

**AGENDA  
CITY OF GUNNISON  
ZONING BOARD OF ADJUSTMENT AND APPEALS  
SPECIAL MEETING**

**DATE: JUNE 01, 2016  
TIME: 7:00 PM  
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.**

- I. CALL TO ORDER**
- II. PUBLIC HEARING – VA 16-2, SUBMITTED BY ANDREW V SOVICK FOR A VARIANCE OF DEMENSIONAL STANDARDS FOR A PROTECTED ENTRY WAY INTO THE YARD SETBACK**
- III. CONSIDERATION OF THE APRIL 20, 2016 MINUTES**
- IV. ELECTION OF OFFICERS**
- V. UNSCHEDULED CITIZENS**
- VI. BOARD MEMBER COMMENTS**
- VII. STAFF COMMENTS**
- VIII. ADJOURN**

**TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090**

**This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at [www.cityofgunnison-co.gov](http://www.cityofgunnison-co.gov) Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.**

STAFF REPORT  
Andy Sovick – 700 North 14<sup>th</sup> Street

TO: Zoning Board of Adjustments and Appeals  
FROM: Community Development Staff  
DATE: May 27, 2016  
RE: Variance Request VA 16-2 – Front Setback Variance

CODE PROVISIONS

*City of Gunnison Land Development Code (LDC)*, Section 8.1, Variances, authorizes deviation from the standards of the underlying zone district and shall be authorized only for maximum height, minimum floor area, minimum building width, maximum lot coverage, minimum setbacks, maximum setbacks, parking requirements and minimum landscape area.

The *LDC* specifies that variance applications be reviewed by the Zoning Board of Adjustments and Appeals (Board) at a Public Hearing after 15 days public notice. The Board may approve, approve with conditions, deny, or remand the application back to the applicant. The Board is the final authority for variance applications.

Variances are authorization to deviate from the literal terms of the *LDC* that would not be contrary to the public interest in cases where the literal enforcement of the provisions of the *LDC* would result in undue or unnecessary hardship.

APPLICATION

The applicant, Andy Sovick, is requesting a front setback variance for the construction of an entryway roof extension. The legal description of the property is Lots 11 and 12 along with the adjacent tract that is 57' by 50', Block 155, West Gunnison Addition, City and County of Gunnison, Colorado. The applicants' narrative states:

“Reasons for the request:

- Drainage:

The house floor height is at, or below the finish grade around it. Therefore, during the remodeling of this house, I'm doing all that I can to keep water from entering the house and foundation. Building small roofs over each of my entry doors is one necessary step in this process. This little roof extension will direct rainwater East into a landscape, and West onto my positive-drained patio, and away from the entry door threshold. The house also has no good place for package delivery placement. We've returned home on numerous occasions to soggy packages at our door. A shelter will help.

- Aesthetics:

The south side of the house has a long broad wall with very little depth and texture. One reason for this remodel project is to provide depth and texture to the façade. The proposed entry roof is the primary feature to meet this goal.

- Entryway:

STAFF REPORT  
Andy Sovick – 700 North 14<sup>th</sup> Street

Even though the house address is on 14<sup>th</sup> street, the primary entryway is located on the south side of the house. There is also a sliding glass door on the south side which we do not want to use as an entry. It is confusing to visitors and delivery people. The proposed entry roof will help create a visually obvious entry.

I believe the proposal meets the conditions for a variance. Following the “Required Showing” in the LDC

8.3 A: Special circumstance: The house is situated below optimal elevation for good positive drainage.

8.3 B: This is not a result of my actions. These conditions existed prior to my purchase of the property.

8.3 C. D. E.: Building the proposed roof will help reasonable use by keeping the entrance dry and ice-free.

8.3 F.: The proposed roof will not be injurious to the surrounding neighborhood. It is on the street-side on a corner lot. It will not be detrimental to the public welfare or environment.

8.3 G.: Granting this variance will be consistent with the general purposes and the spirit of the LDC.”

SITE ASSESSMENT

The property is located on the corner of 14<sup>th</sup> Street and Denver Avenue and is within the R2 (Duplex Residential) zone district. The site is surrounded by single family residential uses.

The subject site is constrained with two street frontages and the location of the existing dwelling unit. The existing structure is nonconforming to the LDC in regard to the front setback and is situated approximately 10 feet from the south (Denver Avenue) property line. The request would extend the

nonconformity by four feet with the proposed roof extension over the entryway, leaving a total front setback of six feet.



In order to provide appropriate use and function of the existing structure, the applicant is requesting a variance to place a roof extension, four feet from the building face, over the front entryway.

STAFF REPORT  
Andy Sovick – 700 North 14<sup>th</sup> Street

DEPARTMENTAL COMMENTS:

Fire Marshall:	No issue
Building Official:	No issue
Parks and Recreation Dept.:	No issue
Police Department:	No issue
Public Works Director:	No issue
City Engineer:	No issue
Water/Sewer Superintendent:	No issue
Electric Superintendent:	No issue

STAFF OBSERVATIONS:

1. The applicant is requesting a variance for the front yard setback to construct a roof extension over the front entryway.
2. The site is constrained with a double frontage lot configuration and the existing dwelling unit location.
3. The proposed variance would allow reasonable use of the existing structure.
4. The proposed variance is considered minimal and does not negatively affect the health, safety and welfare of the community.

REVIEW STANDARDS

Section 8.3 (Required Showing) states that “... *The applicant shall demonstrate the following to the Board before a variance may be authorized:*”

**A. Special Circumstances Exist.** There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought, that do not apply generally to land or buildings in the neighborhood.

**No Conflict.** The site is constrained with two street frontages. The variance is necessary to provide reasonable use of the existing structure.

**B. Not Result of Applicant.** The special circumstances and conditions are not the result from any act of the applicant.

**No Conflict.** The existing conditions of the site and structure was not a result of the applicant.

**C. Strict Application Deprives Reasonable Use.** The special circumstances and conditions are such that the strict application of the provisions of this *LDC* would deprive the applicant of reasonable use of the land or building.

**No Conflict.** The variance is necessary to provide reasonable use of the structure.

**D. Variance is Necessary to Provide Reasonable Use.** The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

**No Conflict.** The variance is necessary to provide reasonable use of the structure.

**E. Minimum Variance.** The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

STAFF REPORT  
Andy Sovick – 700 North 14<sup>th</sup> Street

**No Conflict:** The applicant is proposing the minimum necessary for the reasonable use and function of the structure.

**F. Not Injurious to the Neighborhood.** The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

**No Conflict:** The granting of the Variance will not be detrimental to the neighborhood or public welfare.

**G. Consistent with the *Land Development Code*.** The granting of the variance is consistent with the general purposes and intent of this *LDC*.

**No Conflict:** The purpose of the *Land Development Code* includes: (1) establish standards for all proposed development in the City; (2) protect quality of life; (3) establish a review process; (4) provide for orderly development of the City; (5) provide adequate public facilities; and (6) conserve property values. The requested use is consistent with the intent of the *Land Development Code*.

**ACTION**

At the Zoning Board of Adjustments and Appeals meeting of June 1, 2016, Board Member \_\_\_\_\_ moved, and Board Member \_\_\_\_\_ seconded to APPROVE the request by Andy Sovick for Variance Application, VA 16-2 for a front yard setback variance at 700 North 14<sup>th</sup> Street, based on the following findings of fact:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals 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; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.
3. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum front setback (6 feet) for the placement of a roof extension over the front entryway.
4. The Zoning Board of Adjustments and Appeals finds that the site is constrained with a double frontage lot configuration and with the existing dwelling unit location.
5. The variance allows reasonable use of the existing dwelling unit.
6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

**Applicant Name(s):** Andy Sovick

**Phone #:** 970 631 4337 **Fax #:** \_\_\_\_\_ **E-Mail:** andysovick@yahoo.com

**Mailing Address:** 700 N. 14th St.

**City:** Gunnison **State:** CO **Zip:** 81230

**Legal Description**  
 Site Address of Property: 700 N. 14th St. Zoning \_\_\_\_\_  
 Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Addition: \_\_\_\_\_

**Disclosure of Ownership- Please provide one of the following:**

Assessor Parcel Info     Mortgage     Deed     Judgments

Liens     Contract     Easement Agreement     Other Agreements

**Summary of Request:** Request to create a protected, dry entryway roof for the following purpose: 1) Provide a visually obvious entryway. 2) Provide aesthetic texture and depth to building facade. 3) Front step protection, to keep ice, water + snow off of the threshold and packages.

**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)

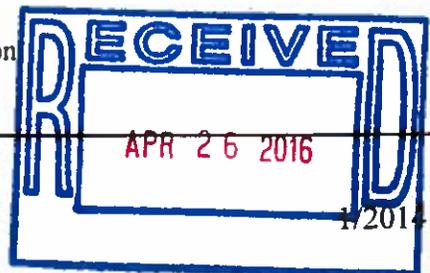
Site Plan (11"x17") to scale, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

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

**Signature(s)** Andy Sovick \_\_\_\_\_ **Date** \_\_\_\_\_  
 \_\_\_\_\_ **Date** \_\_\_\_\_

**For Office Use Only**

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



I'm submitting a request to create a protected dry entryway at my home at 700 North 14<sup>th</sup> Street.

Reasons for the request:

- **Drainage:**

The house floor height is at, or below the finish grade around it. Therefore, during the remodeling of this house, I'm doing all that I can to keep water from entering the house and foundation. Building small roofs over each of my entry doors is one necessary step in this process. This little roof extension will direct rainwater East into a landscape, and West onto my positive-drained patio, and away from the entry door threshold. The house also has no good place for package delivery placement. We've returned home on numerous occasions to soggy packages at our door. A shelter will help.

- **Aesthetics:**

The south side of the house has a long broad wall with very little depth and texture. One reason for this remodel project is to provide depth and texture to the façade. The proposed entry roof is the primary feature to meet this goal.

- **Entryway:**

Even though the house address is on 14<sup>th</sup> street, the primary entryway is located on the south side of the house. There is also a sliding glass door on the south side which we do not want to use as an entry. It is confusing to visitors and delivery people. The proposed entry roof will help create a visually obvious entry.

I believe the proposal meets the conditions for a variance. Following the "Required Showing" in the LDC

8.3 A.: Special circumstance: The house is situated below optimal elevation for good positive drainage.

8.3 B.: This is not a result of my actions. These conditions existed prior to my purchase of the property

8.3 C, D, E.: Building the proposed roof will help reasonable use by keeping the entrance dry and ice-free.

8.3 F.: The proposed roof will not be injurious to the surrounding neighborhood. It is on the street-side on a corner lot. It will not be detrimental to the public welfare or environment.

8.3 G.: Granting this variance will be consistent with the general purposes and the spirit of the LDC.

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# Assessor Property Record Search

**Property Record Card (PRC)**

**Owner and Parcel Information**

**Owner Name & Mailing Address**  
 SOVICK ANDREW V ETAL  
 SOVICK GAIL L  
 PO BOX 3624  
 CRESTED BUTTE, CO 81224-3624

**Business Name:** NA

**Today's Date:** April 26, 2016  
**Appraisal Year:** 2015

**Account Number:** R001134  
**Parcel Number:** 3701-354-01-003  
**Account Type:** Residential  
**Economic Area:** Econ Area 1  
**Tax District:** 100  
**Mill Levy:** 56.217

**Property Location:** 700 N 14TH ST, GUNNISON  
**Neighborhood:** GUN RES MAIN AREA  
**LEA:** GUNNISON RESIDENTIAL IMPROVED (10000)  
**Subdivision:** WEST GUNNISON  
**Condo:**  
**Legal Description:** LOTS 11-12 TR 57\X50\ ADJ BLK 155 WEST GUNNISON #612317  
**Parcel Notes:** 510 SF  
 TOTAL PARCEL = 6,000 SF

**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
\$39,110	\$3,110	\$174,760	\$13,910	\$213,870	\$17,020

**Prior Year Assessment Information**

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	\$213,870	\$17,020	54.929	\$934.91
2014	\$193,950	\$15,440	56.217	\$867.97
2013	\$193,950	\$15,440	49.778	\$768.58
2012	\$231,380	\$18,420	44.152	\$813.29
2011	\$231,380	\$18,420	44.343	\$816.80
2010	\$249,810	\$19,890	40.939	\$814.28
2009	\$249,810	\$19,890	39.757	\$802.92
2008	\$251,260	\$20,000	41.387	\$838.72
2007	\$251,260	\$20,000	36.186	\$735.80
2006	\$171,090	\$13,620	43.784	\$608.12

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	0.138	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - TYPICAL OR AVERAGE VIEWS - TYPICAL OR AVERAGE

**Sales and Conveyance Information**

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
03/21/2012	\$153,400	BEAR STEARNS ALT A TRUST	SOVICK ANDREW V ETAL	Improved	612317	SPEC WARR DEED - FEE
06/27/2011		MARKS MELODY PUBLIC TRUSTEE	BEAR STEARNS ALT A TRUST CITIBANK NA TRUSTEE	N/A	606376	PUBL TRUST DEED - NO FEE
04/08/2005	\$210,000	LOTHLORIEN PROPERTIES LLC	KEITH MIKE L	Improved	552558	WARRANTY DEED - FEE
11/26/2004		CRAM ROGER C ETAL	LOTHLORIAN PROPERTIES LLC	N/A	548977	QUIT CLAIM DEED - NO FEE

04/05/2004	\$130,000	RICKEY JOHN ETAL	CRAM ROGER C ETAL	Improved	540654	GEN WARR DEED - FEE
07/06/1990		HALL HAROLD J III	RICKEY JOHN ETAL	N/A	B000679P0009	WARRANTY DEED - FEE

**Building Information**

**Building Number 1:**

<b>Occupancy Type</b>	Single Family Dwelling	<b>Quality of Construction</b>	Fair	<b>Stories</b>	1	<b>Primary Heating System</b>	
<b>Building Description</b>	RANCH	<b>Exterior Condition</b>	Average	<b>Roof</b>	Preformed Metal	<b>Domestic Hot Water</b>	
<b>Original Year Built</b>	1955	<b>Interior Condition</b>		<b>Exterior</b>		<b>Landscaping</b>	0
<b>Effective Year Built</b>	1968	<b>Bedrooms</b>	3	<b>Foundation</b>	Concrete		
<b>Percent Complete</b>	100%	<b>Bathrooms</b>	2	<b>Windows</b>			

<b>Building Square Footage or Units:</b>	
<b>Above-grade Living Area</b>	1,485 sqft
<b>Finished Basement</b>	0 sqft
<b>Unfinished Basement</b>	0 sqft
<b>Garage</b>	720 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: April 24, 2016

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Kennedy Family Trust  
 "Buck" and Mary Kennedy  
 704 N. 14th St. Gunnison, CO  
 81230

**370135401002**

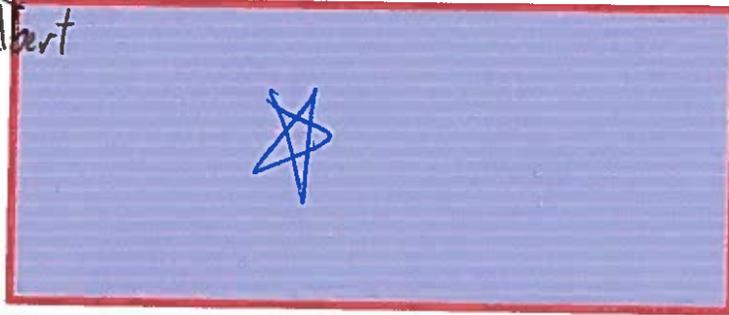
Tom Eager  
 713 Spruce St.  
 Gunnison, CO  
 81230

Kathleen Fogo  
 400 W. Denver  
 Gunnison, CO  
 81230

Glenn + Leila Collins  
 964 County Rd. 13  
 Gunnison, CO  
 81230

John + Nicol Talbert  
 701 N. 14th St.  
 Gunnison, CO  
 81230

N 14TH ST



Brent Strauss  
 611 N. 14th St.  
 Gunnison, CO  
 81230

W DENVER AVE

Keith Fisher  
 620 N. 14th St.  
 Gunnison, CO  
 81230

Lynn Mcderman  
 PO Box 1133  
 Crested Butte  
 81224

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

0 32 64 96 128 ft

Gunnison County Assessor

Parcel: 3701-354-01-003 Acres: 0.138

Name:	SOVICK ANDREW V ETAL	Land Value	39110
Site:	700 N 14TH ST, GUNNISON	Building Value	174760
Sale:		Total Value	213870
Mail:	PO BOX 3624 CRESTED BUTTE, CO 81224-3624	Assessed Value	17020
		2013 Taxes	







<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
MARLA LARSON	X		
ELLEN HARRIMAN	X		
SCOTT FRAZIER	X		

**OTHERS PRESENT:** Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain.

- I. CALL TO ORDER AT 7:00 PM BY CHAIR MARLA LARSON**
- II. PUBLIC HEARING – VA 16-1 SW VENTURES LLC  
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 for a Variance Application, *Section 8.3* of the Land Development Code (LDC). The applicant SW Ventures LLC, represented by John Stock, who is requesting a variance of dimensional standards for minimum lot size for townhouses. This application is for a variance of minimum lot size of townhome, minimum lot frontage for townhomes and minimum building width. VanTuyl subdivision was subdivided under the previous LDC. the Special circumstances exist on this parcel. This location has 2 street frontages. The dimensional change proposed by the variance is considered minimal and does not negatively affect the health, safety and welfare of the community. Depriving of use is interesting on this project. The municipality in the code is trying to facilitate development. Higher density is appropriate for this area.

Board Member Harriman asked why this was not grandfathered in. Director Westbay responded that the original Land Development Code (LDC) did not contemplate townhomes with additional lot area. However, the new code addresses this issue. Minimum widths of 20 feet were approved with the new code. Mr. Stock's request is to decrease to 17 feet. Board Member Harriman asked about the R-3 Zoning. Are there other units this small? Director Westbay indicated that the units could be platted under the terms of the old code, but the applicant would like to design these with little yards that are private in nature.

Board Member Frazier asked about the remaining lots that will need to be developed. Mr. Stock indicated that there are 5 more lots which can be developed. This is being reviewed with the applicant and the Planning department. One area is looking at a PUD for these remaining lots. This subdivision does not conform with the original lots platted in the 1880s. Board Member Frazier asked if this type of request would be brought back each time to this Board for review. Director Westbay did not think this

variance would set a precedence. Mr. Stock responded that he would like to see the private sector go forward with this housing. He did not feel that the government should be building houses. Mr. Stock wants to see if the consumer even wants this type of housing. Unless there is a demand they will not build these types of units. Currently the consumer wants 3 bedroom units. Mr. Stock reviewed the layout of these units. Once they were built they did go to the housing authority and were told that the consumer wanted garages with their units. So this makes it hard to determine what the demand will be. Director Westbay responded they might be looking at a PUD for the remainder of this project. Increasing density is a positive thing. 30 units per acre in R-3 is a good use. Board Member Larson responded that this is an experiment. 30 Units per acre is mainly the apartment complexes. Parking demand is difficult to acquire for this type of density.

**Applicant Presentation.**

Mr. Stock commenced his presentation. The PUD seemed like a more expensive proposition for this area. The expense involved did not seem to make these units affordable. The additional expense would have to be passed on to the buyers. The point was to have the private sector accomplish this type of housing as opposed to the government. Board Member Larson asked what the square footage of these units would be. Board Member Harriman indicated that the packet showed 680 to 1000 square feet. Discussion ensued on the widths of the house and the small square footage. The Salida tiny homes were discussed. Director Westbay responded that this was a form of new urbanism. Other areas of the state with their housing issues were reviewed. Board Member Harriman asked when Mr. Stock had visited with the housing authority. Mr. Stock indicated that it was in 1999. He is currently communicating with Karl Fulmer. Discussion on the County's work force housing fees and how they were being utilized. Anthracite Place was discussed. Director Westbay indicated that partnerships and collations between the government and the private sector need to be addressed in this community. Mr. Stock also supported this concept. Director Westbay was totally supportive of good projects. Board Member Frazier indicated that the smaller foot print is not the issue. Parking is always an item to look at. Mr. Stock will be looking at the parking issues.

**Public Input.** There was none.

**Staff Presentation.** Staff had nothing further to present.

**Commission Discussion.** There was no further discussion.

**Close Public Hearing.** Chair Larson closed the public hearing at 7:28 p.m.

**Action.**

ACTION

At the Zoning Board of Adjustments and Appeals meeting of April 20, 2016, Board Member Harriman moved, and Board Member Frasier seconded to APPROVE the request by SW Ventures, LLC for Variance Application, VA 16-1 for a variance for the minimum lot size for a townhome, minimum lot frontage for a townhome and the minimum building width on Lot 79, VanTuyl Village Subdivision, based on the following findings of fact and condition:

Findings of fact:

1. The Zoning Board of Adjustments and Appeals 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; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Zoning Board of Adjustments and Appeals finds that the application meets the seven review standards as defined in the *Land Development Code* for variances.
3. The Zoning Board of Adjustments and Appeals finds that the applicant is requesting a variance for the minimum lot size for a townhome (1,275 square feet instead of 3,125 square feet), minimum lot frontage for a townhome (17 feet instead of 25 feet) and the minimum building width (17 feet instead of 20 feet).
4. The site is constrained with a double frontage lot configuration. The Zoning Board of Adjustments and Appeals finds that the variance provides reasonable use of the site that allows utilization of the R3 Multi-Family Residential zone district zoning density allowances.
5. The variance allows consistency with the townhomes located on Lots 77 and 78 in regard to design and density
6. The Zoning Board of Adjustments and Appeals finds that the application promotes the long term health, safety, and welfare of the community.

Condition:

1. The applicant shall apply for a building permit through the Community Development Department before the variance approval expiration date of April 20, 2017.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

Mr. Stock asked what the next step would be for any type of amendment to the code. Director Westbay requested the applicant draft a foot print with conceptional changes to the remaining lots. Once this is compiled Director Westbay will take Mr. Stocks request to Planning & Zoning. Mr. Stock would definitely like to be involved in collaboration with the government agencies on this project. Board Member Harriman indicated that there will be a

needs assessment completed this summer. This may help determine the housing needs that are remaining. Board Member Frasier reviewed the middle lots and side lots. The middle lots should be ok. It looks like the corner lots may be harder to develop. Discussion on what other communities doing at this time. How can these ideas be incorporated for this?

**III. CONSIDERATION OF THE SEPTEMBER 05, 2014 MEETING MINUTES**

Board Member Harriman moved and Board Member Frazier seconded to approve the September 09, 2014 meeting minutes as presented.

Roll Call Yes: Larson, Frazier, Harriman

Roll Call No:

Roll Call Abstain:

Motion Carried

**IV. UNSCHEDULED CITIZENS**

There were no unscheduled citizens.

**V. BOARD COMMENTS- None**

**VI. STAFF COMMENTS**

Director Steve Westbay gave an update on current happenings within the Community Development Department.

- Busy with building permits at this time.
- Complete Streets project highway design is a priority at this time. The sidewalk area uses of the down town area are being reviewed.
- Fire Chief Spritzer is in Indianapolis looking at the design build on the new pumper truck.
- The City Manager search is going on.
- Community clean-up this Saturday, then Anna's pledge on May 14<sup>th</sup>.
- The Comprehensive Plan is on hold at this time. We are currently waiting on the OVPP final adoption.
- Director Westbay has a meeting in Grand Junction tomorrow with CDOT involving our Complete Streets.
- Several conditional uses, waivers, text amendments have been processed. The LDC is working very well with the changes. Greg Larson said this is a living document.
- We have had some County referrals in the 3-Mile area.
- Gunnison Rising has had some changes and this always takes time.
- Possible candidate for this board is Sharon Cave.

**VII. ADJOURN**

The meeting was adjourned at approximately 7:42 p.m.

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Marla Larson, Chair

Attest:

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Michelle Spain, Secretary