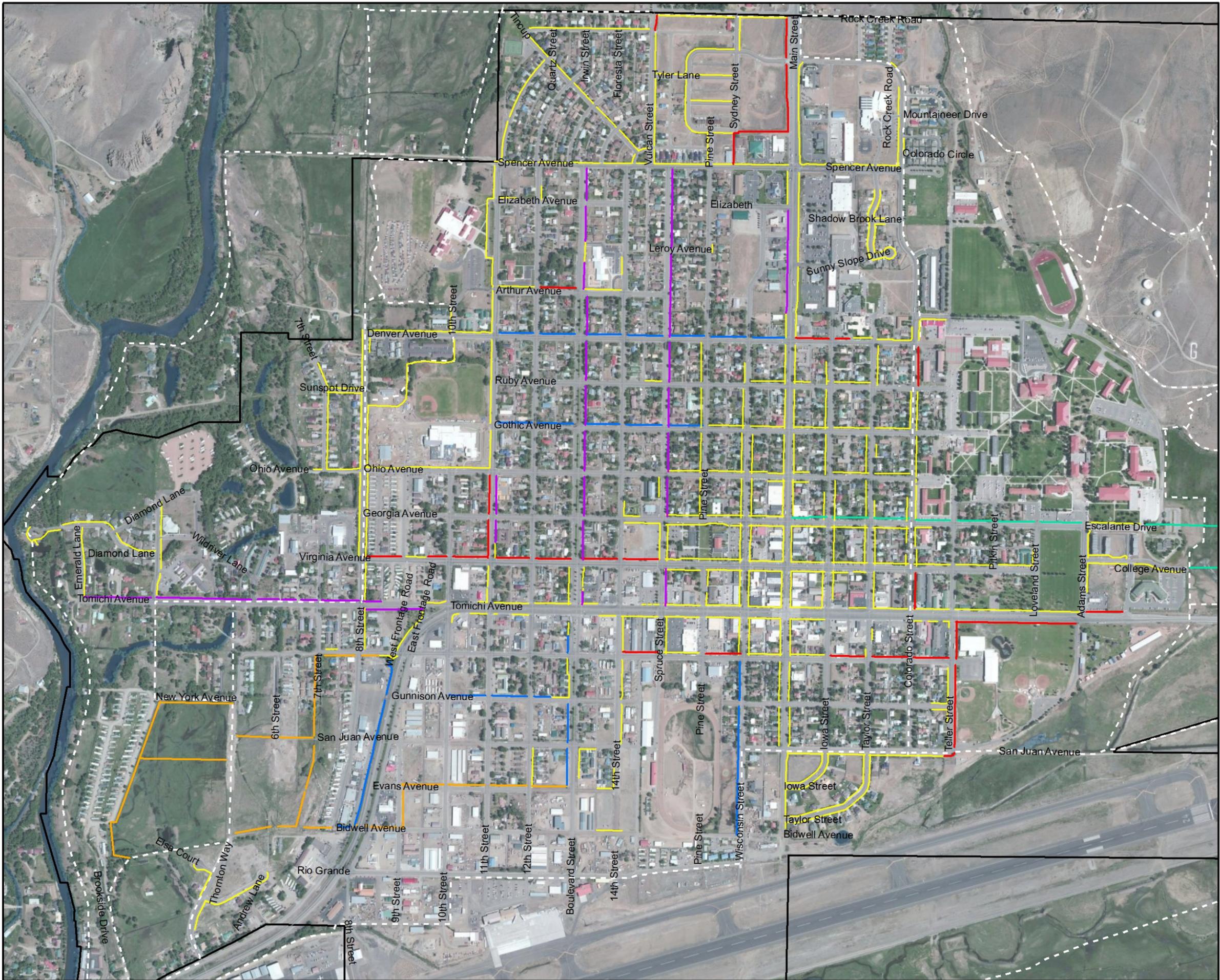
Legend
Multi-Use Trails
Surface

- Existing Detached Paved
- Existing Road or Bike Lane
- Existing Gravel Base
- - - Future Paved
- - - Future Gravel
- City Boundary
- Bureau of Land Management
- VanTuyl Ranch



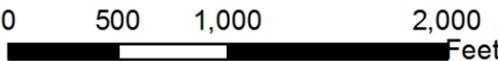
Community Development
 201 West Virginia Avenue
 PO Box 239
 Gunnison, CO 81230
 970-641-8090
 April 23, 2013

PEDESTRIAN FACILITIES - SIDEWALKS Phasing Plan



Legend

- Proposed - Phase 1
- Proposed - Phase 2
- Proposed - Phase 3
- Gunnison Rising
- West Gunnison
- Existing Sidewalks
- - - Multi-Use Trails
- City Boundary



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