

MEMORANDUM

TO: City Council
FROM: Steve Westbay
DATE: August 25, 2015
RE: Community Development Department Semi-Annual Report

This semi-annual report highlights the department's accomplishments during the past six months. The list includes, but is not limited to, the following activities:

- Hiring Michelle Spain as the Planning Technician
- Completing the Courthouse Certificate of Occupancy
- Developing specifications for the new pumper fire truck
- Providing input on the Airport Master Plan
- Completing the Marijuana Codes
- Finalizing the City Hall Remodel

PLANNING

Several planning projects were on the front burner during the past six months to include the complete streets project, participating in the One Valley Prosperity Project (OVPP), and the submittal and subsequent award of the Ridges to Rivers GOGO trails grant. The Planning and Zoning Commission has also been busy processing current applications and addressing text amendments.

Highway Design Project. The highway complete streets design project began in April with the contract being awarded to Fox, Tuttle and Hernandez LLC. Another contract with Rocky Mountain Aerial Survey was awarded to complete the digital aerial data set. The final data set includes a strip-map of the urban highway corridors with high resolution imagery and topographic data. Traffic counts were also completed in May and a third non-motorized pedestrian count was also completed.

Three phone conference meetings with the Colorado Department of Transportation (CDOT) occurred since June 2015. As you know there were some challenges to overcome in order to move forward with a Special Use Permit for the demonstration project. A public workshop will be held on September 3rd and it will focus on presenting the project details, discuss the demonstration project and to hear concerns, ideas and have input on the project.

On a similar note Ana's Pledge, which was held in early May, was a resounding success. The City's BPAC committee was successful in obtaining a Safe Routes to Schools grant which supported a one-week long event. The grant funding was used for Bicycle Colorado staff to come to the community and teach safety classes and for supplies for the event. These classes were held at both the Crested Butte and Gunnison Community Schools. The week of educational activities culminated in the annual bike rodeo. Approximately 140 children attended the event, numerous prizes were awarded, bikes were repaired and bicycle safety awareness was a central focus of the activities.

OVPP. This past March, One Valley Prosperity Project held its kick-off meeting. The community participation was excellent, with a mixed participation from the north and south parts of the valley. Next, the OVPP conducted a series of workshops in the valley to identify the

community values related to economic development and growth. The community values segment was recently completed and the OVPP is now working on a visioning process to help identify future community directives related to economic development. Better Cities was also selected by the County to complete the Federal and State funded economic development assessment. Better Cities has completed an initial economic assessment of the county. They have identified specific action projects that may be implemented to help stimulate economic development in the greater community. As you know, the Gunnison Downtown Renaissance Feasibility Study was selected as one of the two projects to be selected for further study.

GOCO Grant. The City's *Ridges to Rivers* grant application was submitted on March 2, 2015 and on June 15th the GOCO board awarded the City \$407,200 for the project. In May the staff submitted a Biological Assessment to the US Army Corps of Engineers (ACOE) and the Fish and Wildlife Service (FWS) for the VanTuyl Ranch river access trail segment. In early July the City staff was asked to provide additional information regarding indirect and cumulative impacts that the project may have on Gunnison Sage-grouse. The additional data request was submitted in mid-July and the FWS submitted a concurrence notification to the ACOE, which means the FWS, agrees that the project will have no effect on the bird. The ACOE has not provided any concurrence notification, but I hope their permit letter will be provided within the next three weeks.

Other Activity. Developing the marijuana establishment codes was a major focus during the past six months. Some of the most detailed parts of the new regulations were associated with building, fire and mechanical code changes. Amendments to the *LDC* were also rather extensive. Since July 7th when related city applications were opened, the Community Development Department has had 35 inquiries. Three State applications have been received and it is possible four to six more may be received in the near future.

Staff time limitations have not allowed for additional work on the *Comprehensive Plan* update to occur. Additionally, the OVPP process has been moving forward quickly and some efficiency for the City's *Comprehensive Plan* update should be gained as a result of that planning process.

BUILDING DEPARTMENT

Activity in Building Department has been steady during the past six months with a significant increase in new single family construction projects. Graphs found at the end of this report depict valuation, permit fees, and use tax figures through time. Trends from 2013 and 2014 were influenced by larger projects to include the Courthouse, O'Reilly Auto Parts and the Tractor Supply store. There have been 32 permits processed since the beginning of the year. New residential construction accounts for 10 of the total number of permits.

Training is another ongoing activity for the Building Official. In March 2015, Eric Jansen attended the International Code Council (ICC) in Denver. This training is required to maintain certifications as a Building Official. Eric and I will be attending the annual Floodplain Managers Association in September, which is needed to maintain credentials as a Certified Floodplain Manager. This summer Gunnison was recognized by the Federal Emergency Management Administration (FEMA) for the upgraded Community Rating System Designation. This FEMA recognition is partly attributed to maintaining the related certifications.

FIRE & HAZ-MAT

This past year the Gunnison Protection Fire District purchased vacant property in the Industrial District for a new training facility. Dennis Spritzer and fire district personal have been working on a design of the new facility and site improvements will be implemented as time and budgeting allows.

Dennis has also been working on the design of the new pumper truck which is being purchased by the City. This vehicle's design will provide versatility and will be used for both structural fires and urban interface fire response. The truck is anticipated to be delivered in May 2016.

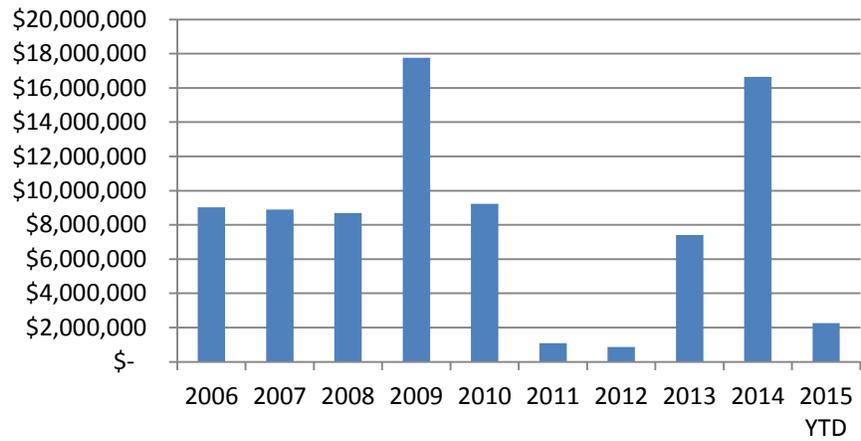
The Fire Marshal has also conducted numerous inspections of businesses and restaurants to ensure life-safety requirements are being met. He has also reviewed the new fire suppression system design at Quigley Hall and has conducted inspections of the system's installation. The July 4th fireworks was another matter that Dennis is directly involved with every year.

The approaching fall season is a big time for public education. Fire Prevention Safety Week and the annual school inspections will be coming up at the end of September. The Household Hazardous Waste Day is scheduled on September 26th this year and Dennis is coordinating this annual program.

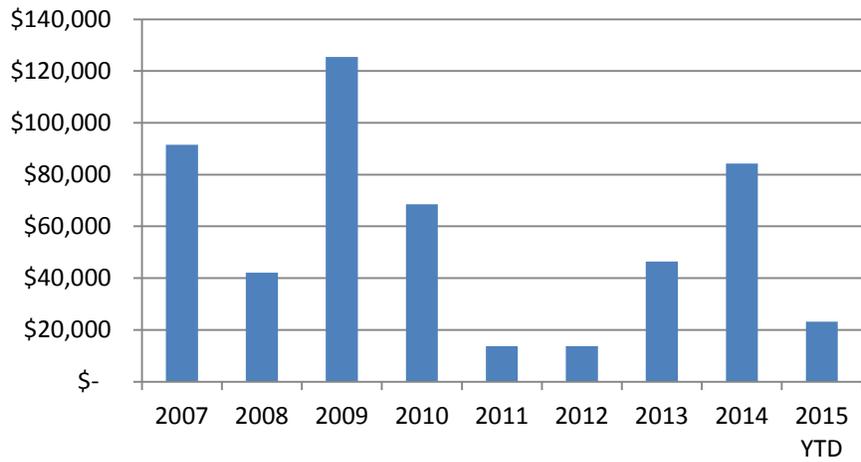
CONCLUSION

All of the Community Development Department staff does a great job of providing services and information to citizens. Accomplishments of the Department are directly attributed to their efforts and I am grateful for their comments and contributions to the City.

Valuation



Permit Fees Collected



Use Tax Collected

