

CITY OF GUNNISON COUNCIL AGENDA
MEETING IS HELD AT CITY HALL, 201 W. VIRGINIA AVENUE
GUNNISON, CO, IN THE 2ND FLOOR COUNCIL CHAMBERS

- | | | |
|-----------------------|------------------------|------------------|
| APRIL 12, 2016 | REGULAR SESSION | 7:00 P.M. |
|-----------------------|------------------------|------------------|
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- I. Call Regular Session Meeting to Order:
- II. **PUBLIC HEARING** **7:00 P.M.**
Receive Input on the Merits of a Major Change to a PUD, Application ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the *Gunnison Rising PUD Development Standards*.
- III. **PUBLIC HEARING** **7:15 P.M.**
Receive Input on the Merits of Text Amendment Application ZA-16-1, Submitted by Steven Westbay, Director of Community Development, Proposing to Amend Tree and Buffer Planting Requirements (Table 4-11 Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer); the Text Amendment also Corrects Minor Typographical Errors within the City of Gunnison Land Development Code;
- IV. Minutes:
A. Meeting Minutes of March 8, 2016 Regular Session Meeting
B. Meeting Minutes of March 30, 2016, Special Session Meeting
- V. Pre-Scheduled Citizens: None.
- VI. Old Business: None.
- VII. New Business:
A. Excuse Councilor Morrison from 03/30/2016 Special Session Meeting
B. Action on Public Works Department JetVac Truck and Slip Lining Contracts
C. Action to go into **Executive Session: Pursuant to C.R.S. §24-6-402(4)(a)** For the purpose to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the City Council has a personal interest in such purchase, acquisition, lease, transfer or sale.
D. Possible Direction to Staff Re: Real Estate Negotiations on purchase/lease of CBD Parking Property(ies)
E. Set Public Hearing on ABCD Bikes LLC dba Double Shot Cyclery Hotel & Restaurant Liquor License Application for 7PM, May 24, 2016
F. Discussion on Agreement with Gunnison County for Gold Basin Trail FLAP grant application (no packet material available)
- VIII. Resolutions and Ordinances:
A. Ordinance No. 1, Series 2016; Re: Additional Appropriations to 2016 Budget; 1st Reading
B. Ordinance No. 2, Series 2016; Re: Approving a Major Change to the Gunnison Rising PUD; 1st Reading
C. Ordinance No. 3, Series 2016; Re: Text Amendment to Gunnison Land Development Code Regarding Tree and Shrub Buffer Plantings; 1st Reading
- IX. Reports:
City Attorney Report: Kathleen Fogo
City Manager Report: Mark Achen
City Clerk Report: Gail Davidson
Parks & Recreation Director: Dan Ampietro Parks & Rec.Dept. Semi-Annual Report
WSCU Liaison Report: Alex Alejandre
- X. Non-Scheduled Citizens: **At this agenda time, non-scheduled citizens may present issues of City concern to Council. Per Colorado Open Meetings Laws, NO action or Council discussion will be take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Speaker has time limit of 3 mins.**
- XI. City Council Meeting Reports, Discussion, Items for Future Work Sessions
- XII Meeting Adjournment

The City Council Meeting agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. 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. Work sessions are recorded, minutes are not produced and formal action cannot be taken. For further information, contact the City Clerk's office at 970-641-8140. **TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 24 HOURS BEFORE ALL MEETINGS AT 970-641-8140.**

PUBLIC HEARING FORMAT

7:00 P.M., TUESDAY, APRIL 12, 2016

Receive Input on the Merits of a Major Change to a PUD Application, ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the *Gunnison Rising PUD Development Standards*.

I. Mayor Open Public Hearing

Open Public Hearing and State the time, date, location, and name those in attendance – City Council, City Attorney, Interim City Manager, City Clerk, Community Development Director, the applicant and _____.

II. State Reason for Public Hearing - Mayor

To receive input on the merits of a Major Change to a PUD, Application, ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the *Gunnison Rising PUD Development Standards*

III. Proof of Publication - City Clerk

IV. Applicant Comments – Gunnison Valley Properties LLC Representative(s)

V. City Staff Comments/Recommendation – Staff Comments and Recommendation by Community Development Director Steven Westbay.

VI. Public Comment

Anyone wishing to comment – pro or con - on the Major Change to a PUD Application ZA-16-2 to come forward and comment for the record.

VII. Enter letters, emails or other written comments received from the public into the record - City Clerk

VIII. Call for any final comments – when hearing none, Mayor Close the Public Hearing.

**CITY OF GUNNISON CITY COUNCIL
NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTE THAT, pursuant to Sections 6.7 and 10.3(F) of *the City of Gunnison, Colorado, Land Development Code*, a public hearing will be held by the City Council of the City of Gunnison, at 7:00 p.m. on the 12th day of April, 2016, in the Council Chambers, Gunnison Municipal Building, 201 West Virginia Avenue, Gunnison, Colorado, on the merits of a Major Change to a PUD Application, ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the *Gunnison Rising PUD Development Standards*;

AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Published in the
Gunnison Country Times Newspaper
Thursday, March 24, 2016

NAME CHANGE NOTICE

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Public Notice is given on March 9, 2016 that a Petition for a Change of Name of a Minor Child has been filed with the Gunnison County Court.

The Petition requests that the name of Dillan Rya Vigil be changed to Dillan Ray Allen.

By /s/ Betsy Nesbitt
Clerk of Court

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 31, 2016

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PUBLIC HEARING

CITY OF GUNNISON CITY COUNCIL NOTICE OF PUBLIC HEARING

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AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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PUBLIC HEARING

CITY OF GUNNISON CITY COUNCIL NOTICE OF PUBLIC HEARING

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PLEASE TAKE NOTE THAT, pursuant to Sections 6.7 and 10.3(F) of the City of Gunnison, Colorado, Land Development Code, a public hearing will be held by the City Council of the City of Gunnison, at 7:00 p.m. on the 12th day of April, 2016, in the Council Chambers, Gunnison Municipal Building, 201 West Virginia Avenue, Gunnison, Colorado, on the merits of a Major Change to a PUD Application, ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the Gunnison Rising PUD Development Standards;

AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING PETITION TO VACATE A PORTION OF DEER LANE, INCLUDING CUL DE SAC, LYING WITHIN MARBLE SKI AREA, CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO

The Board of County Commissioners of Gunnison County, Colorado, will hold a public hearing regarding the petition filed by Billy Burke to vacate a portion of Deer Lane, including cul-de-sac, lying within Marble Ski Area, Crystal River Filing, within the County of Gunnison, State of Colorado and described as follows:

That portion of Deer Lane, including the cul-de-sac, lying adjacent to Lots 43 through 53, Block 1, Marble Ski Area, Crystal River Filing, as identified on the plat titled Plat of Marble Ski Area Crystal River Filing Gunnison County, Colorado recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado at Reception No: 282561, and lying adjacent to Lot 5 as identified on the plat titled Amended Plat of Lot 54 through 64 & 122, Block 1 and Lots 68 through 73 & 78 through 86, Block 2 and Vacation of a Portion of Deer Trail, Fawn Drive and Antlers Bluff, Marble Ski Area Crystal River Filing Gunnison County, Colorado recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado at Reception No. 590513, and as identified on the plat title Amended Plat of Lots 36-39 and Lots 41-53, Block 1 and Vacation of Deer Lane, Marble Ski Area, Crystal River Filing and Lot 5 of the Amended Plat of Lot 54 through 64 & 122, Block 1 and Lots 68 through 73 & 78 through 86, Block 2 and Vacation of a Portion of Deer Trail, Fawn Drive & Antlers Bluff, Marble Ski Area Crystal River Filing Gunnison County, Colorado, a copy of which may be reviewed at the Gunnison County Public Works Department.

The public hearing will be held on Tuesday, April 19, 2016, at 9:10 a.m. at the Commissioners Room, Gunnison County Courthouse, 200 East Virginia Avenue, Gunnison, Colorado. The public is invited to attend and participate.

DATED: March 16, 2016

Marlene D. Crosby
Gunnison County Public Works Director

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 24, 31, 2016

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PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING PETITION TO VACATE CERTAIN ALLEYS AND A PORTION OF 7TH STREET LYING WITHIN THE LAVETA ADDITION TO TOWN OF PITKIN, GUNNISON COUNTY, COLORADO

NISON COUNTY, COLORADO

The Board of County Commissioners of the County of Gunnison County, Colorado, will hold a public hearing regarding the petition filed by Robert Norton to vacate any interest Gunnison County may have in certain alleys and a portion of 7th Street lying within the LaVeta Addition to the Town of Pitkin, Gunnison County, Colorado. The alleys and portion of 7th Street that the petitioner seeks to have vacated are located within the County of Gunnison, State of Colorado and described as follows: The entire alleys lying within Blocks 26 and 31 and all of 7th Street lying between Blocks 26 and 31, all within the LaVeta Addition to the Town of Pitkin according to the official plat recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado, bearing Reception No: 258799.

The public hearing will be held on April 5, 2016, at 8:55 a.m. in the Board of County Commissioners Meeting Room, Gunnison County Courthouse, 200 East Virginia Avenue, Gunnison, Colorado. The public is invited to attend and participate.

DATED: March 14, 2016

/s/ Marlene D. Crosby
Gunnison County Public Works Director

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 2016

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PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON SERVICE PLAN FOR GUNNISON RISING METROPOLITAN DISTRICT NOS. 1-7

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to 32-1-204(1), C.R.S., and 10.20.110, Gunnison Municipal Code a Service Plan (the Service Plan) for the Gunnison Rising Metropolitan District Nos. 1-7 (each a District and together the Districts) has been filed with the City of Gunnison, Gunnison County, Colorado. The Service Plan, including a map of the Districts, preliminary plans, and specifications of the Districts is on file in the office of the City Clerk, 201 W Virginia Ave, PO Box 239, Gunnison CO 81230, and is available for public inspection.

NOTICE IS FURTHER GIVEN that a scheduled public hearing on the Service Plan will be held by the City Council of the City of Gunnison (the City Council) on March 30, 2016, at 7:00 p.m., at City Hall, 201 W Virginia Ave, Gunnison, CO 81230, or as soon thereafter as the City Council may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan.

A general description of the land contained within the boundaries of the Districts is as follows:

East of Western State Colorado University Campus, North and South of CO Hwy. 50, and West of the Gunnison Cemetery, in the City of Gunnison, Gunnison County, Colorado, including Assessors Parcel Numbers 3789-000-00-070, 3789-000-00-064, 3699-000-00-133, 3701-360-03-004, and 3699-000-08-001.

The proposed Districts are being organized as metropolitan districts primarily to finance the construction of certain public improvements within the districts boundaries. The Districts shall have the authority to impose a mill levy for repayment of debt and limited administrative, operation and maintenance purposes. The maximum mill levy that may be imposed upon taxable property within the Districts boundaries shall not exceed forty-five (45) mills; however this maximum shall not apply for the portion of any aggregate debt which exceeds fifty percent (50%) of the Districts assessed valuation. If the method of calculating assessed valuation is changed by law, the maximum mill levy may be increased or decreased to reflect such changes.

All protests and objections must be submitted in writing to the City Clerk at or prior to the hearing in order to be considered. All protests and objections to the Districts, as proposed, shall be deemed to be waived unless presented in writing at the time and in the manner specified herein.

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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REQUEST FOR BIDS

The City of Gunnison is soliciting bid for cleaning of city irrigation ditches:

The Contractor will be responsible for digging out and cleaning ditches throughout the city's irrigation system. Contractor must supply labor, 2 people and equipment to include dump truck, and mini excavator. Approximately 80-100 hours of work to begin April 1st or as weather permits and to be completed by May 1st. Please contact Joe Doherty at 970.641.8330 for more information and bid documents.

Please submit sealed quotes, clearly marked 2016 Irrigation Ditch Cleaning Bid on the outside of the envelope to the City of Gunnison, Public Works Department, 1100 W. Virginia Avenue, Gunnison, CO 81230. Bids are due and will be publicly read aloud on March 28, 2016 at 2 p.m. Late bids will not be accepted.

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 2016

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REQUEST FOR PROPOSALS

Saguache County Courthouse Architectural Services Project Number RFP 01 - 2016

Published Date: February 29, 2016
Bid Deadline: 3PM March 28, 2016
Deliver Bids to: Saguache County PO Box 100, or 501 4th Street, Saguache, CO

NOTICE: Saguache County will not be responsible for the authenticity or correctness of any information obtained in any other manner than through the media posted at the Saguache County Website (saguache-county.net), all Saguache County newspapers and Rocky Mountain E-Purchasing System <http://www.govbids.com/scripts/co1/public/OpenBids/SelectAgency.asp>

Or printed documents available for pick up at the Saguache County 501 4th Street, Saguache, Colorado. County fees may apply for printed documents.

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 3, 10, 17, 24, 2016

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SUMMONS

SUMMONS AND NOTICE OF RIGHTS

DISTRICT COURT, GUNNISON, COLORADO
Court Address: 200 E. Virginia, Gunnison, CO
Phone: 970-641-8300

The People of the State of Colorado in the Interest of K.T., a child,

And Concerning

RESPONDENTS:
Laura Maiorano, Mother
James Trout, Father

Attorney:
David Baumgarten, Atty. Reg. #6050
Gretchen Stuhr, Atty. Reg. #36394
Office of the Gunnison County Attorney
200 East Virginia
Gunnison, CO 81230
Phone Number: 970-641-5300
Fax Number: 970-641-7696
E-mail: dbaumgarten@gunnisoncounty.org
GStuhr@gunnisoncounty.org

Case No. 16 JV 1

SUMMONS AND NOTICE OF RIGHTS

TO: RESPONDENT FATHER, James Trout,

You are hereby notified, pursuant to C.R.S. Section 19-3-212 and C.R.S. Section 19-3-503, that a Verified Petition for Dependency and Neglect has been filed in the District Court of Gunnison County, Colorado located at 200 E. Virginia, Gunnison, Colorado. It has been represented to the Court that the child mentioned above is a dependent and neglected child for the reasons set forth more fully in said Verified Petition, a copy of which can be found by contacting the Gunnison County Attorney's Office. Termination of the parent-child relationship is a possible remedy available if the Verified Petition alleging that the minor children are dependent and neglected is sustained. A separate hearing must be held before such termination is ordered. Termination of the parent-child legal relationship means that the minor children whom are the subject of this Petition would be eligible for adoption.

You are further notified that the Court has set an advisement hearing on this matter for the 16th day of March, 2016, at 10 a.m. You are appear before this Court at said time.

WITNESS my hand and the seal of said Court this 7th day of March, 2016.

Clerk of the Combined Court:
By: /s/ Betsy Nesbitt
Clerk

TO THE PARENTS, GUARDIANS, OR OTHER RESPONDENTS

You are to be present at all hearings of said case, including the hearing set above, as your right to the care, custody, control and guardianship of said children may be determined.

A continuance of any scheduled hearing may be granted for a reasonable time upon good cause shown to the Court.

You are further notified that you are entitled to such other legal rights and privileges as

WEATHER

- The next UGRWCD Board Meeting is scheduled for March 28, 2016.
- Blue Mesa Reservoir is currently at 70% of capacity, Taylor Park Reservoir is at 65% of capacity.
- Upper Gunnison Snowpack, Percent of Average - 90%
- World Water Day is Tuesday, March 22nd . For more information visit <http://www.waterday.org/>

BROUGHT TO YOU BY
UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT
Protecting Your Water Since 1959
970.641.6065



LAST WEEK

Date		March 16	March 17	March 18	March 19	March 20	March 21	March 22
Gunnison	Hi	43	51	49	49	55	64	58
	Lo	15	16	17	13	11	13	19
	Snow	0	0	0	0	0	0	0
Crested Butte	Hi	43	50	46	46	54	61	55
	Lo	21	19	21	16	14	19	28
	Snow	0	0	0	0	0	0	0

Results are for the week ending March 22, 2016.

NA - Not Available M - Missing

WEEKEND FORECAST

Friday



Day: A slight chance of snow before 7am, then a slight chance of rain and snow after 1pm. Partly sunny, with a high near 43. Chance of precipitation is 20%.

Night: A slight chance of rain and snow before 7pm, then a chance of snow. Mostly cloudy, with a low around 20.

Saturday



Day: A chance of snow. Mostly cloudy, with a high near 37.

Night: A chance of snow, mainly before 7pm. Mostly cloudy, with a low around 12.

Sunday



Day: Mostly sunny, with a high near 42.

Night: Partly cloudy, with a low around 17.

TO: City Council
FROM: Community Development Staff
DATE: April 12, 2016
RE: Major Change to a PUD

A Text Amendment has been submitted by Gunnison Valley Properties for a Major Change to a PUD to amend three components to the *Gunnison Rising PUD Development Standards*.

The amendment proposes to modify the following:

1. Table 2.1: PUD Zoning and Land Use Allocations
2. Section 2.6: Highway Access Control Plan; and
3. Appendix A: Development Phasing.

A major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data and must comply with the PUD Purposes, PUD Standards and Review Standards for Map Amendments.

The Planning and Zoning Commission held a public hearing on March 9, 2016 regarding this request. All Commission members supported the proposed Major Change to a PUD and unanimously voted to recommend approval of this Major Change.

The Council packet contains the staff report with the Commission recommendation and the draft ordinance.

STAFF REPORT
MAJOR CHANGE TO A PUD
Gunnison Valley Properties, LLC

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: March 9, 2016
RE: *Gunnison Rising PUD Development Standards – Major Change*

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 10.7.H.1. (Major Changes) states “changes which alter the concept or intent of the planned unit development including increases in density, changes in the height of buildings, reductions in proposed open space, changes in the development sequencing, changes in road standards, or changes in the final governing agreements, provisions, or covenants may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.” A public hearing is required and all major changes to the PUD must be recorded with the Gunnison County Clerk and Recorder.

The Planned Unit Development *LDC* Section 10.3 D through F. specifies that a Major Change to a PUD application be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission recommends to City Council, to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

Documents relevant to this review include, but are not limited to:

- *Gunnison Rising PUD Development Standards;*
- *Gunnison Rising Annexation Agreement;*
- *Gunnison Rising Supplement to Annexation Agreement;*
- *City of Gunnison U.S. Highway 50 Access Study;*
- *City of Gunnison Land Development Code;* and
- *City of Gunnison Master Plan.*

APPLICATION

The applicant is Gunnison Valley Properties, LLC. The application proposes three amendment components to the approved *Gunnison Rising PUD Development Standards*:

1. Table 2.1: PUD Zoning and Land Use Allocations
2. Section 2.6: Highway Access Control Plan; and
3. Appendix A: Development Phasing.

Application contents include the minimum submittal requirements listed in *LDC* section 10.4. The application contents also include specific editorial/narrative for the three proposed amendment components.

**STAFF REPORT
MAJOR CHANGE TO A PUD
Gunnison Valley Properties, LLC**

Component 1 – Table 2.1

The application proposes to change the allowed square footage of non-residential gross floor area in the Commercial/Mixed Use (CM) Zone district to 380,000 square feet. The existing approved PUD zoning (Table 2.1, PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations) allows up to 174,000 square feet of gross floor area for non-residential uses in the CM district.

The Commercial/Mixed Use Zone district site is located directly north of Highway 50, east of the Holiday Inn (Wilson Subdivision) and the Aspinnall-Wilson Center. The zone district is comprised of 48 acres for commercial and residential uses with the concept of encouraging vertically-mixed facilities on the same site. The *Gunnison Rising PUD Development Standards* limit the 48-acre zone district to a maximum residential unit cap of 120 units and a maximum gross floor area for non-residential uses to 174,000 square feet. The application also proposes to clarify use and floor area allocations for Gunnison Valley Partners LLC, and the WSCU Foundation who acquired a deed for real property located within the PUD Commercial Mix Use District.

The following changes are proposed regarding the maximum gross floor area for non-residential uses in the Commercial/Mixed Use Zone district:

TABLE 2.1: PUD ZONING, LAND USE, DWELLING UNITS AND NON-RESIDENTIAL ALLOCATIONS

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	CM	48	0	120***	174,000 380,000**	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	IM	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A

**STAFF REPORT
MAJOR CHANGE TO A PUD
Gunnison Valley Properties, LLC**

Government	GOV	17	N/A	N/A	30,000 70,000	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
TOTAL		633		734	484,000 730,000	350

*(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.
 ** Gross Floor Area Non- Residential Allocations: A maximum floor area of 120,000 square feet is allocated to real property deeded to the Western State Colorado University Foundation. The remaining 260,000 square feet of floor area is allocated to real property controlled by Gunnison Valley Partners and/or their heirs, successors, assigns and designees.
 ***Residential Unit Cap Allocations: 20 residential dwelling units are allocated to real property deeded to the Western State Colorado University Foundation. The remaining 100 dwelling unit count is allocated to real property controlled by Gunnison Valley Partners and/or their heirs, successors, assigns and designees.

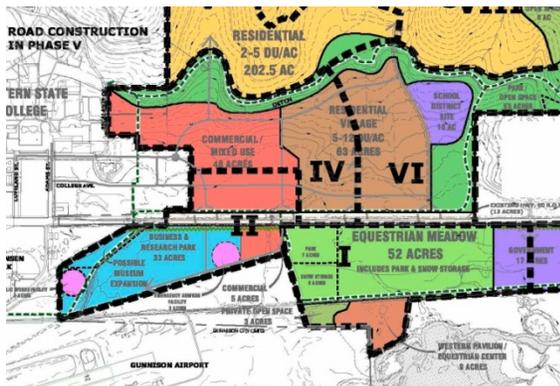
Component 2 – Section 2.6

The application also requests an amendment of Section 2.6 of the *Gunnison Rising PUD Development Standards* regarding the completed Highway Access Control Plan:

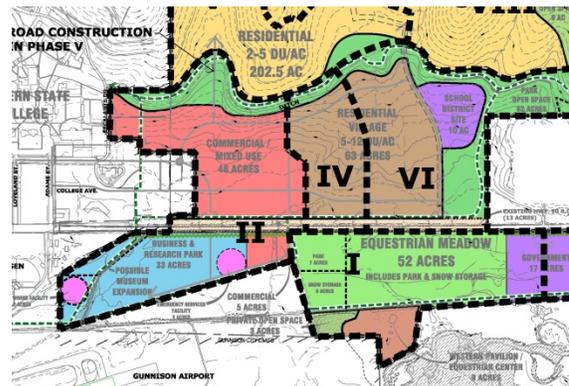
2.6 Highway Access Control Plan. ~~Prior to, or concurrent with, accepting either any subdivision or site specific development plan application for any PUD District, excluding Government District (GOV District), the City of Gunnison and the Colorado Department of Transportation must approve the Gunnison Rising Highway Access Control Plan.~~ **All design and construction of Highway 50 improvements will be directed by the Intergovernmental Agreement among the City of Gunnison, the County of Gunnison and the State of Colorado Department of Transportation (November 5, 2013) and by the City of Gunnison U.S. Highway 50 Access Study approved by CDOT and the City.**

Component 3 – PUD Development Phasing Plan

The PUD Development Phasing amendment proposes to increase the developed land area in the CM District during Phase II from 16 acres (presently allowed) to 48 acres (proposed). In essence, this phasing amendment accelerates the development of real property within the CM District. Therefore, all the Commercial/Mixed Use development area is now proposed in Phase II along with 15 acres of the adjacent open space.



EXISTING Phasing Map



PROPOSED Phasing Map

STAFF REPORT
MAJOR CHANGE TO A PUD
Gunnison Valley Properties, LLC

Changes to the specific proposed amendments to the *Gunnison Rising PUD Development Standards*, Appendix A, are requested as follows:

APPENDIX A: DEVELOPMENT PHASING

A.4.2 Phase II

- A. Land Uses: This phase includes approximately 24 ~~48~~ acres of the Commercial/Mixed Use area (CM District) located north of Highway 50; 15 acres of Open Space (O District); 37 acres of Industrial Modified Business and Research Park (IM District) which will include the Public Works facility site; and the five acre Travel Plaza (C District) located south of Highway 50.

- B. Traffic Improvements: ~~Prior to initiating submittal of any subdivision or development plan in Phase II, development of the Highway Access Control Plan with CDOT shall be fulfilled and adopted pursuant to the annexation agreement.~~ CDOT Highway Access Permits will be required. All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study as defined in Section 2.7 of these PUD Development Standards are required to be addressed.
 - 1. Highway 50 will be widened in Phase II, with a three lane configuration to the eastern boundary of the phase. Installation of turn lanes and modifications to the lane geometry, as needed, to facilitate these anticipated highway improvements will also be completed in this Phase. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
 - 2. Lengthen the existing drainage structures and box culvert for future trail crossing to match the proposed roadway section will be completed by the applicant. Required signage and striping will be provided in compliance with CDOT and/or the *Manual of Uniform Traffic Control Devices* (MUTCD) requirements. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.
 - 3. The right-of-way serving the extension of College Avenue will be platted and dedicated to the City, and this street will be improved and connected into the development within the Commercial Mixed Use District.
 - 4. Internal public streets, sidewalks and trails will be developed as required by subdivision development agreements.
 - 5. A traffic signal will be installed at the intersection of Highway 50 and the entrance into the CM Zone when the CDOT determines that Average Daily Trips (ADT) on Highway 50, and intersecting collector roads warrant the installation in

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accordance with the study requirements described in Section 2.7 of these *PUD Development Standards*.

6. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
7. Georgia Avenue will be extended into the development.
8. Improvements will be completed at the Georgia / Escalante intersection.
9. Installation of the required Escalante and Georgia improvements as required by Western State College and the City pursuant to agreement and easement dedication terms
10. Implementation of the necessary site, landscaping, and parking improvements at the Aspinall-Wilson Center as required by the Western State College Foundation will also occur in this phase.

A.4.4 Phase IV

- A. Land Uses: This phase includes the western portion of the Residential Village area (R-2M district), which is approximately 27 acres in size; ~~the remaining 24 acres of the Commercial/Mixed Use area (CM District);~~ and approximately 17 2 acres of Parks/Open Space (O District).
- B. Traffic Improvements: All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study are required to be addressed.
 1. Highway 50 will be improved to a three lane configuration between the eastern and western boundaries of this Phase IV adjacent to Highway 50. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
 2. Installation of turn lanes and modifications to the lane geometry as needed to facilitate these anticipated highway improvements will be completed in this Phase IV.
 3. Signage and striping will be provided in compliance with CDOT standards and/or the *Manual of Uniform Traffic Control Devices* (MUTCD) requirements.
 4. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.

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5. Installation of internal public streets, sidewalks and trails as required by subdivision development agreements.
- ~~6. Georgia Avenue will be extended into the development.~~
- ~~7. Improvements will be completed at the Georgia / Escalante intersection.~~
- ~~8. Installation of the required Escalante and Georgia improvements as required by Western State College and the City pursuant to agreement and easement dedication terms~~
- ~~9. Implementation of the necessary site, landscaping, and parking improvements at the Aspinall-Wilson Center as required by the Western State College Foundation will also occur in this phase.~~
106. Installation of the Escalante Drive Buffer when development activity other than the City Loop trail commences within 500 feet of Escalante Drive

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TABLE A.1: Development Phases

Phase	Land Use	PUD Zoning District Designation	Acreage	Residential Unit Minimum	Residential Unit Cap	Non-Residential Square Feet
I	Commercial/Western Pavilion	C/WP	9	n/a	n/a	**
	Open Space/Equestrian Meadow	O/E	52	n/a	n/a	n/a
	Government	GOV	9	n/a	n/a	18,200 37,058
	Single-Family Residential	R-1	4	1	1	n/a
	Open Space	O	3	n/a	n/a	n/a
	SUBTOTAL			77	1	1
II	Commercial/Mixed Use	CM	16 <u>48</u>	n/a	<u>120</u>	61,000 <u>380,000</u>
	Open Space	<u>O</u>	<u>15</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
	Business & Research Park	IM	37	n/a	n/a	250,000
	Commercial (Travel Plaza)	C	5	n/a	n/a	20,000
	Existing Highway 50 ROW	n/a	5.7	n/a	n/a	n/a
	SUBTOTAL			71.7 <u>110.7</u>		60 <u>120</u>
III	Commercial R V	CRV	64	n/a	n/a	10,000
	Government	GOV	8	n/a	n/a	11,800 32,942
	SUBTOTAL			72		21,800 <u>42,942</u>
IV	Residential Village	R-2M	27	43	116	n/a
	Commercial/Mixed Use	CM	32	n/a	100	113,000
	Open Space	O	172	n/a	n/a	n/a
	Existing Highway 50 ROW	n/a	2.4	n/a	n/a	n/a
	SUBTOTAL			70.4 <u>31.4</u>	43	176 <u>116</u>
V	Open Space	O	3	n/a	n/a	n/a
	Residential	R-2	73	73	106	n/a
	SUBTOTAL			76	73	106
VI	School Site (in Residential Village)	R-2M	10	n/a	n/a	n/a
	Residential Village	R-2M	36	54	155	n/a
	Open Space	O	38	n/a	n/a	n/a
	Single-Family Residential	R-1	12	1	3	n/a
	Existing Highway 50 ROW	n/a	4.9	n/a	n/a	n/a
	SUBTOTAL			79.9 <u>100.9</u>	55	158
VII	Residential	R-2	82	82	119	n/a
	SUBTOTAL			82	82	119
VIII	Residential	R-2	79	79	115	n/a
	Open Space	O	4	n/a	n/a	n/a
	SUBTOTAL			104 <u>83</u>	79	115
TOTAL			633		734	484,000 <u>730,000</u>

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Traffic Impacts

The Major Change application includes an assessment from LSC Transportation Consultants Inc. (February 25, 2016) of the change in vehicle trip generation based on the proposed increase to commercial floor area. Based on this revised assessment, the weekday traffic will increase slightly but peak-hour demands in the morning will reduce slightly with afternoon peak-hour about the same. The updated report also notes that the Saturday peak-hour demand will increase slightly.

Water and Wastewater Flow Projections

The Major Change application includes an assessment from Del-Mont Consultants Inc. (June 11, 2012) of utility services impacts based on the proposed increase to commercial floor area. The Del-Mont report states that domestic average daily water and corresponding wastewater demands for the entire development will increase about eight percent for the entire project.

DEPARTMENTAL COMMENTS:

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No issue.

City Engineer: Confirm there is no change in waste water flows that could affect the City's waste water treatment plant.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

STAFF OBSERVATIONS

Potential Impact to Existing Commercial Activity

During the Gunnison Rising annexation review, the City contracted with BBC Research and Consulting Inc. to conduct a fiscal impact analysis of the annexation on the local economy. The BBC report states that "...*retail development at Gunnison Rising will produce additional sales and sales tax revenue for the city only to the degree new retail opportunity reduces leakage from the existing market or provides additional options for tourists. Cannibalization, when new retail development "steals" sale from existing retail, does not produce new sales tax revenue.*"

The existing permitted retail floor area (176,000 SF) is a significant under-utilization

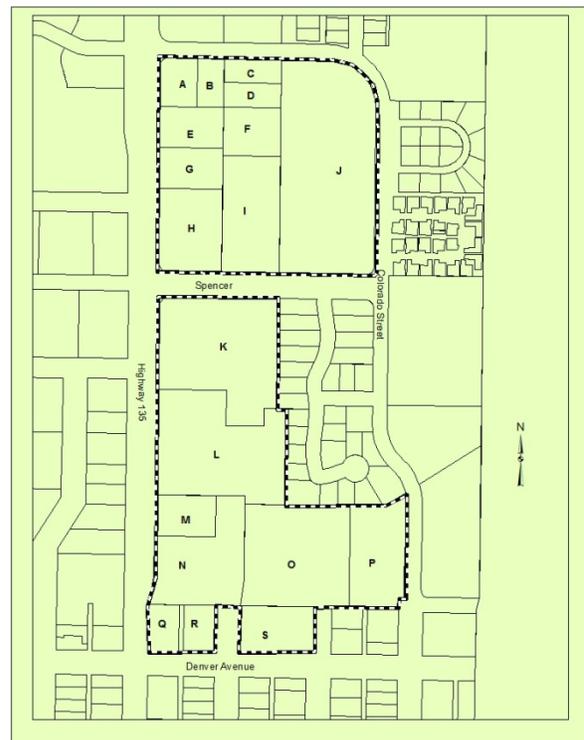


Figure 1 Meadows Village Commercial Development

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of the land area. It is safe to assume that at least 25 percent of the land area in the Commercial/Mixed Use District will be required for streets, trails and other dedications. Therefore the net development area (subdivided parcel excluding rights-of-way dedications) will be approximately 37 acres. The net ratio of land area to building floor area under the existing *PUD Development Standards* is about 9:1; a very limiting land area use. Increasing the non-commercial floor area to 380,000 square feet will change the net land area/floor area ratio to about 4.2:1.

For comparison purposes, staff assessed the Meadows Village commercial development area as depicted in Figure 1. The area of all **developed** parcels in Meadows Village is 1,515,648 square feet (35.3 acres). The total existing non-residential floor area of the existing developed lots in this study area is 291,434 square feet; a 5.2:1 (net land area/floor area) ratio.

TABLE 1 MEADOWS VILLAGE COMMERCIAL DENSITY

Map Reference	Developed Area	Vacant Parcels Area	Building Square Footage	Description of Use
A	31,000		2,050	Auto Corral
B		21,284		Vacant commercial
C		23,125		Vacant commercial
D		23,125		Vacant commercial
E		43,543		Vacant commercial
F	45,476		9257	Six Points
G	43,542		5908	Grease Monkey/Alexander Ortho
H	87,120		5,500	Community Banks of Colorado
I	110,039		25,888	True Value
J	153,767		47,655	Community Center
	170,755			
K	209,480		43,938	Wal-Mart
L	199,611		48,839	City Market
M	40,946		4,200	Palisades Saloon
N	120,343		30,467	Meadows Mall
O	174,240		58,865	Hospital
P	94,525			
S	33,105			
Q	23,217		4,092	Hi Country Service
R	23,958		4,775	Gunnison Family Medical Center
Total	1,515,648	111,041	291,434	

Relationship to Western State Colorado University

Approximately 11.8 acres of the Commercial/Mixed Use Zone district was deeded to Mr. Stephen Trippe who in 2012, donated this real property to the Western State College Foundation. These subdivisions of property were conveyed without City approval and a subdivision application approval will be required prior to development of these parcels.

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PUD ZONING REVIEW – PURPOSES, STANDARDS, AND CRITERIA

Reader note: Direct quotes from the LDC are highlighted.

Purposes of a Planned Unit Development (PUD)

The *City of Gunnison Land Development Code*, Section 10.7, states purposes as: In that the public health, safety and general welfare may be furthered in an era of increasing urbanization, commercial and industrial development, and growing demand for housing of all types and design, these procedures are intended to encourage Planned Unit Developments (PUDs) in the City for the following purposes:

1. To allow and encourage compatible uses to be developed in a manner sensitive to natural features and processes, and that are compatible with surrounding land uses;
No Conflict. The increase of aggregate floor area in the Commercial/Mixed Use Zone district does not change the design standards of the PUD as outlined in the *Gunnison Rising PUD Development Standards*.
2. To promote greater flexibility in the placement of structures so as to preserve and take advantage of the site's unique, natural resource or scenic features and to avoid or mitigate any hazardous area;
No Conflict. Increased floor area in the Commercial/Mixed Use Zone district will not diminish the preservation of natural ecological conditions on this site, which are protected through the *Gunnison Rising PUD Development Standards*.
3. To encourage more efficient use of land, public streets, utilities, and governmental services;
No Conflict. See comment A.1 above.
4. To provide quality open space and recreational amenities, and create interesting public spaces and neighborhoods through exceptional and innovative design;
No Conflict. The increase of floor area in the Commercial/Mixed Use district and the changes to the phasing plan do not affect the open space within Gunnison Rising.
5. To achieve a compatible land use relationship with surrounding areas;
No Conflict. This Major Change addresses the entitlement allocations between the real property under the control of the WSCU and Gunnison Valley Properties, LLC. The allowed land uses in this future development are integrated and compatible.
6. To promote architectural variety and design, focusing on enhancing the character and quality of the development; and,
No Conflict. The existing permitted non-residential floor area in the Commercial/Mixed Use Zone district is not considered to be an efficient use of real property and this is a substantial argument for increasing the non-residential floor area with this future development area.

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The highway capacity and service area will not be significantly affected by the proposed additional aggregate floor area. Assessing utility demands is somewhat limited because utility extension designs to Gunnison Rising are conceptual; however, the estimated buildout demands are derived and the service demands are capable of being served. The increased non-residential floor area will not significantly affect utility service demands at full buildout.

7. To incorporate streetscape designs, landscaping, public spaces, and multi-modal transportation facilities, and building facades that enhance the community's built environment.

No Conflict. The increase of non-residential floor area in the CM district and changes to the phasing plan do not change the design standards of the PUD as outlined in the *Gunnison Rising PUD Development Standards*.

STANDARDS FOR A PUD ZONE DISTRICT

Based on the *LDC*, Section 10.7 E. (PUD Requirements and Standards): All requirements and standards identified herein shall be applied to PUD applications, regardless of the type of PUD and are subject to approval by the decision-making body:

1. **Permitted/Conditional Uses.** Uses in a PUD Zone District Overlay shall only include permitted and Conditional Uses contemplated by the underlying zone district. Uses within a PUD-M zone district shall be limited to residential uses contemplated in the RMU and Commercial zone districts.

Not Applicable: The Major Change request does not include alteration to approve uses in this district and as specified in the *Gunnison Rising PUD Development Standards*.

2. **Dimensional Standards.** Dimensional standards may be amended but must comply with the following provisions:
 - a. the maximum height of any building, structure or facility shall be 35 feet;
 - b. setbacks may be amended but provisions providing solar access to all lots and/or occupied buildings must be made in the PUD zone district development standards;
 - c. the maximum residential density shall only be that of the RMU zone district in the PUD-M.

No Conflict. This PUD Major Change is to modify the allowed non-residential floor area entitled for development. No other dimensional standard amendments are proposed.

3. **Landscaping Standards.** Amendment to the City's landscaping standards must comply with the following provisions:
 - a. Percent Coverage. The minimum landscape area percent coverage (§2.6, Base Zone District Dimensional Standards) may not be reduced.
 - b. Landscaping. Excepting the minimum percent coverage, buffering and landscaping standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.6 of this *LDC*.

No Conflict. This Major Change does not change the landscaping standards of the PUD as outlined in the *Gunnison Rising PUD Development Standards*.

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4. Special Use Regulations. Specific Use Regulations (Section 3) shall be maintained.
Not Applicable.

5. Road Standards. Street section dimensions may be modified. The designated width of rights-of-way and other geometric designs established in §4.2 may be amended for dedicated public rights-of-way, but only if the amendments provide safe and efficient accommodation for pedestrians and vehicles; adequate emergency access; functional utility services; and integrated streetscape design.

Not Applicable. The major change request does not alter the road standards set forth in the *Gunnison Rising PUD Roadway Master Plan* or related standards established in the *LDC*.

6. Off-Street Parking. The standards for minimum off-street parking may be amended, but only if they are justified by a parking study prepared by the applicant as contemplated in §4.4 D.2 of this *LDC*. Disabled access parking ratios may not be reduced.

No Conflict.

7. Pedestrian Circulation. Pedestrian circulation standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.5 of this *LDC*.

Not Applicable. The major change request does not alter the pedestrian circulation standards set forth in the *Gunnison Rising PUD Development Standards*.

8. Subdivision Regulations. The requirements of Section 12, Subdivision, shall apply to all PUDs unless otherwise specifically exempted by this Section of the *LDC*.

No Conflict.

9. Open Space Areas. Open space in a PUD zone district shall be limited to indoor and outdoor recreation and community facilities characterized by potentially light or moderate impact on traffic, the natural environment, and surrounding neighborhoods. Such facilities include, but are not limited to: country clubs; golf courses; athletic fields; skateboard parks; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, and basketball courts; and ice skating rinks. Open space land area may also include natural areas such as public parks, trails, greenbelts or natural land preservation areas. Open space land area may not be used for high intensity commercial recreation such as aerial tramway; alpine or water slides; amusement rides; auto, cycle and go-cart race tracks; campgrounds; stadiums; drive-in theaters; horse or dog racing tracks; shooting ranges; stables; zoos or other similar commercial recreation uses.

Not Applicable. The major change request does not alter open space areas set forth in the *Gunnison Rising PUD Development Standards*.

10. Required Open Space Area. At a minimum, a PUD development shall set aside 15 percent of the site's total gross area for open areas, plazas, courtyards, sitting areas and other similar public-accessible spaces. At its discretion, the decision-making authority

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may require additional private open areas or public trail dedications based on a review of the following factors:

- c. the *City of Gunnison Master Plan* and adopted sub-area master plans;
- d. unique drainage, topographic, vegetation or other such physical conditions;
- e. type and density of development; or
- f. overall need for open space and recreational facilities.

Not Applicable. The major change request does not alter open space areas set forth in the *Gunnison Rising PUD Development Standards*.

11. Open Space Ownership and Maintenance. All open areas or trails provided in a PUD shall be owned and maintained as common (private) open areas by the developer, owner of the property or an organization established for the ownership and maintenance of common open areas, unless the City Council accepts public dedication of the open areas.

No Conflict. The major change request does not alter the open space ownership or maintenance set forth in the *Gunnison Rising PUD Development Standards*.

12. Phased Development and Open Space. When a PUD is developed in phases, a proportional amount of any required open space, recreation areas and other community benefits shall be included in each phase such that the project, as it is built, will comply with the overall density and open space requirements of this *LDC* at the completion of each phase of development.

No Conflict. The major change request does not alter open space areas set forth in the *Gunnison Rising PUD Development Standards*; however, alters the phasing of open space.

PUD REVIEW CRITERIA

The *Land Development Code*, Section 10.7 F. states: In addition to meeting the Review Standards for a zoning amendment (§10.6), PUD zoning applications must meet the following review criteria:

1. The proposed PUD encourages innovation in residential, commercial and industrial development so that the needs of the population may be met by greater variety in type, design and layout of buildings and land uses and by the conservation and more efficient use of open space.

No Conflict. The increase of aggregate floor area in the Commercial/Mixed Use Zone district does not change the design standards of the PUD as outlined in the *Gunnison Rising PUD Development Standards*. Furthermore mixed use with commercial and residential development is allowed in the Gunnison Rising PUD.

2. The proposed PUD encourages land development that, to the greatest extent possible, preserves natural vegetation; respects natural topographic and geologic conditions; incorporates the unique, natural and scenic features of the landscape; and refrains from adversely affecting flood corridors, soil, drainage, and other natural ecological conditions.

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No Conflict. The increase of aggregate floor area in the Commercial/Mixed Use Zone district does not diminish the preservation of natural ecological conditions on this site, which are protected through the *Gunnison Rising PUD Development Standards*.

3. The proposed PUD design standards combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

No Conflict. The increase of aggregate floor area in the Commercial/Mixed Use Zone district does not change the design standards of the PUD as outlined in the *Gunnison Rising PUD Development Standards*.

4. The proposed PUD allows efficient design and use of solar access.

Not Applicable.

5. The PUD provides for adequate, accessible, and properly located open and recreation space, schools or other facilities.

Not Applicable.

6. The PUD promotes the efficient use of land resulting in a network of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

No Conflict. The existing permitted non-residential floor area in the Commercial/Mixed Use Zone district is not considered to be an efficient use of real property and this is a substantial argument for increasing the non-residential floor area.

The service function of the highway will not be significantly affected by the proposed additional aggregate floor area. Assessing utility demands is somewhat simplified because utility extension designs to Gunnison Rising are conceptual at this point in time. The increased non-residential floor area will not significantly affect utility service demands at full buildout.

7. The PUD proposes specific uses permitted within a PUD zone district and must be of a type and so located as to be compatible with surrounding neighborhoods, community character, the City of Gunnison Master Plan and other adopted plans.

No Conflict. City of Gunnison Master Plan, Chapter 2, Community Character, Goal: Community character and its sense of place will be the backbone for development in the City. Gunnison's historic character, downtown, and Western State Colorado University continue to enhance the unique identity of the town.

City of Gunnison Master Plan, Chapter 7, Economics, Policy 4: Assure attractive and financially strong commercial zone districts.

8. The PUD plan protects environmentally sensitive areas, and occurs on land physically suited to construction.

No Conflict.

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9. The PUD proposes residential density and maximum non-residential floor area that will be compatible with the internal neighborhood design and will not have an adverse effect on the adjacent community area.

Possible Conflict. The existing permitted floor area in the PUD Commercial/Mixed Use Zone district is very minimal and does not allow for the efficient use of real property or utilities. The proposed 380,000 square feet of non-residential floor area may have a significant effect on the ability to capture a greater market share in the regional economic service area.

10. The PUD plan proposes at least 15 percent of the total gross area for common open space, and at least one half of this common open space shall be developed for recreation which may include playing fields, tennis courts, picnic sites, trails, fishing access and similar recreation sites.

Not Applicable. The major change request does not alter the common open space area set forth in the *Gunnison Rising PUD Development Standards*.

11. The PUD plan provides a higher quality development than found in traditional zone districts.

Not Applicable.

12. The boundary between a PUD and adjacent land uses shall provide an adequate transition between land uses.

Possible Conflict. See the previous review narrative addressing the University campus and the Commercial Mixed Use District.

REVIEW STANDARDS FOR MAP AMENDMENTS

LDC Section 10.6 states that: An application for an Amendment to the Official Zoning Map shall comply with the following standards:

- A. Consistent with *Master Plan*. The proposed amendment shall be consistent with the *City of Gunnison Master Plan*.

No Conflict.

City of Gunnison Master Plan, Chapter 2, Community Character, Policy 3: New developments along the City's edges will improve the entrances and complement the City's community character and sense of place.

City of Gunnison Master Plan, Chapter 4, Environment, Policy 1.4: Maintain surface and ground water quality to ensure healthy drinking water, recreation opportunities and viable habitat conditions for aquatic and terrestrial wildlife.

City of Gunnison Master Plan, Chapter 5, Land Use and Growth, Goal: Growth and development will preserve and enhance the quality of life which makes Gunnison unique and attractive. Edges of the community remain clearly defined. New developments will demonstrate high-quality urban design while protecting the rural landscapes surrounding the city. Sprawl will be avoided through effective infill and compact growth.

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Residential, commercial and industrial land uses are appropriately located and interspersed with parks and open space, providing a balanced environment in which to live, work and play.

City of Gunnison Master Plan, Chapter 9, Utilities and Infrastructure, Policy 1: The City will remain fiscally responsible as both the utility provider and the advocate for the consumers. In financing public infrastructure, the City will ensure that new development pays its fair share.

City of Gunnison Master Plan, Chapter 10, Parks and Recreation, Policy 3: City of Gunnison will support the County and other entities in their efforts to conserve view sheds, open space and agricultural uses of City interest through conservation easements, land acquisitions and other implementation methods.

B. Consistent with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

No Conflict: The major change request is consistent with the purpose of the zone district.

C. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed Amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.

No Conflict: The major change request does not alter zone districts or uses set forth in the *Gunnison Rising PUD Development Standards*.

D. Changed Conditions or Error. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.

Possible Conflict: There are no conditions that have changed since the approval of the Gunnison Rising Annexation. However, the existing allowed non-residential floor area (176,000 SF) is very limiting and does not represent an efficient use of land.

RECOMMENDATION

During the Planning & Zoning Commission meeting held on March 9, 2016, Commissioner Tocke moved, Commissioner Niemeyer seconded and the Planning & Zoning Commission voted to recommend APPROVAL, to City Council of zoning amendment application ZA 16-2, for a Major Change to the *Gunnison Rising PUD Development Standards*, based on the following findings of facts:

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, Gunnison Rising Annexation Agreement* (December 3, 2009), the

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Supplement to Annexation Agreement, and the Gunnison Rising PUD Development Standards.

2. The Planning and Zoning Commission finds that the *Gunnison Rising PUD Development Standards* (November 2009) were approved by City Council and recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.
3. The Planning and Zoning Commission finds that a major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.
4. The Planning and Zoning Commission finds that the request is to amend the following components of the *Gunnison Rising PUD Development Standards*.
 - Table 2.1: PUD Zoning and Land Use Allocations
 - Section 2.6: Highway Access Control Plan; and
 - Appendix A: Development Phasing.
5. The Planning and Zoning Commission finds that this proposed change may have a significant effect on the ability of existing retail space to compete when there are few contributing factors to expand the total market. This situation could lead to the cannibalization of existing retail businesses in the city. (Note: See language on page 15, Policy #9).
6. The Planning and Zoning Commission finds that the applicant should confer with the WSCU Foundation to determine if the existing development rights established for the Commercial/Mixed Use Zone district fulfills their potential needs.
7. The Planning and Zoning Commission finds that, based on the Findings cited above, the approval of this Major Change is not a detriment to the community's health, safety and welfare.

PUBLIC HEARING FORMAT
7:15 P.M., TUESDAY, APRIL 12, 2016

Receive Input on the Merits of Text Amendment Application ZA-16-1, Submitted by Steven Westbay, Director of Community Development, Proposing to Amend Tree and Buffer Planting Requirements (Table 4-11 Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer); the Text Amendment also Corrects Minor Typographical Errors within the City of Gunnison Land Development Code.

- I. **Mayor Open Public Hearing**
Open Public Hearing and State the time, date, location, and name those in attendance – City Council, City Attorney, Interim City Manager, City Clerk, Community Development Director, and _____.
- II. **State Reason for Public Hearing - Mayor**
To receive input on the merits of Text Amendment Application ZA-16-1, Submitted by Steven Westbay, Director of Community Development, Proposing to Amend Tree and Buffer Planting Requirements (Table 4-11 Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer); the Text Amendment also Corrects Minor Typographical Errors within the City of Gunnison Land Development Code
- III. **Proof of Publication - City Clerk**
- IV. **Applicant/City Staff Comments/Recommendation – Community Development Director Steven Westbay**
- V. **Public Comment**
Anyone wishing to comment – pro or con - on the Major Change to a PUD Application ZA-16-2 to come forward and comment for the record.
- VI. **Enter letters, emails or other written comments received from the public into the record - City Clerk**
- VII. **Call for any final comments – when hearing none, Mayor Close the Public Hearing.**

**CITY OF GUNNISON CITY COUNCIL
NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTE THAT, pursuant to Sections 6.7 and 10.3(F) of *the City of Gunnison, Colorado, Land Development Code*, a public hearing will be held by the City Council of the City of Gunnison, at 7:15 p.m. on the 12th day of April, 2016, in the Council Chambers, Gunnison Municipal Building, 201 West Virginia Avenue, Gunnison, Colorado, on the Merits of Text Amendment Application ZA-16-1, Submitted by Steven Westbay, Director of Community Development, Proposing to Amend Tree and Buffer Planting Requirements (Table 4-11 Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer); the Text Amendment also Corrects Minor Typographical Errors within the City of Gunnison Land Development Code;

AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Published in the
Gunnison Country Times Newspaper
Thursday, March 24, 2016

NAME CHANGE NOTICE

PUBLIC NOTICE OF PETITION FOR CHANGE OF NAME

Public Notice is given on March 9, 2016 that a Petition for a Change of Name of a Minor Child has been filed with the Gunnison County Court.

The Petition requests that the name of Dillan Rya Vigil be changed to Dillan Ray Allen.

By /s/ Betsy Nesbitt
Clerk of Court

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 31, 2016

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PUBLIC HEARING

CITY OF GUNNISON CITY COUNCIL NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTE THAT, pursuant to Sections 6.7 and 10.3(F) of the City of Gunnison, Colorado, Land Development Code, a public hearing will be held by the City Council of the City of Gunnison, at 7:15 p.m. on the 12th day of April, 2016, in the Council Chambers, Gunnison Municipal Building, 201 West Virginia Avenue, Gunnison, Colorado, on the Merits of Text Amendment Application ZA-16-1, Submitted by Steven Westbay, Director of Community Development, Proposing to Amend Tree and Buffer Planting Requirements (Table 4-11 Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer); the Text Amendment also Corrects Minor Typographical Errors within the City of Gunnison Land Development Code;

AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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PUBLIC HEARING

CITY OF GUNNISON CITY COUNCIL NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTE THAT, pursuant to Sections 6.7 and 10.3(F) of the City of Gunnison, Colorado, Land Development Code, a public hearing will be held by the City Council of the City of Gunnison, at 7:00 p.m. on the 12th day of April, 2016, in the Council Chambers, Gunnison Municipal Building, 201 West Virginia Avenue, Gunnison, Colorado, on the merits of a Major Change to a PUD Application, ZA-16-2, Submitted by Gunnison Valley Properties LLC, to Modify the Gross Floor Area and Phasing of the Commercial/Mixed Use District within Table 2.1 (PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations); Section 2.6 (Highway Access Control Plan); and Appendix A (Development Phasing) within the Gunnison Rising PUD Development Standards;

AT WHICH TIME AND PLACE you may attend and give testimony, if you so desire.

CITY OF GUNNISON
CITY COUNCIL

/s/ Gail A. Davidson
City Clerk

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING PETITION TO VACATE A PORTION OF DEER LANE, INCLUDING CUL DE SAC, LYING WITHIN MARBLE SKI AREA, CRYSTAL RIVER FILING, GUNNISON COUNTY, COLORADO

The Board of County Commissioners of Gunnison County, Colorado, will hold a public hearing regarding the petition filed by Billy Burke to vacate a portion of Deer Lane, including cul-de-sac, lying within Marble Ski Area, Crystal River Filing, within the County of Gunnison, State of Colorado and described as follows:

That portion of Deer Lane, including the cul-de-sac, lying adjacent to Lots 43 through 53, Block 1, Marble Ski Area, Crystal River Filing, as identified on the plat titled Plat of Marble Ski Area Crystal River Filing Gunnison County, Colorado recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado at Reception No: 282561, and lying adjacent to Lot 5 as identified on the plat titled Amended Plat of Lot 54 through 64 & 122, Block 1 and Lots 68 through 73 & 78 through 86, Block 2 and Vacation of a Portion of Deer Trail, Fawn Drive and Antlers Bluff, Marble Ski Area Crystal River Filing Gunnison County, Colorado recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado at Reception No. 590513, and as identified on the plat title Amended Plat of Lots 36-39 and Lots 41-53, Block 1 and Vacation of Deer Lane, Marble Ski Area, Crystal River Filing and Lot 5 of the Amended Plat of Lot 54 through 64 & 122, Block 1 and Lots 68 through 73 & 78 through 86, Block 2 and Vacation of a Portion of Deer Trail, Fawn Drive & Antlers Bluff, Marble Ski Area Crystal River Filing Gunnison County, Colorado, a copy of which may be reviewed at the Gunnison County Public Works Department.

The public hearing will be held on Tuesday, April 19, 2016, at 9:10 a.m. at the Commissioners Room, Gunnison County Courthouse, 200 East Virginia Avenue, Gunnison, Colorado. The public is invited to attend and participate.

DATED: March 16, 2016

Marlene D. Crosby
Gunnison County Public Works Director

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 24, 31, 2016

481

PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING PETITION TO VACATE CERTAIN ALLEYS AND A PORTION OF 7TH STREET LYING WITHIN THE LAVETA ADDITION TO TOWN OF PITKIN, GUNNISON COUNTY, COLORADO

NISON COUNTY, COLORADO

The Board of County Commissioners of the County of Gunnison County, Colorado, will hold a public hearing regarding the petition filed by Robert Norton to vacate any interest Gunnison County may have in certain alleys and a portion of 7th Street lying within the LaVeta Addition to the Town of Pitkin, Gunnison County, Colorado. The alleys and portion of 7th Street that the petitioner seeks to have vacated are located within the County of Gunnison, State of Colorado and described as follows: The entire alleys lying within Blocks 26 and 31 and all of 7th Street lying between Blocks 26 and 31, all within the LaVeta Addition to the Town of Pitkin according to the official plat recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado, bearing Reception No: 258799.

The public hearing will be held on April 5, 2016, at 8:55 a.m. in the Board of County Commissioners Meeting Room, Gunnison County Courthouse, 200 East Virginia Avenue, Gunnison, Colorado. The public is invited to attend and participate.

DATED: March 14, 2016

/s/ Marlene D. Crosby
Gunnison County Public Works Director

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 2016

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PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON SERVICE PLAN FOR GUNNISON RISING METROPOLITAN DISTRICT NOS. 1-7

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to 32-1-204(1), C.R.S., and 10.20.110, Gunnison Municipal Code a Service Plan (the Service Plan) for the Gunnison Rising Metropolitan District Nos. 1-7 (each a District and together the Districts) has been filed with the City of Gunnison, Gunnison County, Colorado. The Service Plan, including a map of the Districts, preliminary plans, and specifications of the Districts is on file in the office of the City Clerk, 201 W Virginia Ave, PO Box 239, Gunnison CO 81230, and is available for public inspection.

NOTICE IS FURTHER GIVEN that a scheduled public hearing on the Service Plan will be held by the City Council of the City of Gunnison (the City Council) on March 30, 2016, at 7:00 p.m., at City Hall, 201 W Virginia Ave, Gunnison, CO 81230, or as soon thereafter as the City Council may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Service Plan.

A general description of the land contained within the boundaries of the Districts is as follows:

East of Western State Colorado University Campus, North and South of CO Hwy. 50, and West of the Gunnison Cemetery, in the City of Gunnison, Gunnison County, Colorado, including Assessors Parcel Numbers 3789-000-00-070, 3789-000-00-064, 3699-000-00-133, 3701-360-03-004, and 3699-000-08-001.

The proposed Districts are being organized as metropolitan districts primarily to finance the construction of certain public improvements within the districts boundaries. The Districts shall have the authority to impose a mill levy for repayment of debt and limited administrative, operation and maintenance purposes. The maximum mill levy that may be imposed upon taxable property within the Districts boundaries shall not exceed forty-five (45) mills; however this maximum shall not apply for the portion of any aggregate debt which exceeds fifty percent (50%) of the Districts assessed valuation. If the method of calculating assessed valuation is changed by law, the maximum mill levy may be increased or decreased to reflect such changes.

All protests and objections must be submitted in writing to the City Clerk at or prior to the hearing in order to be considered. All protests and objections to the Districts, as proposed, shall be deemed to be waived unless presented in writing at the time and in the manner specified herein.

Gunnison Country Times
Gunnison, Colorado
Publication date of March 24, 2016

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REQUEST FOR BIDS

The City of Gunnison is soliciting bid for cleaning of city irrigation ditches:

The Contractor will be responsible for digging out and cleaning ditches throughout the city's irrigation system. Contractor must supply labor, 2 people and equipment to include dump truck, and mini excavator. Approximately 80-100 hours of work to begin April 1st or as weather permits and to be completed by May 1st. Please contact Joe Doherty at 970.641.8330 for more information and bid documents.

Please submit sealed quotes, clearly marked 2016 Irrigation Ditch Cleaning Bid on the outside of the envelope to the City of Gunnison, Public Works Department, 1100 W. Virginia Avenue, Gunnison, CO 81230. Bids are due and will be publicly read aloud on March 28, 2016 at 2 p.m. Late bids will not be accepted.

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 17, 24, 2016

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REQUEST FOR PROPOSALS

Saguache County Courthouse Architectural Services Project Number RFP 01 - 2016

Published Date: February 29, 2016
Bid Deadline: 3PM March 28, 2016
Deliver Bids to: Saguache County PO Box 100, or 501 4th Street, Saguache, CO

NOTICE: Saguache County will not be responsible for the authenticity or correctness of any information obtained in any other manner than through the media posted at the Saguache County Website (saguache-county.net), all Saguache County newspapers and Rocky Mountain E-Purchasing System <http://www.govbids.com/scripts/co1/public/OpenBids/SelectAgency.asp>

Or printed documents available for pick up at the Saguache County 501 4th Street, Saguache, Colorado. County fees may apply for printed documents.

Gunnison Country Times
Gunnison, Colorado
Publication dates of March 3, 10, 17, 24, 2016

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SUMMONS

SUMMONS AND NOTICE OF RIGHTS

DISTRICT COURT, GUNNISON, COLORADO
Court Address: 200 E. Virginia, Gunnison, CO
Phone: 970-641-8300

The People of the State of Colorado in the Interest of K.T., a child,

And Concerning

RESPONDENTS:
Laura Maiorano, Mother
James Trout, Father

Attorney:
David Baumgarten, Atty. Reg. #6050
Gretchen Stuhr, Atty. Reg. #36394
Office of the Gunnison County Attorney
200 East Virginia
Gunnison, CO 81230
Phone Number: 970-641-5300
Fax Number: 970-641-7696
E-mail: dbaumgarten@gunnisoncounty.org
GStuhr@gunnisoncounty.org

Case No. 16 JV 1

SUMMONS AND NOTICE OF RIGHTS

TO: RESPONDENT FATHER, James Trout,

You are hereby notified, pursuant to C.R.S. Section 19-3-212 and C.R.S. Section 19-3-503, that a Verified Petition for Dependency and Neglect has been filed in the District Court of Gunnison County, Colorado located at 200 E. Virginia, Gunnison, Colorado. It has been represented to the Court that the child mentioned above is a dependent and neglected child for the reasons set forth more fully in said Verified Petition, a copy of which can be found by contacting the Gunnison County Attorney's Office. Termination of the parent-child relationship is a possible remedy available if the Verified Petition alleging that the minor children are dependent and neglected is sustained. A separate hearing must be held before such termination is ordered. Termination of the parent-child legal relationship means that the minor children whom are the subject of this Petition would be eligible for adoption.

You are further notified that the Court has set an advisement hearing on this matter for the 16th day of March, 2016, at 10 a.m. You are appear before this Court at said time.

WITNESS my hand and the seal of said Court this 7th day of March, 2016.

Clerk of the Combined Court:
By: /s/ Betsy Nesbitt
Clerk

TO THE PARENTS, GUARDIANS, OR OTHER RESPONDENTS

You are to be present at all hearings of said case, including the hearing set above, as your right to the care, custody, control and guardianship of said children may be determined.

A continuance of any scheduled hearing may be granted for a reasonable time upon good cause shown to the Court.

You are further notified that you are entitled to such other legal rights and privileges as

WEATHER

- The next UGRWCD Board Meeting is scheduled for March 28, 2016.
- Blue Mesa Reservoir is currently at 70% of capacity, Taylor Park Reservoir is at 65% of capacity.
- Upper Gunnison Snowpack, Percent of Average - 90%
- World Water Day is Tuesday, March 22nd . For more information visit <http://www.waterday.org/>

BROUGHT TO YOU BY
UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT
Protecting Your Water Since 1959
970.641.6065



LAST WEEK

Date		March 16	March 17	March 18	March 19	March 20	March 21	March 22
Gunnison	Hi	43	51	49	49	55	64	58
	Lo	15	16	17	13	11	13	19
	Snow	0	0	0	0	0	0	0
Crested Butte	Hi	43	50	46	46	54	61	55
	Lo	21	19	21	16	14	19	28
	Snow	0	0	0	0	0	0	0

Results are for the week ending March 22, 2016.

NA - Not Available M - Missing

WEEKEND FORECAST

Friday



Day: A slight chance of snow before 7am, then a slight chance of rain and snow after 1pm. Partly sunny, with a high near 43. Chance of precipitation is 20%.

Night: A slight chance of rain and snow before 7pm, then a chance of snow. Mostly cloudy, with a low around 20.

Saturday



Day: A chance of snow. Mostly cloudy, with a high near 37.

Night: A chance of snow, mainly before 7pm. Mostly cloudy, with a low around 12.

Sunday



Day: Mostly sunny, with a high near 42.

Night: Partly cloudy, with a low around 17.

TO: City Council
FROM: Community Development Staff
DATE: April 12, 2016
RE: Text Amendment to the *LDC*

A Text Amendment has been initiated by Steve Westbay, Community Development Director to amend Section 2, Zoning Districts; Section 4, General Development Standards; Section 9, Development Standard Waivers; and, Section 12, Subdivision Standards within the *Land Development Code (LDC)*.

The amendment proposes to modify the *LDC* regarding the following:

- Table 2-4 (Residential Dimensional Standards);
- Table 4-11 (Minimum Tree and Shrub Plantings);
- Section 4.6.F.2 and 3. (Buffering and Screening);
- Adding Figure 15A (Minimum Tree and Shrub Planting and Buffer Requirements);
- Table 4-7 (Off-Street Parking with Eight or More Stalls);
- Section 4.4.F. (Off-Street Parking and Loading);
- Section 9.1.C.2 (Planning and Zoning Commission Waivers);
- Table 9-1 (Decision Making for Waivers); and,
- Section 12.1 (Subdivision Standards Purpose).

Text Amendment requests must comply with established criteria address the compatibility with the City's *Master Plan*; the purposes of the *LDC*; and preserve the health, safety and orderly development of the community.

The Planning and Zoning Commission held a public hearing on March 9, 2016 regarding this request. All Commission members supported the proposed amendments and unanimously voted to recommend approval of this Text Amendment.

The Council packet contains the staff report with the Commission recommendation and the draft ordinance.

STAFF REPORT
Text Amendment to the *Land Development Code*

TO: Planning and Zoning Commission
 FROM: Community Development Staff
 DATE: March 9, 2016
 RE: ZA 16-1, Text Amendment to the *Land Development Code*

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 10.3 specifies that a text amendment to the *LDC* be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission establishes a recommendation to City Council to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

A Text Amendment may be initiated by City Council, the Planning and Zoning Commission, the Community Development Director, a resident of the city, an owner of a business within the city, or any person who holds a recognized interest in real property within the city.

APPLICATION

The applicant for this Text Amendment is Steven Westbay, the City of Gunnison Community Development Director. The application proposes to amend tree and buffer planting requirements within Table 4-11 (Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer) and some minor typographical errors within the *LDC*.

PROPOSED AMENDMENT

Proposed amendments include the following:

TABLE 4-11 MINIMUM TREE AND SHRUB PLANTINGS	
Zone District	Number of Trees and Shrubs per Required Landscape Area
Central Business District (CBD)	N/A
Commercial (C)	1 tree and 2 shrubs per 200 400 sq. ft.
Business Professional (B-1)	1 tree and 2 shrubs per 850 1500 sq. ft.
Industrial (I)	N/A
Single-Family Residential (R-1)	1 tree and 2 shrubs per 2000 sq. ft.
Single-Family Residential Modified (R-1M)	1 tree and 2 shrubs per 2000 sq. ft.
Duplex Residential (R-2)	1 tree and 2 shrubs per 1200 1500 sq. ft.
Residential Mixed Use (RMU)	1 tree and 2 shrubs per 600 1200 sq. ft.
Multi-Family Residential (R-3)	1 tree and 2 shrubs per 500 sq. ft.
Note: The above required trees may be counted toward street tree buffer requirements of §4.6.F.4- See Figure 15A	

Section 4.6 F. Buffering and Screening

2. **Waivers.** A waiver from these buffer and screening standards may be granted by the Commission (Section 9.4 G). A waiver application shall include a site plan showing the

STAFF REPORT
Text Amendment to the *Land Development Code*

building footprint, driveways, parking, landscaping and utility lines. The waiver application will be considered at a ~~regular meeting and does not warrant a public hearing notice~~ **public hearing and shall require public notice as specified in Section 6.7.** Waivers shall only be granted if the applicant demonstrates that there are not adequate rights-of-way from the curb edge to the building front. The Commission may consider other site-specific circumstances not contemplated herein, and are not the result of previous development constraints initiated by the applicant.

3. Zone District Boundaries

- a. A landscaped buffer shall be planted on the boundary between the zoning districts set forth below, unless the abutting property is determined by staff to be unbuildable or visually separated by topographic features. Zone district buffers shall not be required for areas where street frontage buffer requirements are met.
- b. The buffer shall be 20 feet wide and planted directly adjacent to the zone district boundary.
- c. A minimum buffer consisting of ~~eight~~ **four** evergreen trees and ~~10~~ **five** shrubs per one hundred linear feet of zone district boundary shall be installed between the following zoning districts:
 - i. an Industrial zone district and any other zoning district;
 - ii. a Commercial zone district and any Residential zone district; or
 - iii. all Multi-family Residential zone districts (RMU/R-3) and any other Residential zone district.

FIGURE 15A MINIMUM TREE AND SHRUB PLANTING AND BUFFER REQUIREMENTS



STAFF REPORT
Text Amendment to the *Land Development Code*

Table 4-7 Off-Street Parking Requirements			
USE CLASSIFICATION	SPECIFIC USE	MINIMUM NUMBER OF SPACES REQUIRED	
Residential Use Categories (§3.2)			
Household Living	Single-Family Dwellings, Townhouses, Two-family Dwellings, Manufactured Home and Mobile Home	2.0 per dwelling unit	
	Multi-Family Dwellings; and Upper Floor Residential	1 st Unit	2.0 per dwelling unit
		Each additional unit	1.75 per dwelling unit
	Accessory Dwelling Unit, and Upper Floor Residential	1.0 per Accessory Dwelling Unit	
Congregate Living	Rooming and boarding houses, dormitories, fraternities or sororities	1.0 per bed	
	Nursing Homes	1.0 per employee, plus 1 visitor space per 2 beds	
	Assisted Living	1.0 per employee, plus 1 visitor space per 4 beds	
Accommodations	Hotels and Motels	1.0 per guest room +1 space per 3 employees and 75% of parking required for other associated or accessory uses (restaurants, offices, meeting spaces)	
	Hostels	1.0 per 2 beds	
	Bed and Breakfasts	1.0 space per guest room, plus 2 spaces for the owner/manager's unit	

Section 4.4 Off-Street Parking and Loading

F. Off-Street Parking with ~~Eight or More Stalls~~. Off-street parking areas **are** ~~with eight or more stalls~~ subject to these driveway access standards; such parking facilities shall not be designed to back onto any street or alley right-of-way.

Section 9. Development Standard Waivers, 9.1 C.

2. Planning and Zoning Commission Waivers. Waivers that are determined ~~by the Commission and/or~~ administratively by staff are related to Site Development Applications. Waivers **determined by the Commission and/or** recommended to City Council by the Commission are acted upon as a public hearing agenda item at a **scheduled** ~~regular~~ meeting. The administrative review **by staff** follows all of the procedures set forth in Section 9.3 with the exception of item D, Public Notice. Waivers may be approved in conjunction with processing site development applications, land use development applications, including subdivision applications, as defined in §6.2.A of this LDC. (Ordinance 3, 2015)

STAFF REPORT
Text Amendment to the *Land Development Code*

TABLE 9-1 DECISION-MAKING FOR WAIVERS					
CODE SECTION	NO WAIVER ALLOWED	CD DIRECTOR	P&Z	CC	OTHER / COMMENTS
§4.6 E. Landscaping Requirements for all Zone Districts					Variance
§4.6 E.1. Minimum Tree and Shrub Plantings		√			Variance
§4.6 E.2 Living Plant Material requirement		√			
§4.6 E.3 10% landscape area in Industrial zone district		√			

Section 12. Subdivision Standards 12.1 Purpose

G. Development Improvement Costs Paid by Developers. ~~Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners/developers of the tract.~~ **Provide provisions and documentation ensuring that defined improvement funding borne by the developer for public utilities and facilities are secure and protect the fiscal well-being of the City.**

DEPARTMENTAL COMMENTS

- Building Official: No issue.
- Fire Marshal: No issue.
- Parks and Recreation Department: No issue.
- Police Department: No issue.
- Public Works Director: No issue.
- City Engineer: No issue.
- Water and Sewer Superintendent: No issue.
- Electric Superintendent: No issue.
- City Attorney, Kathy Fogo: No issue.

STAFF OBSERVATIONS

1. The proposed Text Amendment requests amendments to Section 4.6 Landscaping Standards and other typographical corrections within the *Land Development Code*.
2. The amendment proposes changes to the minimum tree and shrub planting requirements within each zone district to provide consistency and flexibility.
3. A decrease in tree and shrub requirements is proposed for a zone district boundary. Staff believes the existing requirement is too onerous.
4. A figure is proposed that shows the relationship of the minimum tree and shrub plantings to the buffer planting requirements to provide a more user friendly document.
5. A correction to Table 4-7 Off-street Parking Requirements regarding upper floor residential is proposed.

STAFF REPORT

Text Amendment to the *Land Development Code*

6. An amendment to the Waivers section (Section 9 and Section 4 regarding buffer waivers) is proposed to clarify the regular meeting versus a public hearing process by the Planning and Zoning Commission.
7. An amendment to the waiver section regarding the minimum tree and shrub plantings is proposed as a Community Development Director decision and not a Variance process.
8. A wording amendment is proposed regarding development improvement costs.
9. The proposed amendments protect the health, safety and welfare of the community.

REVIEW STANDARDS FOR TEXT AMENDMENTS

LDC Section 6.8 C., states that “...an application that fails to comply with any applicable review standard shall be denied.” The *LDC* Section 10.5 states that “...an application for an amendment to the text of this *Land Development Code* shall comply with the following four standards:”

A. Consistent with Purposes. The proposed amendment shall be consistent with the purposes of this *Land Development Code*.

No Conflict. Purposes of the *LDC* are cited in Section 15.10.030 and include the following headings:

- 1) *Establish Development Standards* for the review of all proposed development in the City.
- 2) *Protect Quality of Life* by promoting the community’s general health, safety and welfare.
- 3) *Establish Review Process* that is clear, consistent, predictable and efficient.
- 4) *Provide for Orderly Development* of the City that is well-ordered and safe.
- 5) *Conserve Property Values* and respect interests of property owners and citizens.

The proposed amendment fulfills the purpose of the *LDC*. The amendment addresses needed corrections and typographical errors within the *LDC*.

B. No Conflict with Other Provisions. The proposed amendment shall not conflict with any other applicable provisions of this *Land Development Code*, or shall repeal or amend provisions of this *Land Development Code* which are inconsistent, unreasonable or out-of-date.

No Conflict: The proposed text amendment does not conflict with any sections of the *LDC*.

C. Consistent with *Master Plan*. The proposed amendment shall be consistent with the *Master Plan*, or shall implement a new portion of the *Master Plan*, or shall implement portions of the *Master Plan* which have proven difficult to achieve under the existing provisions of this *Land Development Code*.

No Conflict: The proposed text amendment is consistent with the *City of Gunnison Master Plan*.

D. Public Health, Safety and Welfare. The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

No Conflict: The proposed amendment is intended to preserve the public health, safety and general welfare of the community.

STAFF REPORT
Text Amendment to the *Land Development Code*

RECOMMENDATION

During the Planning and Zoning Commission meeting held on March 9, 2016, Commissioner Beda moved, Commissioner Cave seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 15-1, for a Text Amendment to modify the tree and buffer planting requirements within Table 4-11 (Minimum Tree and Shrub Plantings) and Section 4.6 F.3 (Zone District Boundary Buffer) and typographical errors throughout the *LDC*, based on the following findings of fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that the amendment provides consistency and flexibility within the *LDC*.
3. The Planning and Zoning Commission finds that proposed amendments clarifies the administrative direction or correct errors within the *LDC*.
4. The Planning and Zoning Commission finds that this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
5. The Planning and Zoning Commission finds that based on the record of the application proceedings, approval of this Text Amendment protects the community's health, safety and welfare.

**ORDINANCE NO. 3
SERIES 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON TO AMEND SECTION 2, ZONING DISTRICTS; SECTION 4, GENERAL DEVELOPMENT STANDARDS; SECTION 9, DEVELOPMENT STANDARD WAIVERS; AND, SECTION 12, SUBDIVISION STANDARDS WITHIN THE CITY OF GUNNISON LAND DEVELOPMENT CODE.

WHEREAS, the Community Development Director of the City of Gunnison has filed an application with the City of Gunnison, Colorado, seeking approval of a text amendment to the *Land Development Code*; and

WHEREAS, the Text Amendment proposes amendments or additions to Table 2-4 (Residential Dimensional Standards); Table 4-11 (Minimum Tree and Shrub Plantings); Section 4.6.F.2 and 3. (Buffering and Screening); adding Figure 15A (Minimum Tree and Shrub Planting and Buffer Requirements); Table 4-7 (Off-Street Parking Requirements); Section 4.4.F. (Off-Street Parking with Eight or More Stalls); Section 9.1.C.2 (Planning and Zoning Commission Waivers); Table 9-1 (Decision Making for Waivers); and, Section 12.1 (Subdivision Standards Purpose); and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the *Land Development Code* of the City of Gunnison, Colorado, on March 9, 2016; and

WHEREAS, Section 10.5 of the *City of Gunnison Land Development Code* states that approval of a text amendment to the *Land Development Code* may only occur if the application meets all the Review Standards for a Text Amendment; and

WHEREAS, on March 9, 2016 the Planning and Zoning Commission of the City of Gunnison recommended approval of the Text Amendment application to the City Council based on findings of fact established through the proceedings of record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Text Amendment application to the *Land Development Code* on April 12, 2016;

WHEREAS, based upon the application seeking a Text Amendment to the *Land Development Code*, hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a Text Amendment, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
- B. That the Text Amendment includes modifications or additions to the following sections of the *LDC*: Table 2-4 (Residential Dimensional Standards); Table 4-11 (Minimum Tree and Shrub Plantings); Section 4.6.F.2 and 3. (Buffering and Screening); adding Figure 15A (Minimum Tree and Shrub Planting and Buffer Requirements); Table 4-7 (Off-Street Parking Requirements); Section 4.4.F. (Off-Street Parking with Eight or More Stalls); Section 9.1.C.2 (Planning and Zoning Commission Waivers); Table 9-1 (Decision Making for Waivers); and, Section 12.1 (Subdivision Standards Purpose).
- C. That the amendments provide consistency and flexibility within the *LDC*.
- D. That the amendments clarify staff direction or correct errors within the *LDC*.

E. That the Text Amendment complies with the review standards for Text Amendments (LDC, Section 10.5).

F. That based on the findings above, the Text Amendment protects the community's health, safety and welfare.

WHEREAS, that based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the Text Amendment to the *Land Development Code*, herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Sections of the *City of Gunnison Land Development Code* are hereby amended to read as follows:

Dimensional Standard	R-1	R-1M	R-2	RMU	R-3
Maximum density (units/acre) ¹	3.5	6	14	16	30
Lot Size Single-Family (sq. ft.) ¹	8,000	6,250	6,250	6,250	6,250
Lot Size Duplex (per unit) (sq. ft.) ¹			3,125	3,125	3,125
Lot Size Townhouse (per unit) (sq. ft.)				2,250	2,250
Lot Size Multi-Family (per unit) (sq. ft.) ¹					
Single Story				3,000	3,000
Two Story				2,500	2,500
Three Story				2,000	2,000
Maximum lot coverage structures	40%	40%	40%	45%	45%
Maximum lot coverage parking/access	10%	10%	15%	20%	40%
Minimum lot coverage landscape area	50%	50%	45%	35%	15%
Minimum lot frontage ¹					
Single-Family	50'	50'	50'	50'	50'
Duplex (per unit)			25'	25'	25'
Townhouse (per unit)				20'	20'
Multi-Family				100'	100'
Zero-Lot Line	50'	50'	50'	50'	50'
Minimum setback front²	15'	15'	15'	15'	15'
Minimum setback side Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: principal building Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: accessory building	10'	5'	5'	5'	5'
Maximum building height	35'	35'	35'	35'	35'
Maximum building height for detached accessory structure	30'	30'	30'	30'	30'
Minimum building width	24'	24'	20'	20'	20'
Minimum floor area Principal Dwelling (sq. ft.)	480	480	480	300 efficiency 480 multi-family	300 efficiency 480 multi-family
Floor Area Thresholds Accessory Dwelling (sq.ft.)				720	
Minimum storage area (sq.ft.)			32	32	32
Snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%

¹ Density calculations for residential development may be subject to Slope Protection Standards (§5.2) and Section 13.
² Covered porches and the landings and steps of a covered porch may encroach into the front yard pursuant to §1.7.L.3.d

Zone District	Number of Trees and Shrubs per Required Landscape Area
Central Business District (CBD)	N/A
Commercial (C)	1 tree and 2 shrubs per 400 sq. ft.
Business Professional (B-1)	1 tree and 2 shrubs per 1500 sq. ft.
Industrial (I)	N/A
Single-Family Residential (R-1)	1 tree and 2 shrubs per 2000 sq. ft.
Single-Family Residential Modified (R-1M)	1 tree and 2 shrubs per 2000 sq. ft.
Duplex Residential (R-2)	1 tree and 2 shrubs per 1500 sq. ft.

Residential Mixed Use (RMU)	1 tree and 2 shrubs per 1200 sq. ft.
Multi-Family Residential (R-3)	1 tree and 2 shrubs per 500 sq. ft.
Note: The above required trees may be counted toward buffer requirements of §4.6.F.4. See Figure 15A	

Section 4.6 F. Buffering and Screening

2. Waivers. A waiver from these buffer and screening standards may be granted by the Commission (Section 9.4 G). A waiver application shall include a site plan showing the building footprint, driveways, parking, landscaping and utility lines. The waiver application will be considered at a public hearing and shall require public notice as specified in Section 6.7. Waivers shall only be granted if the applicant demonstrates that there are not adequate rights-of-way from the curb edge to the building front. The Commission may consider other site-specific circumstances not contemplated herein, and are not the result of previous development constraints initiated by the applicant.

3. Zone District Boundaries

- a. A landscaped buffer shall be planted on the boundary between the zoning districts set forth below, unless the abutting property is determined by staff to be unbuildable or visually separated by topographic features. Zone district buffers shall not be required for areas where street frontage buffer requirements are met.
- b. The buffer shall be 20 feet wide and planted directly adjacent to the zone district boundary.
- c. A minimum buffer consisting of four evergreen trees and five shrubs per one hundred linear feet of zone district boundary shall be installed between the following zoning districts:
 - i. an Industrial zone district and any other zoning district;
 - ii. a Commercial zone district and any Residential zone district; or
 - iii. all Multi-family Residential zone districts (RMU/R-3) and any other Residential zone district.

FIGURE 15A MINIMUM TREE AND SHRUB PLANTING AND BUFFER REQUIREMENTS



TABLE 4-7 OFF-STREET PARKING REQUIREMENTS			
USE CLASSIFICATION	SPECIFIC USE	MINIMUM NUMBER OF SPACES REQUIRED	
Residential Use Categories (§3.2)			
Household Living	Single-Family Dwellings, Townhouses, Two-family Dwellings, Manufactured Home and Mobile Home	2.0 per dwelling unit	
	Multi-Family Dwellings	1 st Unit	2.0 per dwelling unit
		Each additional unit	1.75 per dwelling unit
	Accessory Dwelling Unit, and Upper Floor Residential	1.0 per dwelling unit	
Congregate Living	Rooming and boarding houses, dormitories, fraternities or sororities	1.0 per bed	
	Nursing Homes	1.0 per employee, plus 1 visitor space per 2 beds	
	Assisted Living	1.0 per employee, plus 1 visitor space per 4 beds	

Accommodations	Hotels and Motels	1.0 per guest room +1 space per 3 employees and 75% of parking required for other associated or accessory uses (restaurants, offices, meeting spaces)
	Hostels	1.0 per 2 beds
	Bed and Breakfasts	1.0 space per guest room, plus 2 spaces for the owner/manager's unit

Section 4.4 Off-Street Parking and Loading

F. Off-Street Parking. Off-street parking areas are subject to these driveway access standards; such parking facilities shall not be designed to back onto any street or alley right-of-way.

Section 9. Development Standard Waivers, 9.1 C.

2. Planning and Zoning Commission Waivers. Waivers that are determined administratively by staff are related to Site Development Applications. Waivers determined by the Commission and/or recommended to City Council by the Commission are acted upon as a public hearing agenda item at a scheduled meeting. The administrative review by staff follows all of the procedures set forth in Section 9.3 with the exception of item D, Public Notice. Waivers may be approved in conjunction with processing site development applications, land use development applications, including subdivision applications, as defined in §6.2.A of this LDC. (Ordinance 3, 2015)

TABLE 9-1 DECISION-MAKING FOR WAIVERS					
CODE SECTION	NO WAIVER ALLOWED	CD DIRECTOR	P&Z	CC	OTHER / COMMENTS
§4.6 E. Landscaping Requirements for all Zone Districts					Variance
§4.6 E.1. Minimum Tree and Shrub Plantings		√			
§4.6 E.2 Living Plant Material requirement		√			
§4.6 E.3 10% landscape area in Industrial zone district		√			

Section 12. Subdivision Standards 12.1 Purpose

G. Development Improvement Costs. Provide provisions and documentation ensuring that defined improvement funding borne by the developer for public utilities and facilities are secure and protect the fiscal well-being of the City.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this ____ day of April, 2016, on first reading, and introduced, read, and adopted on second and final reading this ____ day of _____, 2016.

Mayor

(SEAL)

ATTEST:

City Clerk

MARCH 8, 2016

**CITY OF GUNNISON COUNCIL
REGULAR SESSION MEETING MINUTES**

7:00 P.M.

The City Council Regular Session meeting was called to order at 7:00 P.M., by Mayor Hagan, with Councilors Ferguson, Drexel, Morrison and Schwartz present along with City Attorney Fogo, Interim City Manager Achen, City Clerk Davidson, Public Works Director Bradford, Finance Director Cowan, Community Development Director Westbay, Police Chief Robinson, Parks & Recreation Director Ampietro, WSCU Liaison Alejandre, many citizens and the press. A Council quorum was present.

Consent Agenda:

The listing under “CONSENT AGENDA” is a group of items, which Council has already reviewed, to be acted on with a single motion or vote. This agenda is designed to expedite the handling of limited routine matters by Council. The Mayor will ask if any Councilor or Citizen wishes to have any specific item removed from the Consent Agenda and acted upon individually.

Minutes of February 23, 2016, Regular Session Meeting

Minutes of March 1, 2016, Special Session Meeting

Action on 2016 Farmers’ Market City Event Permit Application

Action on VanTuyl Ranch Lease with Parker Pastures

Action to Appoint Councilor Morrison to Gunnison Chamber Advisory Board

Action to Appoint Councilor Schwartz to Visitors Center Oversight Committee

Mayor Hagan requested the VanTuyl Ranch Lease be removed from the Consent Agenda and considered separately under New Business. There are some wording changes that have been requested.

Councilor Ferguson moved and Councilor Drexel seconded the motion to approve the consent agenda as amended.

Roll call vote, yes: Ferguson, Drexel, Hagan, Morrison, Schwartz. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens:

Introduction of Mike Tanner with Strategic Government Resources; City Manager Recruitment Services. Mayor Hagan introduced Mike Tanner, the City Manager Recruiter with Strategic Government Resources. Council welcomed Mr. Tanner and he stated he is excited for the opportunity to work with the City.

Introduction of Eric Freson – New Chamber of Commerce Executive Director. Mayor Hagan asked the new Gunnison Chamber of Commerce Executive Director to introduce himself. Eric Freson, the new Executive Director, stood and introduced himself. Council welcomed Mr. Freson and stated they look forward to working with him.

New Business:

Action on VanTuyl Ranch Lease with Parker Pastures. Public Works Director Tex Bradford and Bill Parker came forward and addressed Council. Director Bradford stated that when Mr. Parker read the lease he wanted to make sure that both sheep and goats were allowed livestock on the property. The addition of sheep was added to the references to goats in the lease document. Councilor Schwartz asked about the elimination of keeping bee hives on the property. Director Bradford stated that the request for removal of domestic bee colonies was from Dr. Ian Billick, Director of the Rocky Mountain Biological Lab at Gothic. A virus has been detected in some bee colonies in the Valley that then affect the colonies and subsequent pollination. Mr. Parker was in agreement with the removal of the colony. It is more of a hobby than a business on the property.

Councilor Morrison moved and Councilor Ferguson seconded the motion to approve the lease between the City and Parker Pastures, as amended, for the VanTuyl Ranch Property.

Roll call vote, yes: Drexel, Hagan, Morrison, Schwartz, Ferguson. So carried.

Roll call vote, no: None.

Presentation on Proposed Gunnison Rising Metropolitan District Formation By Gunnison Rising Applicant Representatives. Dick Bratton of Gunnison Valley Properties, Kristen Bear with White Bear Ankele Tanaka & Waldron Law Firm, and Mike Anderson of Anderson Analytics introduced themselves to Council. Mr. Bratton gave a historical overview of the Gunnison Rising Annexation. The project started with 1700 acres but is now at 622 acres being considered for inclusion in the 7 metropolitan districts. Property was sold to the Colorado

Department of Parks & Wildlife for fishing access along Tomichi Creek, 18 acres was donated to Western State Colorado University Foundation, property was donated to the Gunnison Pioneer

Museum for their expansion and to the City for a dog park. The current One Valley Prosperity Project has identified the need for expanded commercial development to provide jobs, increase sales and property tax and more shopping options to attract Western State students. The Gunnison Rising project needs approximately \$8 million to install the required infrastructure for the first phase with a total of \$19 million for the entire development. The project won't go without some funding mechanism for the infrastructure. The project will create an aesthetic entrance into Gunnison. The annexation process took a very long time and a consequence was the loss of the Colorado Division of Wildlife Discovery Center and the Division Headquarters that relocated to Durango. Mr. Bratton doesn't want to see any other missed opportunities with the project.

Ms. Bear then gave an overview of Special Districts and Metropolitan Districts. Special District formation and operations are governed by Title 32 of the Colorado Revised Statutes. These districts are political subdivisions of the State, serve as a financing mechanism for public infrastructure for new or existing development, and have essential governmental powers. Districts are governed by a service plan that has to be approved by the hosting jurisdiction after a public hearing and is then voted upon by the taxpaying electors of the proposed district. Elections can be held in May of even numbered years. The Gunnison Rising Metropolitan District is looking for a May, 2016 election date. If the majority of the voters are in favor of the district, the District Judge issues an order and decree organizing the district. Metropolitan Districts can provide specific services and ongoing operation and maintenance of those services as outlined in Title 32. The District's financial powers are limited by State Statutes, the approved Service Plan and the included electors. Metropolitan Districts also are publically accountable to their members as required by Statute.

Mike Anderson of Anderson Analytics prepared the financial analysis and proposal for the Service Plan. Mr. Anderson informed Council that many municipalities have a "development pays its own way" code requirement, just as the City of Gunnison does. The financing mechanism being proposed for the Gunnison Rising Metropolitan Districts 1 – 7 is the purchase of general obligations bonds that are sold to investors after voter authorization for issuance of the bonds. The bonds are paid back via a mill levy on each property. A notice to property purchasers is required and is recorded on each property, so there are no surprises to someone purchasing a property in the district. The bond proceeds pay for the required public infrastructure. Commercial property has a higher mill levy than residential property. The proposed multiple district structure is meant to provide flexibility for the different development phasing of the property. Future district boundary adjustments are subject to City approval. The initial estimate for public infrastructure improvements in all of the districts is \$18,700,000. The initial phase infrastructure plan is estimated to cost at over \$8,000,000 for the years 2016 through 2019. The maximum mill levy in Statute is 35 mills for debt and 10 mills for operations/administration, with an aggregate limit of 45 mills. Mr. Anderson informed Council even with the issuance of the bonds, there will be a funding gap of approximately \$4,721,858. The proposed Service Plan is proposing a Development Fee of up to \$5,000 for residential and \$1.00 per square foot of non-residential property that is paid as a one-time fee. The other funding mechanism being proposed for exploration by the applicant is a PIF or Public Improvement Fee. There are several types of PIFs. It is not a governmental imposed fee but a private contract-type fee imposed on the property. The improvements must benefit the real property encumbered by the PIF. When a retail sale is made, the retailer collects the PIF like they do a sales tax. An add-on PIF is in addition to and on top of the City's current sales tax. This doesn't require the City's approval. Another type of PIF is a Credit PIF whereby the City can temporarily reduce its sales tax rate via a credit to lower the total impact on buyers in the designated district. Credit PIFs can only be imposed within a municipality and required municipal agreement with the City by the City Council. This can be viewed as an economic development tool. Retailers are required to collect and report the PIF. A recorded PIF Covenant establishes lien rights against the real property. Mr. Anderson then reviewed proposed economic impacts to Gunnison. Those benefits included: increased revenue from construction on the property; increased employment/jobs from construction; increased jobs at the new business establishments; increased sales tax to the City; increased property tax to the County and marginally to the City; increased employment opportunities for students at Western State; and increased retail availability to local citizens and to visitors to the area.

Council discussion ensued. Councilor Drexel asked about ancillary expenses to the City such as having to expand water or wastewater capacities. Dennis Minchow, with Gunnison Valley Regular

Properties, stated there should not be any impact to the City in the first 10 to 12 years of buildout. He has been working with the City Engineer on these proposed existing City infrastructure impacts.

Mayor Hagan suggested going into Executive Session to get legal advice from the City Attorney on legal matters associated with this discussion. Councilor Ferguson stated he felt there wasn't anything to discuss with the Attorney in Executive Session and Council should hold the discussion in public. City Attorney Fogo stated the first discussion is if the Service Plan is in substantial compliance with Title 32 and the Special District Section of the Municipal Code. The next discussion is Council's discussion on the proposed mill levy amounts and Public Improvement Fees – both add-on PIF and Credit PIF. Council agreed to hold the discussion in open meeting.

Councilor Ferguson stated that the Gunnison Municipal Code (GMC) allows Special Districts. Director Westbay has deemed the proposed Service Plan to be in substantial compliance. City Attorney Fogo also stated the Council-approved Gunnison Rising PUD Agreement allows for the formation of Metropolitan Districts. Section 10 of the GMC allows for up to 45 mills in a district. However what is proposed in the Service Plan is in addition to the mill levy already imposed on the property. Councilor Schwartz has concerns with the additional 45 mills on top of the existing mills. There is no room for any future property tax increase for needed items such as additional schools. He also has concerns about a Credit PIF and the cannibalization of existing sales tax from retail establishments. The data in the financial analysis seems too broad and not specific to Gunnison. Finance Director Cowan stated he has concerns as well about protection for the existing sales tax vendor's base. There needs to be more financial details regarding the PIFs. Mayor Hagan stated that Gunnison is essentially the only supply service center around. He is not sure about an increased retail center being beneficial because that retail property would just pull the business from existing sales tax revenues. There would be little economic gain. Councilor Morrison asked for more information of existing PIFs in communities that are of similar size and are stand-alone type communities. The PIF communities cited in discussion this evening are all suburban-type communities with larger retail draw areas.

Director Westbay informed Council there is a timing piece involved. Information on the Service Plan needs to be examined and acted upon by the end of March in order for the applicant to petition for a May election to the District Court.

Mr. Bratton stated they are not pushing Council on the PIF issue. That funding mechanism can be implemented later through a Service Plan Amendment Process.

Possible Action by Council Determining Gunnison Rising Metropolitan District Service Plan to be in Substantial Compliance with City's Special District Policy.

Councilor Ferguson moved and Councilor Drexel seconded the motion to determine the Gunnison Rising Metropolitan District Service Plan is in Substantial Compliance with the City's Special District Policy and to direct Staff to continue conversations with the applicants regarding the mill levy level and improvement fee funding mechanisms.

Roll call vote, yes: Hagan, Morrison, Schwartz, Ferguson, Drexel. So carried.

Roll call vote, no: None.

Action to Set Public Hearing for 7:00 P.M., March 30, 2016, on the Gunnison Rising Metropolitan District Service Plan Resolution.

Councilor Morrison moved and Councilor Schwartz seconded the motion to set a Public Hearing on the Gunnison Rising Metropolitan District Service Plan for March 30, 2016, at 7:00 P.M. in the Council Chambers of City Hall, 201 W. Virginia Avenue in Gunnison. City Attorney Fogo stated at the Special Session on March 30th, Council can then take action on a resolution approving the Service Plan, can deny the Service Plan or can remand the Plan back to the applicant for revision.

Roll call vote, yes: Morrison, Schwartz, Ferguson, Drexel, Hagan. So carried.

Roll call vote, no: None.

Discussion on Use of Downtown/CBD Sidewalks by Businesses. Mayor Hagan reminded Council he asked that this item be placed on the agenda. A downtown business has made a request to move café-type seating onto the sidewalk in front of his business this summer. Discussion ensued. Councilor Schwartz stated the City needs to look at an overall sidewalk plan. Currently, the sidewalks are hard to navigate and are cluttered. He would like to see the existing amenities currently on the sidewalk rearranged for easier clearance. Councilor Morrison stated

she spoke with a citizen who has mobility issues and the City needs to keep compliance with the American with Disabilities Act (ADA) in mind for the design. Council requested Staff to come up with some ideas and a plan for the downtown sidewalks. Councilor Schwartz challenged Council and Staff to develop a new downtown sidewalk plan no later than the 4th of July. Councilor Morrison and Mayor Hagan indicated they would help with the plan development.

Discussion and Possible Action on OC Sports Haute Route June 2016 Cycling Event. Parks & Recreation Director Dan Ampietro informed Council if the City wants to participate in the 2016 event a proposal has to be submitted on Friday, March 11. Staff is asking whether a lowball proposal be submitted instead of the funds being requested. The race isn't a true timed race like the USA Pro Challenge but rather more of a Grand Fondo event. There are some timed races if a participant wants to have that opportunity. Interim City Manager Achen stated there is no local interest group pushing this event. OC Sports hasn't done any outreach on the event, they just want the City to donate funds. Most of the participants are European racers. The event is not on a slower shoulder season but during the busiest time of the summer season. Council discussion ensued and consensus was to wait and monitor the event this year in other participating communities.

Resolutions and Ordinances: None.

Reports:

Council recessed at 9:16 P.M. for a short 5 minute break and reconvened at 9:22 P.M.

City Attorney Kathleen Fogo: Nothing further to report.

Interim City Manager Mark Achen: Interim City Manager Achen reported on the following: Council is invited to the annual employee taco lunch that will be held starting at 11:30 A.M. at the Gunnison Community Center. Manager Achen informed Council that IT Director Mike Lee had prepared a memo updating the process on the new City website and a copy was placed on their desk this evening. If Council is interested, the memo contains several websites to look at and then give their input back to Mike. The bid award should be decided at the end of the week.

City Clerk Gail Davidson: asked Council which of them will be attending the CML Annual Conference in June and did they want her to make reservations for them? Discussion ensued and the Clerk will make lodging reservations for Councilors Schwartz, Morrison and Mayor Hagan.

Parks & Recreation Director Report: Dan Ampietro – Parks Restroom Order Update. Director Ampietro informed Council he made an order in April, 2015, for five concrete restrooms from Park & Restroom Structures. In July, the City thought they had an agreement for design and delivery, so in August a \$20,000 deposit was sent. Subsequent delays occurred and delivery dates were changed by the company. The company said a January, 2016 delivery was possible but weather in Gunnison is not conducive for winter delivery of concrete restroom structures. When no contact was received from the company, Director Ampietro worked with City Attorney Fogo and a letter requesting the deposit be returned was sent to the company. City Attorney Fogo informed Council that the company isn't disputing returning the deposit but there is no action on when that will take place. Director Ampietro is asking Council for their consensus to place the order with the second lowest bidder for all of the restroom units except the large one for Legion Park and to proceed with getting them ordered and placed hopefully late summer 2016. The Legion Park restroom is still functional for this year and once the City gets the deposit returned, he would then order the Legion Park restroom for next year's placement. Discussion ensued. Council Schwartz suggested utilizing Parks & Recreation reserve funds and proceeding with the order of all of the restrooms. Once the deposit is returned, that money can be deposited back into the Park & Recreation Reserve Funds. Council consensus was to proceed with this order plan.

Western State Colorado University Student Liaison Alex Alejandre. Alex informed Council Councilor Schwartz attended a SGA meeting and discussed student involvement ideas on how to get the students more involved downtown. The students suggested more bike racks be placed.

Non-Scheduled Citizens: None.

City Council Discussion, Meeting Reports, Items for Work Session:

Councilor Schwartz: reported he attended the Student Government Association meeting as Alex noted. He also attended the Community Builders Task Force meeting. The sub-committees are

into the action planning phase. They are developing measurements for progress and are setting the expectations on each plan.

Councilor Morrison: reported she had no meetings last week but has many this week.

Mayor Hagan: reported he attended the Mayors'/Managers' meeting but there was lite attendance. He reminded Council he will not be at next week's Council Work Session meeting.

Councilor Drexel: reported he had no City-related meetings as he was out of town.

Councilor Ferguson: informed Council he too attended the Community Builders Task Force meeting and it was a very informative meeting.

Additional City Staff Reports not included on the agenda:

Community Development Director Steve Westbay reported the City purchased the "GunnisonSafeStreets" internet domain name today and web pages are being developed on the project for posting on that website.

Parks & Recreation Director Dan Ampietro informed Council the Rail Jam event has been cancelled by the applicants. The warm weather has turned the snow to slush at Jorgensen Park. He is working with the applicant to hold the event on an earlier date at Cranor next year. More permanent features can be installed for the event.

Police Chief Robinson reported there have been some noise complaints regarding semi-trucks along College Avenue north of McDonalds. The Streets Crew is going to install no parking in excess of ¾ tons along College Avenue and portions of northern Adams Street. The City is encouraging truck parking along Tomichi Avenue by Jorgensen Park. He and the City Attorney are working on addressing noise from auxiliary truck engines in the revised Nuisance Code.

Adjournment: Mayor Hagan called for any further discussion from Council, Staff or the public, and hearing none, adjourned the Regular Session meeting at 9:58 P.M.

Mayor

City Clerk

MARCH 30, 2016

**CITY OF GUNNISON COUNCIL
SPECIAL SESSION MEETING MINUTES**

7:00 P.M.

Following a Work Session meeting, the City Council Special Session meeting was called to order at 7:00 P.M., by Mayor Hagan with Councilors Ferguson, Drexel, and Schwartz present along with City Attorney Fogo, Interim City Manager Achen, City Clerk Davidson, Community Development Director Westbay, Finance Director Cowan, Police Chief Robinson, WSCU Liaison Alejandre, several citizens and the press. Councilor Morrison was absent. A Council quorum was present.

MARCH 30, 2016

PUBLIC HEARING

7:00 P.M.

Mayor Hagan opened the Public Hearing and stated it is 7:00 P.M. on Wednesday, March 30, 2016, in the City Council Chambers of City Hall, 201 W. Virginia Avenue in Gunnison, Colorado. Present at the Public Hearing are myself, Mayor Richard Hagan, City Councilors Stu Ferguson, Robert Drexel, and Matt Schwartz, City Attorney Kathy Fogo, Interim City Manager Mark Achen, City Clerk Gail Davidson, Community Development Director Steve Westbay, Finance Director Ben Cowan, and Police Chief Robinson. The purpose of this public hearing is to receive input on the Gunnison Rising Metropolitan Districts Number 1 through 7 (inclusive) Proposed Service Plan.

Mayor Hagan asked for proof of publication. City Clerk Davidson responded a copy of the proof of publication was included in Council's meeting packet and will be included in the official file of the public hearing. For the Public Hearing official file, she also has the "Affidavit of Mailing Notice of Public Hearing" from the applicants that states notice of the public hearing was mailed to all of the affected property owners in the proposed districts.

Mayor Hagan then called for applicant comments on the proposed Service Plan. He asked them to come forward, state their name and sign in for the record. Kristen Bear and Michael Anderson addressed Council. Ms. Bear reviewed topics from a PowerPoint presentation. (document included in the Public Hearing file) Topics covered included the following: the Service Plan (Plan) was developed by the applicant, staff and Special Counsel and meets all requirements of Title 32, Colorado Revised Statutes and the requirements in the City Code; there are currently over 1,500 special districts in the state; most new developments utilize special districts; the Boundaries of the Districts will be included in the Illustrative Plan of the Gunnison Rising Property and there may be future boundary adjustments as development occurs; boundary adjustments are subject to future City approval; the Plan was first submitted for approval in February 2016 and Council determined the Plan to be in substantial compliance on March 8, 2016; the Public Hearing was set for March 30, 2016 and per City code, notice of the hearing was mailed to property owners and published in the local newspaper; the Plan proposed multiple districts to provide flexibility for phasing of the development and for having differential product types; the service area is 622 acres that currently has an assessed valuation of \$16,055; at projected buildout assessed valuation is \$9,885,000; the initial infrastructure public improvements is \$18,007,000 and it will be installed per City requirements; the Metropolitan Districts operations is subject to City approval but the Districts administration and maintenance operations are not; once the Metro Districts bond debt and financial obligations are met dissolution of the Districts is required; eminent domain can only occur to facilitate public improvements; an annual report is required to be given to the City; and each property purchaser is required to be noticed about the Metro district and that notice is recorded on each property parcel; the Service Plan can only be amended upon notice to the City; Ms. Bear then reviewed the financial authorization of the proposed Service Plan and those items included: as phasing is implemented the debt limitation will be \$3,922,000; bond maturity is limited to 30 year term and bond issuance must occur within 15 years of the initial TABOR election by the district residents and that is anticipated to be in May 2016; the maximum mill levy on residential property is 30 mills for debt and 5 mills for operations/administration for a total aggregate of 35 mills; the maximum mill levy on commercial property is 35 mills for debt and 5 mills for operations/administration for a total aggregate of 40 mills; the Service Plan allows for a one-time development fee of up to \$5,000 on residential property and \$1.00/square foot of commercial property; approval of the Service Plan does not constitute a guarantee for the City to pay any Districts obligations so there is no liability for the City; development within the Districts is installed according to City Standards and adopted regulations; the existing infrastructure on the property is not adequate to service present and future development and no other entities are able or willing to finance those public infrastructure costs; approval of the Service Plan will allow development to pay its own way through the proposed mill levies to generate the needed \$3,081,811; and approval of the Service Plan to organize the proposed Districts will add employment within the City, will increase tax revenues and the public improvements will benefit not only the property owners in the Districts but also other City residents and Western students.

Michael Anderson, Principal in Anderson Analytical, gave an overview of the Revised Financial Plan that is Exhibit G in the Service Plan, which was developed with input from the City's Special Counsel, City Council and City Staff. Items discussed included: the residential mill levy is now at a total of 35 mills for residential property, reflecting 30 mills for debt and 5 mills for maintenance and operations; the mill levy for commercial property is 40 mills, reflecting 35 mills for debt repayment and 5 mills for maintenances and operations; the development fee that is allowed in the City Code is \$5,000 per lot for residential property and \$1.00/square foot for commercial property; the Bonds are Senior Series A Bonds with an average interest rate of 6% and Subordinate Series B Bond with an average interest rate of 8%; both bond types are for up to 30 years terms; the average annual debt service will be \$334,078; the 35 mills for residential property is fairly low compared with other Districts in the state and property taxes are tax deductible; and commercial property owners typically consider paying the higher mill levy property tax as a function of doing business. Mr. Anderson stated he thinks the Plan is sound.

Mayor Hagan then called for City Staff comments and recommendations. City Attorney Fogo provided comments. She stated the City's Special Counsel has recommended approval of the Service Plan. The plan is in compliance with both the State and City Special District Codes. The Council can approve the Plan, deny it or approve it with conditions. The applicants made Staff and Special Counsel's recommended changes to the Plan and the Plan is in good position now. The main issue hanging out is the commercial property mill levy. Director Westbay had nothing to add to the comments.

Mayor Hagan called for Public comment on the Application and asked anyone wishing to give input to step forward, state their name and sign in for the record.

Ralph "Butch" Clark, City resident, addressed Council. Mr. Clark stated he had some comments. The build out on the property is likely to create more jobs. There needs to be a provision for affordable housing for more employees. There will be a major cost in creating the by-pass route around Gunnison. It is tentatively set to cut through the districts and those costs need to be addressed. In a 2007 Gunnison Rising planning report, the need for an upgrade to the existing very high-pressure gas line needs to be made by Excel Energy. It will be a costly project. All users will have to pay. Maybe solar could help with energy issues. The property has some good locations for solar installations. Mr. Clark then stated that this new development could likely trigger other development and more jobs. There will be additional costs elsewhere in the City that should be addressed.

TL Livermore, City resident and downtown business owner, informed Council the metro district seems to be a good funding mechanism for development to pay its own way. Assuming approval, bonds can be issued but if build-out is not as projected, he wants to make sure the City is not on the hook. The bond holders would lose out. He is concerned about the PIF or Credit PIF that the service plan was suggesting. City Attorney Fogo informed Mr. Livermore the applicant is currently not asking for a PIF. That proposal may come back to the City at a later date but it was removed from the Service Plan under consideration. Mr. Livermore wants the City to be protected.

Paula Swenson, county resident and 30-year City business owner, stated that this type of funding mechanism is typical these days. Metro Districts have been used in the County before, such as at Skyland and Prospect, and are successful. The City is covered in the event of a default except for possible infrastructure maintenance.

Mayor Hagan asked if any additional letters, emails or other written comments were received from the public to be entered into the record. City Clerk Davidson stated that no additional written comments were received.

Mayor Hagan asked if there any further comments on the proposed Service Plan. Hearing none, Mayor Hagan closed the Public Hearing at 7:48 P.M. and Council returned to the Special Session meeting.

Possible Action on Resolution No. 3, Series 2016; Re: Approval of Gunnison Rising Metropolitan Districts No. 1 – 7 Service Plan.

Councilor Ferguson introduced Resolution No. 3, Series 2016; and read the resolution by title only. Councilor Ferguson moved and Councilor Drexel seconded the motion that Resolution No. 3, Series 2016; **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, APPROVING THE SERVICE PLAN FOR GUNNISON RISING METROPOLITAN DISTRICT NOS. 1-7**, be introduced, read, passed and adopted this 30th day of March, 2016.

Council discussion ensued. Councilor Schwartz thanked the public for their comments. He informed Mr. Clark that issues like affordable housing is already covered in the Annexation Agreement. The items he had concerns about are not covered in this type of Service Plan. City Attorney Fogo stated that Metro Districts are financing mechanism. Director Westbay stated that the By-Pass route could be included in the future in the 60 foot wide easement reserved in the Annexation Agreement. Funding is not addressed in the Agreement. As far as solar, the City already has some provisions for ensuring solar access on properties and the Electric Enterprise Fund could address solar installations in the future. It is difficult to project what future development will be in response to development at the Gunnison Rising properties.

Councilor Ferguson stated he too wants to ensure the City will have no liability from the Metro Districts. The City's Special Counsel has said the City and its citizens are protected and the Service Plan is fairly benign. He is glad this is a cautious proposal.

Councilor Schwartz expressed concern about the 40 mill levy limit on commercial property. Increased property tax will result and the costs to businesses in those properties will be passed along to the consumer. It will be difficult for local businesses to move into those Gunnison Rising districts. Attorney Fogo stated that the development won't succeed if the costs are too high. Businesses won't locate there if the property taxes are too high. The developer will have to make adjustments to sell property.

Councilor Ferguson stated that over the last year, the valley-wide One Valley Prosperity Project has identified the need for controlled growth. Our currently growth rate is very low and we need a little more to be economically viable. This property creates that opportunity. There's value in the balance.

Mayor Hagan stated his only concern is the timing and rush on this proposal. He appreciates the Attorney's and Staff's time and effort in moving this forward in a timely manner.

Roll call vote, yes: Ferguson, Drexel, Hagan, Schwartz. Motion carried.

Roll call vote, no: None.

Adjournment: Mayor Hagan called for any further discussion on the Special Session agenda items, and hearing none, adjourned the Special Session meeting at 8:02 P.M.

Mayor

City Clerk

Memorandum

To: City Council
CC: Interim City Manager Mark Achen
From: City Clerk Gail Davidson
Date: 4/8/2016
Re: Excusing Councilor Morrison

City Council:

Councilor Morrison was absent from the March 30, 2016, Special Session meeting of Council due to illness.

Councilors are allowed to be formally excused from a Regular, Special or Reorganization Session meeting by a quorum vote of the City Council via Section 4.4, Section F, of the Gunnison Municipal Home Rule Charter. Councilors do not have to be formally excused for absences from Work Session meetings where no action is taken.

Action requested of Council: A motion, second and vote of Council to excuse Councilor Morrison from the March 30, 2016, Council Special Session meeting.

To: City Council

Date: March 10, 2016

From: Tex Bradford

Re: Jet Vac Truck Bids

Advertisements for bids were published for a 2016 Jet Vac truck. Four bids were received ranging from \$292,473.01 to \$334,692.00. None of the 4 bids met a 100% of specifications advertised with some meeting less than others. The Bid Tab is attached for your review. \$350,000 has been approved by council in the 2016 budget. A 50/50 split of the cost of the Jet Vac truck is between the Water Department page 104 of the 2016 budget 25-4202-9956 and the Wastewater Collection Department page 111 of the 2016 budget 30-4204-9956 as both departments utilize this equipment.

The two low bids were submitted by Neverest Equipment of Commerce City. Both bids had more exceptions to the specifications than the 3rd lowest bid submitted by Farris Machinery of Grand Junction.

Farris Machinery and Williams Equipment provided demonstration units for our crews to operate. Neverest Equipment did not provide a demonstration unit and we are not familiar with the manufacturer of the unit. Both the Neverest Units bid the truck chassis with less horsepower than the specified a minimum of 430 horsepower. One was 370 Horsepower and the other was 410 horsepower. Staff is not recommending awarding the bid to Neverest due to the lack of horsepower bid and our unfamiliarity with this brand. Farris and Williams bid was for horsepower that exceeded the minimum 430 advertised.

Farris Machinery submitted the 3rd lowest bid for the amount of \$328,900.00 and had fewer exceptions to the advertised specifications than the others. None of the exceptions are deemed to be extraordinary by staff and are minor in nature. Staff recommends council approval for staff to award the 2016 Jet Vac truck bid to Farris Machinery for an amount not to exceed \$328,900 after trade in. Farris Machinery is located in Grand Junction, Colorado.

To: City Council

Date: March 10, 2016

From: Tex Bradford

Re: 2016 Slip Line Project (Sewer pipe rehabilitation)

Advertisements for bids to perform slip line installations in 2016 were published and we received 6 bids. Four Colorado based Companies submitted proposals, One Texas based company, and one South Dakota based company. The bids ranged from a high of \$807,408 to a low of \$426,565.96. The Bid Tab Sheet is attached for your review.

\$436,905 has been approved by council in the 2016 budget. \$336,905 has been "rolled" over from 2015 as the contractor did not perform the slip lining. No funds were expended as a result. On page 114 of the 2016 budget under 30-4243-9751(I/I Reduction) the 2015 budgeted amount is found. An additional \$100,000 is budgeted for 2016 and can be found on page 112 of the 2016 budget 30-4205-9751. The total budget for 2016 is \$436,905.

The low bid was submitted by Ecomatris of Silt, Colorado for the amount of \$426,565.96. Staff recommends approval to authorize staff to award the 2016 slip line bid to Ecomatris for an amount not to exceed the budgeted amount of \$436,905 at the next regularly scheduled council meeting on April 12, 2016.

EXECUTIVE SESSION MOTION FORM
MEETING DATE: TUESDAY, APRIL 12, 2016.

I MOVE TO GO INTO EXECUTIVE SESSION:

The purpose of which is pursuant to C.R.S. §24-6-402(4)(a) to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the City Council has a personal interest in such purchase, acquisition, lease, transfer or sale. The Executive Session is not open to the public and action may not be taken.

INTEROFFICE MEMORANDUM

TO: CITY COUNCILORS
FROM: TARA KINDALL
SUBJECT: NEW HOTEL & RESTAURANT LIQUOR LICENSE APPLICATION FROM ABCD BIKES LLC
DBA DOUBLE SHOT CYCLERY AT 222 NORTH MAIN STREET, GUNNISON, CO 81230
DATE: APRIL 8, 2016

City Councilors:

As the Local Liquor Licensing Authority please find attached for your acceptance the application for a new Hotel & Restaurant Liquor License from ABCD Bikes LLC dba Double Shot Cyclery at 222 North Main Street, Gunnison, CO 81230, Dan Crean principal of the LLC, owner and applicant. The application, after your acceptance, will be submitted to the Colorado Department of Revenue Liquor Enforcement Division for concurrent review while the City conducts their review and determines the needs and wants of the community to allow a liquor license. To do this we must conduct a public hearing to receive any public input on the application at least 30 days after the receipt of the application by you this evening.

This will be a new licensed premise with the incorporated city limits of Gunnison. The City Attorney, Police Chief, Fire Marshal, and Building Official will conduct their reviews and make their recommendations, which will be submitted to you along with the application in its entirety for the public hearing. The applicant had paid all applicable fees and submitted his fingerprints and personal history as required.

The Regular Session meeting of May 24th is the first available meeting date after the 30 day notice period and is the date that I'm asking Council to consider when setting the Public Hearing.

Thank you for your consideration,
Tara

Action Requested: Set a Public Hearing for 7:00 P.M., Tuesday, May 24, 2016 on the new Hotel & Restaurant Liquor License application for ABCD Bikes LLC dba Double Shot Cyclery, 222 North Main Street, Gunnison, Colorado.

Colorado Liquor Retail License Application

<input checked="" type="checkbox"/> New License <input type="checkbox"/> New-Concurrent <input type="checkbox"/> Transfer of Ownership			
<ul style="list-style-type: none"> • All answers must be printed in black ink or typewritten • Applicant must check the appropriate box(es) • Applicant should obtain a copy of the Colorado Liquor and Beer Code: www.colorado.gov/enforcement/liquor • Local License Fee \$ _____ 			
1. Applicant is applying as a/an <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership (includes Limited Liability and Husband and Wife Partnerships)		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Association or Other	
2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation ABCD Bikes LLC			FEIN Number 27-2490213
2a. Trade Name of Establishment (DBA) Double Shot Cyclery		State Sales Tax Number 30018674-0000	Business Telephone 970-642-5411
3. Address of Premises (specify exact location of premises, include suite/unit numbers) 222 N. Main St.			
City Gunnison	County Gunnison	State CO	ZIP Code 81230
4. Mailing Address (Number and Street) 222 N. Main St.		City or Town Gunnison	State CO
5. Email Address dan @ doubleshotcyclery.com			
6. If the premises currently has a liquor or beer license, you must answer the following questions			
Present Trade Name of Establishment (DBA)		Present State License Number	Present Class of License
Present Expiration Date			
Section A Nonrefundable Application Fees		Section B (Cont.) Liquor License Fees	
<input type="checkbox"/> Application Fee for New License \$ 600.00 <input checked="" type="checkbox"/> Application Fee for New License w/Concurrent Review \$ 700.00 <input type="checkbox"/> Application Fee for Transfer \$ 600.00		<input type="checkbox"/> Liquor Licensed Drugstore (City)..... \$227.50 <input type="checkbox"/> Liquor Licensed Drugstore (County) \$312.50 <input type="checkbox"/> Manager Registration - H & R \$ 75.00 <input type="checkbox"/> Manager Registration - Tavern \$ 75.00 <input type="checkbox"/> Master File Location Fee \$ 25.00 X _____ Total _____ <input type="checkbox"/> Master File Background \$250.00 X _____ Total _____ <input type="checkbox"/> Optional Premises License (City)..... \$500.00 <input type="checkbox"/> Optional Premises License (County) \$500.00 <input type="checkbox"/> Racetrack License (City)..... \$500.00 <input type="checkbox"/> Racetrack License (County) \$500.00 <input type="checkbox"/> Resort Complex License (City)..... \$500.00 <input type="checkbox"/> Resort Complex License (County)..... \$500.00 <input type="checkbox"/> Retail Gaming Tavern License (City) \$500.00 <input type="checkbox"/> Retail Gaming Tavern License (County)..... \$500.00 <input type="checkbox"/> Retail Liquor Store License (City)..... \$227.50 <input type="checkbox"/> Retail Liquor Store License (County) \$312.50 <input type="checkbox"/> Tavern License (City) \$500.00 <input type="checkbox"/> Tavern License (County)..... \$500.00 <input type="checkbox"/> Vintners Restaurant License (City) \$750.00 <input type="checkbox"/> Vintners Restaurant License (County)..... \$750.00	
Section B Liquor License Fees			
<input type="checkbox"/> Add Optional Premises to H & R.....\$100.00 X _____ Total _____ <input type="checkbox"/> Add Related Facility to Resort Complex\$ 75.00 X _____ Total _____ <input type="checkbox"/> Arts License (City)\$308.75 <input type="checkbox"/> Arts License (County)\$308.75 <input type="checkbox"/> Beer and Wine License (City).....\$351.25 <input type="checkbox"/> Beer and Wine License (County).....\$436.25 <input type="checkbox"/> Brew Pub License (City)\$750.00 <input type="checkbox"/> Brew Pub License (County).....\$750.00 <input type="checkbox"/> Club License (City).....\$308.75 <input type="checkbox"/> Club License (County)\$308.75 <input type="checkbox"/> Distillery Pub License (City).....\$750.00 <input type="checkbox"/> Distillery Pub License (County)\$750.00 <input checked="" type="checkbox"/> Hotel and Restaurant License (City)\$500.00 <input type="checkbox"/> Hotel and Restaurant License (County)\$500.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City)\$600.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises(County).....\$600.00			
Questions? Visit: www.colorado.gov/enforcement/liquor for more information			
Do not write in this space - For Department of Revenue use only			
Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$

7. Is the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager under the age of twenty-one years?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
8. Has the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager ever (in Colorado or any other state):				
(a) Been denied an alcohol beverage license?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) Had an alcohol beverage license suspended or revoked?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) Had interest in another entity that had an alcohol beverage license suspended or revoked?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Are the premises to be licensed within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waiver by local ordinance? Other: _____		<input type="checkbox"/>	or <input type="checkbox"/>	
11. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership, members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Does the Applicant, as listed on line 2 of this application, have legal possession of the premises by virtue of ownership, lease or other arrangement?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____				
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:				
Landlord <u>Tuneup LLC</u>	Tenant <u>ABCD Bikes LLC</u>	Expires <u>2/2020</u>		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes complete question 13.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Attach a diagram and outline or designate the area to be licensed (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
13. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies), will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business. Attach a separate sheet if necessary.		<u>N/A</u>		
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Attach copies of all notes and security instruments, and any written agreement, or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.				
14. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:				
Has a local ordinance or resolution authorizing optional premises been adopted?		<input type="checkbox"/>	<input type="checkbox"/>	
Number of additional Optional Premise areas requested. (See license fee chart)		<input type="text"/>		
15. Liquor Licensed Drug Store applicants, answer the following:				
(a) Does the applicant for a Liquor Licensed Drug Store have a license issued by the Colorado Board of Pharmacy? If "yes" a copy of license must be attached.		<input type="checkbox"/>	<input type="checkbox"/>	
16. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
(a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?		<input type="checkbox"/>	<input type="checkbox"/>	
(b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?		<input type="checkbox"/>	<input type="checkbox"/>	
(c) How long has the club been incorporated?		<input type="text"/>		
(d) Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?		<input type="checkbox"/>	<input type="checkbox"/>	
17. Brew-Pub License or Vintner Restaurant Applicants answer the following:				
(a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)		<input type="checkbox"/>	<input type="checkbox"/>	
18a. For all on-premises applicants. (If this is an application for a Hotel, Restaurant or Tavern License, the manager must also submit an individual History Record - DR 8404-I)				
Last Name of Manager <u>Crean</u>	First Name of Manager <u>Daniel</u>	Date of Birth <u>03-11-72</u>		
18b. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Name	Type of License	Account Number		
19. Tax Distraint Information. Does the applicant or any other person listed on this application and including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, provide an explanation and include copies of any payment agreements.				

20. If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the Applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and submit fingerprint cards to the local licensing authority.

Name <i>Daniel Crean</i>		DOB <i>3/11/72</i>	Position <i>Owner-Manager</i>	% Owned <i>100</i>
Name		DOB	Position	% Owned
Name	Home Address, City & State	DOB	Position	% Owned
Name	Home Address, City & State	DOB	Position	% Owned
Name	Home Address, City & State	DOB	Position	% Owned

** If Applicant is owned 100% by a parent company, please list the designated principal officer on question #20
 ** Corporations - The President, Vice-President, Secretary and Treasurer must be accounted for on question #20 (include ownership percentage if applicable)
 ** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

Applicant affirms that no individual other than these disclosed herein, owns 10% or more of the applicant, and does not have ownership in a prohibited liquor license pursuant to Title 47 or 48, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature 	Printed Name and Title <i>Daniel D. Crean Owner</i>	Date <i>03.31.16</i>
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Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application 12-47-311 (1) C.R.S.)
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The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) has:

- Been fingerprinted
- Been subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with, and aware of, liquor code provisions affecting their class of license

(Check One)

- Date of inspection or anticipated date _____
- Will conduct inspection upon approval of state licensing authority

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S.

Therefore, this application is approved.

Local Licensing Authority for	Telephone Number	<input type="checkbox"/> Town, City <input type="checkbox"/> County	
Signature	Print	Title	Date
Signature (attest)	Print	Title	Date



Memorandum

To: City Council
From: Ben Cowan
Date: 3/28/2016
Re: 2015 Carry-Forward Projects/2016 Additional Appropriations

We discussed the attached proposed ordinance during the February 16 work session and again during the March 15 work session.

The only change from the draft ordinance from March 15 is the removal of the \$25,000 message kiosk from the roll-over project list.

The attached detailed list demonstrates the additional appropriations that will be included in the 2016 Budget as a result of adoption of the ordinance.

Please let me know if you have any questions or require additional information.

Action Requested:

- 1) Introduction of Ordinance 12, Series 2015 and request to read the motion by Title only and include the amounts listed in the Therefore's Section #1 and #3.
- 2) A motion to approve on first reading Ordinance 1, Series 2016.

**ORDINANCE NO. 1
SERIES 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ADOPTING AN ADDITIONAL APPROPRIATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.

WHEREAS, by Ordinance No. 19, Series 2015, appropriations for the year 2016 were made; and

WHEREAS, additional appropriations may be made by ordinance as authorized under Section 7.11 of the City of Gunnison’s Municipal Home Rule Charter; and

WHEREAS, since adoption of the 2016 Budget, receipt of additional revenues have been recognized and expenditures authorized therefrom; and

WHEREAS, transfers of appropriated funds from one department to another may be made by resolution or ordinance as authorized under Section 7.10 of the City of Gunnison’s Municipal Home Rule Charter.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, AS FOLLOWS:

Section 1. Appropriations. Section 2 of Ordinance No. 19, Series 2015, is amended to reflect the budgeting and appropriation of aggregate 2016 expenditures to the respective Funds as follows:

	Original 2016 Budget	Additional Appropriation	Interim 2016 Budget
General Fund	7,637,257	981,908	8,619,165
Conservation Trust Fund	45,667	0	45,667
Ditch Fund	554,161	0	554,161
Firemen's Pension Fund	198,000	0	198,000
Enterprise Fund	11,035,005	943,067	11,978,072
Fleet Maintenance Fund	429,888	0	429,888
TOTAL	\$19,899,978	\$1,924,975	\$21,824,953

Section 2. Transfers.

- a) Transfer of \$500 for financial support of the Sage Grouse Summit from the Youth Challenge Grants to Contracts for Service.
- b) Transfer of \$41,760 for safe streets project development from the Comprehensive Plan.

Section 3. **Amendment.** This Ordinance shall constitute an amendment to the 2016 Budget adopted by Ordinance No. 19, Series 2015.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 12th day of April, 2016, on first reading, and introduced, read, and adopted on second and final reading this 26th day of April, 2016.

Mayor

SEAL:

ATTEST:

City Clerk

Published by Title in the
Gunnison Country Times
April 14, 2016

**CITY OF GUNNISON
 ADDITIONAL APPROPRIATIONS
 FOR THE YEAR ENDED 12/31/16**

2015 CARRYOVER PROJECTS

Debit			Credit			
Fund	Purpose	Amount	Account	Funding Source	Amount	Account
01	Firetruck chassis constructed in 2015. The body will be constructed in 2016.	271,436	01 4038 9367	Roll forward from prior year	271,436	Fund Balance
01	Legion restroom building not delivered in 2015.	130,000	01 4038 9542	Roll forward from prior year	130,000	Fund Balance
01	Taylor Mountain Park restrooms not delivered in 2015.	44,489	01 4038 9544	Roll forward from prior year	44,489	Fund Balance
01	Lazy K purchase allotment included planning not completed in 2015.	44,697	01 4038 9860	Roll forward from prior year	44,697	Fund Balance
01	Old City Shop demolition was not completed in 2015.	100,000	01 4038 9866	Roll forward from prior year	100,000	Fund Balance
01	Fire hoses budgeted in 2015 were not available until 2016.	7,009	01 4039 9369	Roll forward from prior year	7,009	Fund Balance
01	The Comprehensive Plan was planned to cost \$100,000 over three years.	52,337	01 4039 9570	Roll forward from prior year	52,337	Fund Balance
GENERAL FUND TOTAL		649,968			649,968	
30	I/I reduction (slip lining). Contractor did not complete within allowable time.	350,000	30 4205 9751	Roll forward from prior year	350,000	Fund Balance
WASTEWATER FUND TOTAL		350,000			350,000	
53	Trails construction for Ridges to Rivers grant	568,067	53 4401 9965	State trail grants (GOCO)	407,200	53 3302
53				Local trail grants (Gunnison County \$3,000, Town of Crested Butte \$1,000)	4,000	53 3303
53				Other contributions (\$7,000 Western, Law of the Rockies \$250)	7,250	53 3650
53				Roll forward from prior year (\$200,000 trail commitment less \$52,633 & cont.)	149,617	Fund Balance
TRAILS FUND TOTAL		568,067			568,067	
CARRY FORWARD TOTAL		1,568,035			1,568,035	

2015 CARRYOVER PROJECTS

Debit			Credit			
Fund	Purpose	Amount	Account	Funding Source	Amount	Account

2016 ADDITIONAL APPROPRIATIONS

Debit			Credit			
Fund	Purpose	Amount	Account	Funding Source	Amount	Account

01	City Manager Separation Agreement			General Fund Reserve	279,940	Fund Balance
01	Wages	228,738	01 4004 4101			
01	Social Security	7,347	01 4004 4103			
01	Medicare	3,453	01 4004 4104			
01	Health Insurance	17,528	01 4004 4106			
01	Retirement	22,874	01 4004 4108			
01	City Manager Recruitment Services	27,000	01 4004 4330	General Fund Reserve	27,000	Fund Balance
01	Legion Park Restrooms	25,000	01 4038 9542	Transfer from Other Recreation Improvements Fund	25,000	01 3999
GENERAL FUND TOTAL		331,940			331,940	

01	Transfer to General Fund for Legion Park Restrooms	25,000	54 4999 4999	Other Recreation Improvements Fund Reserve	25,000	Fund Balance
OTHER RECREATION IMPROVEMENTS FUND TOTAL		25,000			25,000	

ADDITIONAL APPROPRIATIONS TOTAL		356,940			356,940	
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GRAND TOTAL		1,924,975			1,924,975	
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**ORDINANCE NO. 1
SERIES 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ADOPTING AN ADDITIONAL APPROPRIATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.

WHEREAS, by Ordinance No. 19, Series 2015, appropriations for the year 2016 were made; and

WHEREAS, additional appropriations may be made by ordinance as authorized under Section 7.11 of the City of Gunnison’s Municipal Home Rule Charter; and

WHEREAS, since adoption of the 2016 Budget, receipt of additional revenues have been recognized and expenditures authorized therefrom; and

WHEREAS, transfers of appropriated funds from one department to another may be made by resolution or ordinance as authorized under Section 7.10 of the City of Gunnison’s Municipal Home Rule Charter.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, AS FOLLOWS:

Section 1. Appropriations. Section 2 of Ordinance No. 19, Series 2015, is amended to reflect the budgeting and appropriation of aggregate 2016 expenditures to the respective Funds as follows:

	Original 2016 Budget	Additional Appropriation	Interim 2016 Budget
General Fund	7,637,257	981,908	8,619,165
Conservation Trust Fund	45,667	0	45,667
Ditch Fund	554,161	0	554,161
Firemen's Pension Fund	198,000	0	198,000
Enterprise Fund	11,035,005	943,067	11,978,072
Fleet Maintenance Fund	429,888	0	429,888
TOTAL	\$19,899,978	\$1,924,975	\$21,824,953

Section 2. Transfers.

- a) Transfer of \$500 for financial support of the Sage Grouse Summit from the Youth Challenge Grants to Contracts for Service.
- b) Transfer of \$41,760 for safe streets project development from the Comprehensive Plan.

Section 3. Amendment. This Ordinance shall constitute an amendment to the 2016 Budget adopted by Ordinance No. 19, Series 2015.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 12th day of April, 2016, on first reading, and introduced, read, and adopted on second and final reading this ___th day of _____, 2016.

Mayor

SEAL:

ATTEST:

City Clerk

Published by Title in the
Gunnison Country Times
April 21, 2016

**ORDINANCE NO. 2
SERIES 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON APPROVING A MAJOR CHANGE TO AN EXISTING PLANNED UNIT DEVELOPMENT, TO AMEND TABLE 2.1: PUD ZONING AND LAND USE ALLOCATIONS; SECTION 2.6: HIGHWAY ACCESS CONTROL PLAN; AND APPENDIX A: DEVELOPMENT PHASING WITHIN THE GUNNISON RISING PUD DEVELOPMENT STANDARDS

WHEREAS, Section 10.7 H. 1. (Major Changes), of the *City of Gunnison Land Development Code*, states that changes altering the concept or intent of the planned unit development including increased density may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data, which is processed by following Section 10.3 (Procedures) of the *City of Gunnison Land Development Code*, and

WHEREAS, Gunnison Valley Properties, LLC has filed an application with the City of Gunnison, Colorado, seeking approval of a Major Change to an existing PUD; and

WHEREAS, Section 10.7 C. of the *City of Gunnison Land Development Code* states that approval of a PUD constitutes a zoning amendment. Approval may only occur if the application meets the majority of the PUD Purposes (Section 10.7 A.), all PUD Standards (10.7 E.) and all Review Standards for Map Amendments (Section 10.6); and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to Section 6.7 (Provisions of Public Notice) of the *Land Development Code*, on March 9, 2016; and

WHEREAS, on March 9, 2016 the Planning and Zoning Commission of the City of Gunnison reviewed the PUD Purposes, PUD Standards and Review Standards for Map Amendments and recommended approval of the PUD Major Change application to the City Council based on findings of fact established through the proceedings record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Major Change application to the PUD on April 12, 2016;

WHEREAS, based upon the application seeking a Major Change to an existing PUD of the property hereinafter described, the evidence presented to the City Council during the public hearing on the application, the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. The *Gunnison Rising PUD Development Standards* (November 2009) were previously approved by City Council and recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.
- B. 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*, *Gunnison Rising Annexation Agreement* (December 3, 2009), the *Supplement to Annexation Agreement* (September 14, 2010), *Second Supplement to Annexation Agreement* (July 26, 2011), and the *Gunnison Rising PUD Development Standards*.
- C. The *Gunnison Rising PUD Development Standards* (November 2009) were approved by City Council and recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.
- D. A major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.
- E. The Major Change amends the following components of the *Gunnison Rising PUD Development Standards*:

- Table 2.1: PUD Zoning and Land Use Allocations
- Section 2.6: Highway Access Control Plan; and
- Appendix A: Development Phasing.

- F. The amendment does not alter the purposes of a PUD (*LDC*, Section 10.7 A.) and zoning previously reviewed and approved by City Council.
- G. The Major Change may have a significant effect on the ability of existing retail space to compete when there are few contributing factors to expand the total market. This situation could lead to the cannibalization of existing retail businesses in the city.
- H. The applicant should confer with the WSCU Foundation to determine if the existing development rights established for the Commercial/Mixed Use Zone district fulfills their potential needs.
- I. The approval of this Major Change will is not a detriment to the community’s health, safety and welfare.

WHEREAS, based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the approval of the Major Change to the previously approved PUD on the property herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS:

Section 1. The Major Change to the PUD, sections as described below, is hereby approved and shall be amended in the *Gunnison Rising PUD Development Standards* (November, 2009).

TABLE 2.1: PUD ZONING, LAND USE, DWELLING UNITS AND NON-RESIDENTIAL ALLOCATIONS

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	C M	48	0	120***	380,000**	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	I M	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A
Government	GOV	17	N/A	N/A	70,000	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
TOTAL		633		734	730,000	350

**(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.
** Gross Floor Area Non- Residential Allocations: A maximum floor area of 120,000 square feet is allocated to real property deeded to the Western State Colorado University Foundation. The remaining 260,000 square feet of floor area is allocated to real property controlled by Gunnison Valley Partners and/or their heirs, successors, assigns and designees.
***Residential Unit Cap Allocations: 20 residential dwelling units are allocated to real property deeded to the Western State Colorado University Foundation. The remaining 100 dwelling unit count is allocated to real property controlled by Gunnison Valley Partners and/or their heirs, successors, assigns and designees.*

2.6 Highway Access Control Plan. All design and construction of Highway 50 improvements will be directed by the *Intergovernmental Agreement among the City of Gunnison, the County of Gunnison and the State of Colorado Department of Transportation (November 5, 2013)* and by the *City of Gunnison U.S. Highway 50 Access Study* approved by CDOT and the City.

APPENDIX A: DEVELOPMENT PHASING

A.4.2 Phase II

- A. Land Uses: This phase includes approximately 48 acres of the Commercial/Mixed Use area (CM District) located north of Highway 50; 15 acres of Open Space (O District); 37 acres of Industrial Modified Business and Research Park (IM District) which will include the Public Works facility site; and the five acre Travel Plaza (C District) located south of Highway 50.

- B. Traffic Improvements: CDOT Highway Access Permits will be required. All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study as defined in Section 2.7 of these PUD Development Standards are required to be addressed.
 - 1. Highway 50 will be widened in Phase II, with a three lane configuration to the eastern boundary of the phase. Installation of turn lanes and modifications to the lane geometry, as needed, to facilitate these anticipated highway improvements will also be completed in this Phase. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
 - 2. Lengthen the existing drainage structures and box culvert for future trail crossing to match the proposed roadway section will be completed by the applicant. Required signage and striping will be provided in compliance with CDOT and/or the *Manual of Uniform Traffic Control Devices (MUTCD)* requirements. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.
 - 3. The right-of-way serving the extension of College Avenue will be platted and dedicated to the City, and this street will be improved and connected into the development within the Commercial Mixed Use District.
 - 4. Internal public streets, sidewalks and trails will be developed as required by subdivision development agreements.
 - 5. A traffic signal will be installed at the intersection of Highway 50 and the entrance into the CM Zone when the CDOT determines that Average Daily Trips (ADT) on Highway 50, and intersecting collector roads warrant the installation in accordance with the study requirements described in Section 2.7 of these *PUD Development Standards*.
 - 6. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
 - 7. Georgia Avenue will be extended into the development.

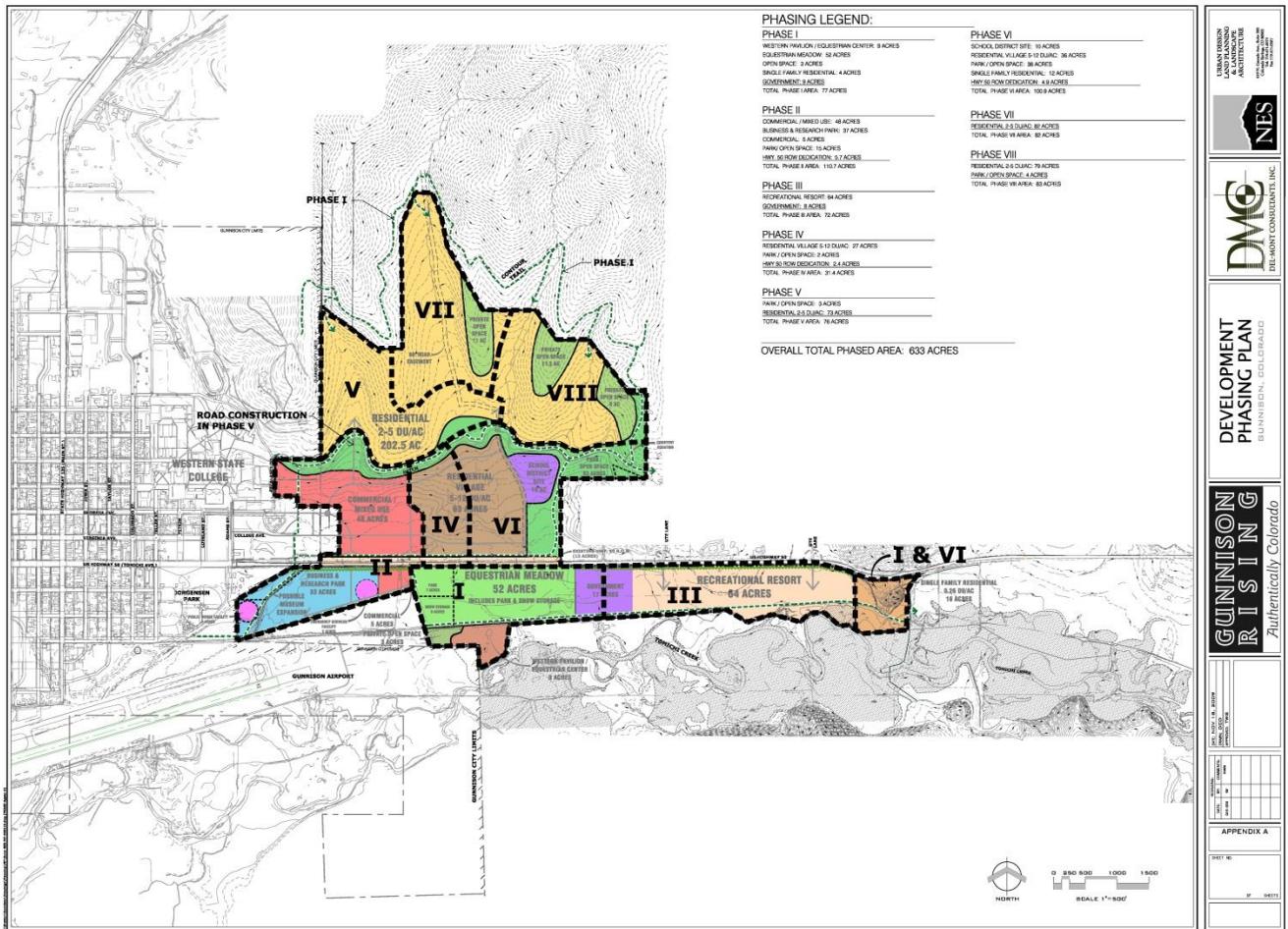
8. Improvements will be completed at the Georgia / Escalante intersection.
9. Installation of the required Escalante and Georgia improvements as required by Western State College University and the City pursuant to agreement and easement dedication terms
10. Implementation of the necessary site, landscaping, and parking improvements at the Aspinall-Wilson Center as required by the Western State College Foundation will also occur in this phase.

A.4.4 Phase IV

- A. Land Uses: This phase includes the western portion of the Residential Village area (R-2M district), which is approximately 27 acres in size and approximately 2 acres of Parks/Open Space (O District).
- B. Traffic Improvements: All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study are required to be addressed.
 1. Highway 50 will be improved to a three lane configuration between the eastern and western boundaries of this Phase IV adjacent to Highway 50. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
 2. Installation of turn lanes and modifications to the lane geometry as needed to facilitate these anticipated highway improvements will be completed in this Phase IV.
 3. Signage and striping will be provided in compliance with CDOT standards and/or the *Manual of Uniform Traffic Control Devices* (MUTCD) requirements.
 4. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.
 5. Installation of internal public streets, sidewalks and trails as required by subdivision development agreements.
 6. Installation of the Escalante Drive Buffer when development activity other than the City Loop trail commences within 500 feet of Escalante Drive

TABLE A.1: Development Phases

Phase	Land Use	PUD Zoning District Designation	Acreage	Residential Unit Minimum	Residential Unit Cap	Non-Residential Square Feet
I	Commercial/Western Pavilion	C/WP	9	n/a	n/a	**
	Open Space/Equestrian Meadow	O/E	52	n/a	n/a	n/a
	Government	GOV	9	n/a	n/a	37,058
	Single-Family Residential	R-1	4	1	1	n/a
	Open Space	O	3	n/a	n/a	n/a
SUBTOTAL			77	1	1	37,058
II	Commercial/Mixed Use	CM	48	n/a	120	380,000
	Open Space	O	15	n/a	n/a	n/a
	Business & Research Park	IM	37	n/a	n/a	250,000
	Commercial (Travel Plaza)	C	5	n/a	n/a	20,000
	Existing Highway 50 ROW	n/a	5.7	n/a	n/a	n/a
SUBTOTAL			110.7		120	650,000
III	Commercial R V	CRV	64	n/a	n/a	10,000
	Government	GOV	8	n/a	n/a	32,942
SUBTOTAL			72			42,942
IV	Residential Village	R-2M	27	43	116	n/a
	Open Space	O	2	n/a	n/a	n/a
	Existing Highway 50 ROW	n/a	2.4	n/a	n/a	n/a
SUBTOTAL			31.4	43	116	n/a
V	Open Space	O	3	n/a	n/a	n/a
	Residential	R-2	73	73	106	n/a
SUBTOTAL			76	73	106	n/a
VI	School Site (in Residential Village)	R-2M	10	n/a	n/a	n/a
	Residential Village	R-2M	36	54	155	n/a
	Open Space	O	38	n/a	n/a	n/a
	Single-Family Residential	R-1	12	1	3	n/a
	Existing Highway 50 ROW	n/a	4.9	n/a	n/a	n/a
SUBTOTAL			100.9	55	158	n/a
VII	Residential	R-2	82	82	119	n/a
	SUBTOTAL			82	82	119
VIII	Residential	R-2	79	79	115	n/a
	Open Space	O	4	n/a	n/a	n/a
SUBTOTAL			83	79	115	
TOTAL			633		734	730,000



Section 2. The legal description of the real property which comprises said PUD is as set forth in Exhibit A, attached hereto and incorporated herein by this reference, located in the City of Gunnison, County of Gunnison, State of Colorado.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this _____ day of April, 2016, on first reading, and introduced, read, and adopted on second and final reading this _____ day of _____, 2016.

Mayor

(SEAL)

ATTEST:

City Clerk

EXHIBIT A

Overall PUD Zoning Description:

A tract of land situated in Section 1, Township 49 North, Range 1 West, Section 36, Township 50 North, Range 1 West, Sections 5 & 6, Township 49 North and Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of said Section 31; Thence S 00°23'38" W 1324.57 Ft. to the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 89°43'41" W 1339.66 Ft. to the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 00°06'24" W 1364.37 Ft. to the South Right-of-Way of U.S. Highway 50; Thence N 89°47'13" E 1335.75 Ft. along said South Right-of-Way; Thence N 89°46'08" E 2629.52 Ft. along said South Right-of-Way to a curve; Thence 568.43 Ft. along the arc of a curve to the right along said South Right-of-Way having a radius of 1382.50 Ft., a central angle of 23°33'29" and a chord of S 80°51'50" E 564.44 Ft. to a reverse curve; Thence 897.91 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1005.00 Ft., a central angle of 51°11'25" and a chord of S 83°46'55" E 868.34 Ft. to a compound curve; Thence 278.27 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1980.00 Ft. a central angle of 08°03'09" and a chord of N 83°10'10" E 278.04 Ft.; Thence S 67°42'16" W 53.30 Ft.; Thence S 40°54'57" W 145.71 Ft.; Thence S 23°32'39" W 126.67 Ft.; Thence S 04°53'25" E 223.24 Ft.; Thence S 03°24'52" W 398.71 Ft.; Thence S 85°33'42" W 700.92 Ft.; Thence N 66°21'06" W 93.44 Ft.; Thence N 58°06'04" W 191.98 Ft.; Thence S 68°05'02" W 44.26 Ft.; Thence N 85°52'10" W 94.86 Ft.; Thence N 48°17'08" W 297.80 Ft.; Thence S 89°20'32" W 198.37 Ft.; Thence S 57°04'57" W 163.61 Ft.; Thence S 31°48'25" W 68.93 Ft.; Thence N 74°42'38" W 467.51 Ft.; Thence S 73°08'43" W 414.66 Ft.; Thence N 60°44'16" W 376.57 Ft.; Thence S 85°00'41" W 740.78 Ft.; Thence S 86°55'49" W 1238.95 Ft.; Thence S 86°09'44" W 1447.72 Ft.; Thence S 07°27'36" W 470.05 Ft.; Thence S 61°10'21" W 472.51 Ft.; Thence N 01°10'36" W 131.32 Ft.; Thence S 89°46'10" W 704.62 Ft. to a Point on the East boundary of the Gunnison County Airport Property Conveyed to Gunnison County by court order, recorded May 29, 2002 at reception number 520716; Thence N 16°24'30" W 1182.48 Ft. along said Airport Boundary; Thence S 73°35'30" W 2887.24 Ft. along said Airport Boundary to the West line of Government Lot 1 of said Section 1; Thence N 00°08'15" W 637.48 Ft. along the West line of Government Lot 1 of said Section 1 to the Southerly line of the Pioneer Society Addition to the City of Gunnison; Thence N 59°40'00" E 992.74 Ft. along said Addition to the South Right-of-Way of U.S. Highway 50; Thence N 89°45'50" E 31.74 Ft. along said South Right-of-Way; Thence N 00°14'10" W 10.00 Ft. along said South Right-of-Way; Thence N 89°45'50" E 422.59 Ft. along said South Right-of-Way; Thence N 00°19'28" E 199.26 Ft. to the South line of the Wilson Subdivision; Thence N 89°44'13" E 298.29 Ft. to the Southeast corner of said Subdivision; Thence N 00°24'42" E 749.87 Ft. to the Northeast corner of said Subdivision; Thence S 90°00'00" W 665.54 Ft. to the Northwest corner of said Subdivision; Thence N 00°20'16" E 160.44 Ft. to the North line of the Western State College tract of land described in Book 592 Page 374, Gunnison County Records; Thence S 89°59'20" W 354.96 Ft. to the Northwest corner of said tract of land; Thence N 00°20'16" E 573.73 Ft. to the Northwest corner of the E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 36; Thence N 89°59'34" E 723.64 Ft. to the East line of said Section 36; Thence N 00°25'34" E 998.76 Ft. to the East $\frac{1}{4}$ corner of said Section 36; Thence N 00°16'22" W 1408.93 Ft. to a point on the West line of Section 31; Thence S 53°25'47" E 1135.40 Ft.; Thence S 89°58'56" E 366.73 Ft.; Thence N 00°33'12" W 1911.81 Ft. to the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31; Thence N 22°23'07" E 572.25 Ft.; Thence S 88°48'33" E 267.61 Ft.; Thence S 21°46'27" E 386.90 Ft.; Thence S 10°59'31" E 483.90 Ft.; Thence S 29°21'37" E 1146.79 Ft. to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31; Thence N 89°39'15" E 820.64 Ft.; Thence S 35°58'54" E 582.64 Ft.; N 89°39'15" E 536.57 Ft.; Thence S 35°50'18" E 1042.33 Ft.; Thence N 89°41'54" E 272.84 Ft. to the Point of Beginning containing 636.91 Acres, more or less.

**ORDINANCE NO. 3
SERIES 2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON TO AMEND SECTION 2, ZONING DISTRICTS; SECTION 4, GENERAL DEVELOPMENT STANDARDS; SECTION 9, DEVELOPMENT STANDARD WAIVERS; AND, SECTION 12, SUBDIVISION STANDARDS WITHIN THE CITY OF GUNNISON LAND DEVELOPMENT CODE.

WHEREAS, the Community Development Director of the City of Gunnison has filed an application with the City of Gunnison, Colorado, seeking approval of a text amendment to the *Land Development Code*; and

WHEREAS, the Text Amendment proposes amendments or additions to Table 2-4 (Residential Dimensional Standards); Table 4-11 (Minimum Tree and Shrub Plantings); Section 4.6.F.2 and 3. (Buffering and Screening); adding Figure 15A (Minimum Tree and Shrub Planting and Buffer Requirements); Table 4-7 (Off-Street Parking Requirements); Section 4.4.F. (Off-Street Parking with Eight or More Stalls); Section 9.1.C.2 (Planning and Zoning Commission Waivers); Table 9-1 (Decision Making for Waivers); and, Section 12.1 (Subdivision Standards Purpose); and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the *Land Development Code* of the City of Gunnison, Colorado, on March 9, 2016; and

WHEREAS, Section 10.5 of the *City of Gunnison Land Development Code* states that approval of a text amendment to the *Land Development Code* may only occur if the application meets all the Review Standards for a Text Amendment; and

WHEREAS, on March 9, 2016 the Planning and Zoning Commission of the City of Gunnison recommended approval of the Text Amendment application to the City Council based on findings of fact established through the proceedings of record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Text Amendment application to the *Land Development Code* on April 12, 2016;

WHEREAS, based upon the application seeking a Text Amendment to the *Land Development Code*, hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a Text Amendment, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
- B. That the Text Amendment includes modifications or additions to the following sections of the *LDC*: Table 2-4 (Residential Dimensional Standards); Table 4-11 (Minimum Tree and Shrub Plantings); Section 4.6.F.2 and 3. (Buffering and Screening); adding Figure 15A (Minimum Tree and Shrub Planting and Buffer Requirements); Table 4-7 (Off-Street Parking Requirements); Section 4.4.F. (Off-Street Parking with Eight or More Stalls); Section 9.1.C.2 (Planning and Zoning Commission Waivers); Table 9-1 (Decision Making for Waivers); and, Section 12.1 (Subdivision Standards Purpose).
- C. That the amendments provide consistency and flexibility within the *LDC*.
- D. That the amendments clarify staff direction or correct errors within the *LDC*.

E. That the Text Amendment complies with the review standards for Text Amendments (LDC, Section 10.5).

F. That based on the findings above, the Text Amendment protects the community's health, safety and welfare.

WHEREAS, that based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the Text Amendment to the *Land Development Code*, herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Sections of the *City of Gunnison Land Development Code* are hereby amended to read as follows:

Dimensional Standard	R-1	R-1M	R-2	RMU	R-3
Maximum density (units/acre) ¹	3.5	6	14	16	30
Lot Size Single-Family (sq. ft.) ¹	8,000	6,250	6,250	6,250	6,250
Lot Size Duplex (per unit) (sq. ft.) ¹			3,125	3,125	3,125
Lot Size Townhouse (per unit) (sq. ft.)				2,250	2,250
Lot Size Multi-Family (per unit) (sq. ft.) ¹					
Single Story				3,000	3,000
Two Story				2,500	2,500
Three Story				2,000	2,000
Maximum lot coverage structures	40%	40%	40%	45%	45%
Maximum lot coverage parking/access	10%	10%	15%	20%	40%
Minimum lot coverage landscape area	50%	50%	45%	35%	15%
Minimum lot frontage ¹					
Single-Family	50'	50'	50'	50'	50'
Duplex (per unit)			25'	25'	25'
Townhouse (per unit)				20'	20'
Multi-Family				100'	100'
Zero-Lot Line	50'	50'	50'	50'	50'
Minimum setback front²	15'	15'	15'	15'	15'
Minimum setback side Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: principal building Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: accessory building	10'	5'	5'	5'	5'
Maximum building height	35'	35'	35'	35'	35'
Maximum building height for detached accessory structure	30'	30'	30'	30'	30'
Minimum building width	24'	24'	20'	20'	20'
Minimum floor area Principal Dwelling (sq. ft.)	480	480	480	300 efficiency 480 multi-family	300 efficiency 480 multi-family
Floor Area Thresholds Accessory Dwelling (sq.ft.)				720	
Minimum storage area (sq.ft.)			32	32	32
Snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%

¹ Density calculations for residential development may be subject to Slope Protection Standards (§5.2) and Section 13.
² Covered porches and the landings and steps of a covered porch may encroach into the front yard pursuant to §1.7.L3.d

Zone District	Number of Trees and Shrubs per Required Landscape Area
Central Business District (CBD)	N/A
Commercial (C)	1 tree and 2 shrubs per 400 sq. ft.
Business Professional (B-1)	1 tree and 2 shrubs per 1500 sq. ft.
Industrial (I)	N/A
Single-Family Residential (R-1)	1 tree and 2 shrubs per 2000 sq. ft.
Single-Family Residential Modified (R-1M)	1 tree and 2 shrubs per 2000 sq. ft.
Duplex Residential (R-2)	1 tree and 2 shrubs per 1500 sq. ft.

Residential Mixed Use (RMU)	1 tree and 2 shrubs per 1200 sq. ft.
Multi-Family Residential (R-3)	1 tree and 2 shrubs per 500 sq. ft.
Note: The above required trees may be counted toward buffer requirements of §4.6.F.4. See Figure 15A	

Section 4.6 F. Buffering and Screening

2. Waivers. A waiver from these buffer and screening standards may be granted by the Commission (Section 9.4 G). A waiver application shall include a site plan showing the building footprint, driveways, parking, landscaping and utility lines. The waiver application will be considered at a public hearing and shall require public notice as specified in Section 6.7. Waivers shall only be granted if the applicant demonstrates that there are not adequate rights-of-way from the curb edge to the building front. The Commission may consider other site-specific circumstances not contemplated herein, and are not the result of previous development constraints initiated by the applicant.

3. Zone District Boundaries

- a. A landscaped buffer shall be planted on the boundary between the zoning districts set forth below, unless the abutting property is determined by staff to be unbuildable or visually separated by topographic features. Zone district buffers shall not be required for areas where street frontage buffer requirements are met.
- b. The buffer shall be 20 feet wide and planted directly adjacent to the zone district boundary.
- c. A minimum buffer consisting of four evergreen trees and five shrubs per one hundred linear feet of zone district boundary shall be installed between the following zoning districts:
 - i. an Industrial zone district and any other zoning district;
 - ii. a Commercial zone district and any Residential zone district; or
 - iii. all Multi-family Residential zone districts (RMU/R-3) and any other Residential zone district.

FIGURE 15A MINIMUM TREE AND SHRUB PLANTING AND BUFFER REQUIREMENTS



TABLE 4-7 OFF-STREET PARKING REQUIREMENTS			
USE CLASSIFICATION	SPECIFIC USE	MINIMUM NUMBER OF SPACES REQUIRED	
Residential Use Categories (§3.2)			
Household Living	Single-Family Dwellings, Townhouses, Two-family Dwellings, Manufactured Home and Mobile Home	2.0 per dwelling unit	
	Multi-Family Dwellings	1 st Unit	2.0 per dwelling unit
		Each additional unit	1.75 per dwelling unit
	Accessory Dwelling Unit, and Upper Floor Residential	1.0 per dwelling unit	
Congregate Living	Rooming and boarding houses, dormitories, fraternities or sororities	1.0 per bed	
	Nursing Homes	1.0 per employee, plus 1 visitor space per 2 beds	
	Assisted Living	1.0 per employee, plus 1 visitor space per 4 beds	

Accommodations	Hotels and Motels	1.0 per guest room +1 space per 3 employees and 75% of parking required for other associated or accessory uses (restaurants, offices, meeting spaces)
	Hostels	1.0 per 2 beds
	Bed and Breakfasts	1.0 space per guest room, plus 2 spaces for the owner/manager's unit

Section 4.4 Off-Street Parking and Loading

F. Off-Street Parking. Off-street parking areas are subject to these driveway access standards; such parking facilities shall not be designed to back onto any street or alley right-of-way.

Section 9. Development Standard Waivers, 9.1 C.

2. Planning and Zoning Commission Waivers. Waivers that are determined administratively by staff are related to Site Development Applications. Waivers determined by the Commission and/or recommended to City Council by the Commission are acted upon as a public hearing agenda item at a scheduled meeting. The administrative review by staff follows all of the procedures set forth in Section 9.3 with the exception of item D, Public Notice. Waivers may be approved in conjunction with processing site development applications, land use development applications, including subdivision applications, as defined in §6.2.A of this LDC. (Ordinance 3, 2015)

TABLE 9-1 DECISION-MAKING FOR WAIVERS					
CODE SECTION	NO WAIVER ALLOWED	CD DIRECTOR	P&Z	CC	OTHER / COMMENTS
§4.6 E. Landscaping Requirements for all Zone Districts					Variance
§4.6 E.1. Minimum Tree and Shrub Plantings		√			
§4.6 E.2 Living Plant Material requirement		√			
§4.6 E.3 10% landscape area in Industrial zone district		√			

Section 12. Subdivision Standards 12.1 Purpose

G. Development Improvement Costs. Provide provisions and documentation ensuring that defined improvement funding borne by the developer for public utilities and facilities are secure and protect the fiscal well-being of the City.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this ____ day of April, 2016, on first reading, and introduced, read, and adopted on second and final reading this ____ day of _____, 2016.

Mayor

(SEAL)

ATTEST:

City Clerk



CITY OF GUNNISON PARKS AND RECREATION

Park and Recreation Department Six Month Report

The long winter and our winter programs have come to an end. The extremely long skating season concluded with the adult Brent Carlson tournament. We had a successful season with operations and the initiation of the inaugural season for our new manager went very well. I am sure that Andy felt overwhelmed at times however we received many compliments on staff and ice conditions and what a fabulous facility we have. We appreciate the multiple years of experience that Brian Swanson brings to ice rink year after year. His ice making abilities are exceptional. Our bottom line for revenue improved over last season. Deposits were made in a timely fashion and we had a much improved working relationship with finance.

We had lack of power issues with our new Zamboni right from the start. After trying many suggestions from Zamboni they eventually sent over a diagnostic computer to monitor the machine while in use. After additional suggestions were made the issue was finally resolved as a clogged fuel filter. The machine ran much better after the fix. We requested and were granted an extension on the warranty for an additional year. We will be making arrangements for a rebuild of compressor #2 before the start of the 16/17 season. Several additional maintenance items will have to be addressed prior to next season mainly the snow catchers on the roof of both the indoor and outdoor rink were sheared off due to snow accumulations on the roof.

The Cranor Ski season also happened for the third consecutive season. We really did not have a lot of coverage however what we had held up well mainly due to the extremely cold temperatures. We struggled initially as always with employees particularly over the Christmas break. Once we got settled with staff the season went well. We experienced minimal injuries and the lift had very few problems. We did lose the snow coverage at the bottom of the hill earlier than anticipated, that coupled with the lack of snow in Feb and March forced an early closure. Overall revenues were up \$2,000 over last season. A detailed comparison spread sheet is attached. We can attribute that to a slight increase in passes and daily fees and the fact that we have opened consistently for 3 seasons.

We had a consistent contingent of terrain park individuals who set up rails and features at Cranor during the week. The group randomly set up tricks that were in places that were not acceptable to what we are trying to accomplish, particularly in the beginner terrain, a lot of which was downright dangerous. There was no communication and it was a constant battle of them setting up a course and us tearing it down. The unfortunate part is that there is plenty of room at Cranor for everyone if the arrangement of the features is compatible with area operations and if proper material is used and maintained. Jerad and I met with two individuals involved with the jib set up. They are looking to apply for several grants to purchase terrain park features that they are hoping to place at Cranor. We have no problem with that as long as the placement of the features is pre-approved. We will even blade out a path for placement in the fall to assure that there is no question as to where the park will be located. We cannot have and will not accept blatant misuse of our facility. We also need to have contacts for all individuals involved with placement. We need accountability respect and development of a constructive partnership. We shall see

what happens. We do plan on blading in a course area for placement of the old features even if the funding does not happen.

Parks had a busy season assisting at the ice rink, working on Community Center and pool projects, performing Cranor Hill maintenance and repairing park items in preparation for the no snow season. Our gym box roof repair failed early this winter. We had to spend several days on the roof shoveling all the snow off of the high side of the gym roof over the midway point seam. We had global linings on sight in an attempt to determine the failure. They used their inferred camera inside the gym and the leaks to determine that the leak was originating from the seam. There were no obvious issues from a visual inspection of the seam. Fortunately we did not experience any additional leaking the rest of the winter. We will be meticulously inspecting the seam now that the snow is gone. Now that spring programs are in full swing Parks lines fields, opens restrooms and has the most unenviable job of removing dog poop from the fields. Next on their list will be prepping for the dog park construction. We need to locate a source of fill to raise the level of the non-wetland area of the park. I will include an attachment with the park budget.

I am sad to report that our Recreation Coordinator has not been issued a clear bill of health from the physician to return to work. She submitted her resignation yesterday. We wish her well in her recovery and will miss her presence with Parks and Rec. We are in the process of reviewing the Coordinator Job description and will be announcing an opening that position next week.

Community Center Revenue is down almost \$ 8,000 over last year, mostly in the membership category. We have no idea why and hope to make it up in the second quarter.

Included in the attachments are reports for each individual supervisor to provide the hands on perspective from our crew.



THE CITY OF GUNNISON RECREATION DEPARTMENT'S SPRING 2016 SIX MONTH REPORT

A lot has taken place since November of 2015. Fall programs concluded. Winter programs ran their course, and spring programs started a few weeks ago. The Jorgensen Event Center's indoor rink saw its seventh season come to an end. Cranor Hill opened and closed prematurely for the first time that we can recall due to a lack of snow, and the Denver Broncos won the Super Bowl. Here is a look at some of the other highlights from the last six months.

Throughout November and into December our second session of fall programs are in full swing. Rock climbing, gymnastics, senior fitness, pickleball, tae-kwon-do, FUNducation, volleyball, and other fall programs enjoyed strong participation numbers. On Thanksgiving we had our annual Turkey Bowl with four local die hard teams competing in the flag football mini tournament. In early December our fall programs end and we gear up for a busy winter season that starts after the holiday season. We also conclude the year with our annual Rudolph Roundup/Breakfast with Santa event where we bake pancakes, families enjoy some arts and crafts and kids get their pictures taken with Santa. The biggest thing that took place in December was the opening of Cranor Hill. It is always a challenge to fully staff Cranor, as our hours of operations limit potential employees. Thankfully this year we were able to get all of the shifts covered with some great employees and incredible volunteers. Cranor continues to be one of the little jewels in this community that make Gunnison so unique.

We started the year on a bit of a down note with bad news that our Recreation Coordinator had a setback with her heart condition and hasn't been able to make it into the office since leaving for vacation in mid December. But our staff picked up the slack and we forged ahead with a full slate of winter programs packed with participants. More kids participated in ice skating lessons this winter than they had in the previous ten years. Our winter basketball league for 4th – 6th graders had enough kids in it to run an in-house league which is something that we have been striving for. In fact, almost all of our winter offerings had enough participants to run each program. Rock climbing, gymnastics, tae-kwon-do, senior fitness, pickleball, and swimming lessons are some of the programs that we offer year round here at the Community Center. Throughout the winter we offer season specific programs such as the aforementioned ice skating lessons, as well as cross country skiing.

We continued with our winter programs throughout February. We also had a few cool events take place. One of which was the Denver Nuggets Skills Challenge sectional competition. Local winners from Leadville, Buena Vista, Montrose, Delta, Olathe, and Gunnison met here at the Community Center to compete for the right to move onto the state competition at the Pepsi Center. The second cool event that took place in February was the O Be Joyful ski races at Cranor Hill. We hosted this event on President's Day as kids are out of school and most parents have the day off. It was a beautiful day and dozens of local kids competed in the modified slalom, and downhill races and some were brave enough to compete in the distance jumping event and the free style air competition.

In March we closed Cranor Hill down due to a lack of snow to ski on. We also lose Pac Man Pond in early March, and our outdoor rink shortly thereafter. Winter adult leagues and all of the youth hockey leagues come to an end and we shut the ice rink down after the annual Brent Carlson Memorial hockey tournament. Our spring programs start right after spring break and we have been slammed with huge soccer

numbers (145 participants this spring), as well as a lacrosse program that seems to be skyrocketing with 94 kids in the second year of the program. Other programs that are a staple of our department continue to have strong numbers (50 kids in the first session of spring gymnastics) though we did have a dip in rock climbing this spring. On the Saturday before Easter we hosted our annual Eggquatics Easter Egg Hunt in the aquatics center. This different kind of egg hunt is always a hit with local families.

As we slide into April in a lion's fashion we get into soccer games, lacrosse tournaments, as well as pickleball tournaments. We hosted our second pickleball tournament over April 2nd and 3rd. We had 130 registrants – though some of those 130 played on Saturday (men's and women's doubles) as well as Sunday (mixed doubles). The pickleball tournament takes place in the gym at the Community Center as well as the WSCU Field House. Folks from as far as Cheyenne, Wyoming came to the tournament and we received lots of compliments about the facilities here in Gunnison, and the staff that administered the tournament. Throughout April we will continue with our spring programs and work on our summer programs that are right around the corner.

The last six months has been extremely busy for our department. Being down a full time staff member for a prolonged period of time has increased the workload of every one of our staff members. We look forward to the busiest time of year, and all of the challenges that come with summer. Hopefully we will be able to take those challenges on with a full team.

Dan Vollendorf
Recreation Supervisor
City of Gunnison

Facility Manager/Events Coordinator

6-month update 4/5/2016

We did our start up for the Ice Rink on Monday September 21st. As I mentioned in my last update it has been a real learning process here at the rink for me. The whole process started with making ice on the indoor rink then included learning about concessions, revenue management, staff scheduling, rink schedules then all the way to the end of the season when I learned how the ice is removed from the rink. I learned enough this winter to where I could do a large portion of the setup and ice preparation going forward. There are many things about ice production and maintenance that are learned from years of practice but, I feel that I have a solid foundation on how it all happens.

Staffing / scheduling – I learned a great deal about staffing and scheduling these last six months. One of the greater difficulties was finding employees that could cover the shifts necessary for daily rink operations. With over 70% of our employees being WSCU students I found that most of our employees wanted evening shifts. This works well for the most part since we are busiest in the evenings but, we did have some difficulty finding coverage from 11:00am – 4:00pm. This winter I also dealt with employees surprising me with last minute travel plans, so having extra employees that could fill in was super important. I tried to schedule overlaps of around one hour between shifts which seemed to help especially since most of the shift switches occurred during high levels of business here at the rink. We did have some issues with certain employees not taking the time to fill out their time cards on a daily basis with the exact hours they worked. Finding and training Zamboni drivers was a difficult process. The time necessary to train an employee to be a proficient Zamboni driver is considerable. Also, finding the correct person with the necessary aptitude to be a good Zamboni driver was difficult. **Some important notes for next year include; be careful when hiring siblings, be careful when hiring workers that also participate in other activities such as club sports/hockey, their ability to cover can be limited. Make sure that we have extra staffing during college games and on busy tournament weekends. Going forward, tracking exact hours whether over or under will be the expectation here at the rink.**

Ice Maintenance - There is a lot to be learned here, especially when factoring in the outdoor/covered rink. The outdoor rink is a real beast to keep in good maintenance. With the dramatic swings in temperature between night and day we found ourselves dealing with a great deal of cracking on the ice. Having a more efficient way of repairing cracks would be helpful for next year. Learning all of what it takes to keep a high quality sheet of ice in skating condition will take me several years to learn. It is difficult enough learning basic maintenance and equipment operation leaving aside more difficult things like flooding, edging, and cross shaving. Knowing when to dry shave, light shave, and water only resurfacing comes with more experience. A lot of this type of maintenance is common sense but, actually using it effectively takes practice. I am confident that with more experience I will learn all that is necessary to maintain excellent indoor and outdoor ice. **Some important notes for next year include; make sure Zamboni drivers have the correct aptitude, edge both of the rinks twice per week, stay on top of compressor logs, watch for thinness of ice on indoor rink / opposite on the outdoor rink.**

Concessions – Things went well in concessions this past 6 months, we stayed busy, we were well stocked, and we increased our sales significantly over the previous year. The trickiest part of concessions is preparing the correct quantity of food at the right time to maximize sell through. If you do not prepare enough or any food it will not sell, too much food being prepared turns into excessive waste. Continuing to find the right products with a high margin and quick turnover needs to be our goal, the clear winners this year were the “Hot Pockets & Little Debbie” products. Purchasing the food was time consuming, many trips to the grocery store and many credit card transactions required lots of tracking receipts. Another difficulty at the rink is getting all employees to pay for their food purchases. Certain employees were not as good as others regarding paying for their product. When I instigated the employee sales category on the register it helped bring some of this to light. The register process at the Ice Rink could be simplified, one POS system for both credit card and cash sales would be awesome. **Some important notes for next year include; Be very careful starting in March on all concessions reorders we ended up a little over stocked on “Little Debbie” product, one POS system for both cash and credit cards, and find a wholesaler to simplify product purchases.**

Revenue Management – I feel that the cash handling was greatly improved over the previous year mainly through timely cash deposits. We actually balanced with the finance department to the penny during the month of February. Taking Friday and Saturday night deposits to dispatch seemed to work well and kept the security risk low. We did have some troubles with invoicing, a simpler more streamlined system would be better. Knowing who received the money, where it came from, and then getting it posted correctly is extremely important. Having a simple seasonal budget comparison that could be looked at daily would be very helpful. **For next year; Continue taking weekend deposits to dispatch but, purchase higher quality locking deposit bags, work out a better, more streamlined invoicing system, and continue with daily depositing.**

Rink Scheduling- Rink scheduling went well this last winter. Most every weekend the schedules came out at least two days in advance and we were able to post them at the rink. If I did not get the schedule by e-mail, we were always able to check the WEHA site and print the schedules from there. My only comment regarding the schedule is when there are alternating slots on the agenda – “public skate – resurface – open hockey – resurface – public skate”. It might make more sense to lump like sessions creating a longer skating shifts for the like-minded skaters. Also, we could possibly save on some labor by not scheduling open skate as the last session on the schedule, (we could cut the concessions worker sooner).

Facility Maintenance – There are plenty of items here at the rink that could use maintenance, here is a small list as follows; Outdoor scorekeeper room heater replacement, replace 6 – 9 dasher boards on outdoor rink, Rinnai tank-less hot water heaters need to be cleaned/serviced, and light fixture ballast replacement in indoor rink, and locker room “A” needs a light switch. A few items we should consider purchasing include; large square trash cans for all locker rooms, 50 – 100’ of new 2” hose for flooding the outdoor rink, and some new horse mats for the concrete.

In general, I feel like it was a very successful rink season. I heard many compliments on how great our ice surface was this past winter. I also heard plenty of comments on how friendly and helpful the staff was and how good the facility looked. Along with those comments our revenue was up for the winter and the rink ran smoothly. It was nerve wracking stepping into this position the first year but, now with a full season of experience I am confident that I will continue learn and run a better operation here at the rink. With the

experience I gained last winter I will be able to direct the staff more effectively and offer a better finished product going forward.

I also look forward to the upcoming event season, after gaining a great deal of experience from last summer I am confident that the event season will be a success. Meeting many folks and creating a long list of contacts will only make the job easier and more fun.

Andy Eflin

Six Month Report - Aquatics

April 2016

The Aquatics Center personnel, programs and facility maintenance have experienced a very productive 6 months. We have seen great development with staff coverage, grant funding and many new facility upgrades.

Our program revenue numbers continue to increase and exceed our projections. Our collaboration with Tenderfoot Preschool and RE1J School district swim programs and lessons continues to be successful in getting ages 2 – 8 and our Middle School students water smart and safe. Our group, private and semi-private swim numbers are lower than what we had last year, but we are confident we have wider reach and success with our school participation.

We were approached, to offer swim lessons targeted at Middle School Students, by a Middle School Special Needs teacher who saw a need to get a group of her students moving and active after school. With this information we decided to offer a Middle School Swim Club this winter and it was a huge success. We had 10 middle school students participate in this program and thrive. Most of the participants had limited swim skills and were not currently active in other extracurricular programs. We plan to continue this swim club program each season with an extended offering during the summer.

We are excited to be the recipients of 3 different grants thus far in 2016. Faith and Ginny applied for the USA Swimming Make a Splash Grant to offer scholarships to our local youth to participate in swim programs throughout the year. We were awarded \$4,000 to offer 80 scholarships to swim participants. We will work with RE1J, Tenderfoot and Social Services to distribute the scholarships to Gunnison families in need. We are hopeful to see higher swim numbers in our group lessons for the remainder of the year due to the distribution of these scholarships. We were also awarded funding/grant through the Upper Gunnison River Water Conservation District for our free swim session. The UGRWCD funded \$300.00 of our free swim session last year and they will fund \$600.00 this year. We will still need to ask private donors (we have a few individuals whom donate each year) to backfill the remaining \$600.00 need to cover the costs of this \$1200.00 program. Wal-Mart also granted us \$1000.00 through their Community Giving Grant to help cover costs of our annual Easter, Halloween and Christmas community events. We historically apply for this corporate Wal-Mart Grant each year and have had success with being selected annually to receive funding.

The staffing of lifeguards and swim instructors for the last 6 months has seen a steady increase, and we are grateful for more employees to help staff our facility. Our high school lifeguard numbers are solid and this age group of guards proves to have good availability to help cover shifts in our schedule. We have had some success in sharing our lifeguard employees in other parks and recreation positions, and look forward to utilizing the “cross-trained” employee wage increase to help recruit and retain responsible and dedicated employees.

Traci, Faith, Ginny and Trish attended a management training seminar in Colorado Springs in March. All found the training to be beneficial and well applied to working with our current employee’s and co-workers. While in Colorado Springs, Traci set up a tour of the Olympic Training Center swimming pool and pump room operations for our aquatics team to take part in. She also set up a tour of the VillaSport Fitness Complex. Talking with the aquatics managers of both facilities provided a wonderful opportunity to ask questions about issues with staff, equipment and job responsibilities. We also developed great insight and ideas on programs, facility organization, and staff training. Mike will attend a CPO (certified pool operator) certification class April 7th & 8th in Denver and will have this training and knowledge under his belt as our busy summer season starts.

We have finally diagnosed and completely fixed (hopefully) our previous HVAC heating problems. We struggled with having to “trick” the unit into a full fire operation each morning to fully heat our aquatic center for the cold months of November, December and January. We worked with Mesa Mechanical to get a new control unit installed at the end of January and this remedied the issue. We have had no recent problems with the system as it maintained heat for the remainder of the winter and into this spring. We had to replace a pump seal in January on our 20 HP Lap pool pump. Replacing these seals on our big pool pumps is an expensive and time consuming task that also requires the expertise of Mesa Mechanical to help.

In February we had Mike Bayles with Spashtacular out to do our annual slide inspection. We decided to have the manufacture conduct the inspection this year as the slides are ageing and management felt the need to see what extra preventative steps needed to be taken as well as a 2-5 year timeline to perform necessary maintenance and repairs on the slides. Overall the inspection was great with a few items needing attention. Mike and a Spashtacular team will plan to come out in August during our annual cleaning/closure to take care of some minor repairs and maintenance. We budgeted for these slide repairs in 2016 and hope to stay within budget for work that needs to be done.

We are extremely proud of our pool covers and lane line purchases in 2016. The lane lines have been complimented by many of our regular lap swimmers and are so easy to take out/put in. The purchase of these lane lines has made a big difference in the appearance of our pool and lifeguard efficiency in opening, closing and switching features for the public. The capital purchase of our new pool covers has also been extremely well received by the public and our staff. The covers are easier to manage, cover our pools better and look fresh and new when reeled up on the pool decks. We are confident that the better fit of the covers on the pools is more resourceful in our chemical oxidation and heat retention.

Through our progress with employee retention and a fuller staff, awarded grant funding, collaboration with schools, and wonderful facility upgrades the aquatics department has shown dedication making this facility and our programs the best they can be.



City of Gunnison Parks Department 2016 Six Month Report

Over the past six months the Parks crew has focused on the startup, shutdown, and maintenance of the Jorgensen Event Center and Cranor hill. We also have worked on snow removal, set and maintained the cross country ski track, and fixed broken summer equipment.

The Ice Rink functioned very well this year with our new facilities manager Andy Eflin. The preparation for the season, use, and then finally the shutdown were all seamless due to the fact that the Parks and Rink staff worked collaboratively and produced a great skate-hockey season for the public.

The Parks crew has just recently painted soccer fields, built lacrosse goals, started opening up restrooms, and a lot of spring cleaning.

The parks crew is also fixing things in the Pool and Community Center from time to time. (Water slide, faucets, toilets, leaking pipes, painting, fixing drywall, lights, etc.) Alternative sentencing people have been very beneficial to the City this season. They cleaned up the parks, painted, stained, removed snow, swept sidewalks, picked rocks, etc. under the supervision of the Parks crew. They are tremendously valuable and the service is and always has been free. Annually, they spend several hundred hours fixing, cleaning and bettering the City!

The Parks crew is looking forward to the summer and is currently preparing for the installation of three new restrooms, planting trees, helping install lights on the skate park, working on the dog park, and many other projects. It has been a productive winter and I am pleased to have a lot of our 2015 summer crew returning for 2016. The 2015 seasonal crew was very competent and the quality of work should even be higher this year. We also have almost a full year in with our events person Andy Eflin so the events throughout the summer will be even better as well.

Thank you,
Jerad Besecker
Parks Foreman

2016 REVENUE

Acct # 51-3638 Acct # 51-3631

Community/Aquatics Center Update		
Month	Daily fees	Memberships
January	\$4,444.00	\$8,734.00
February	\$5,228.00	\$7,218.00
March	\$6,314.00	\$7,228.00
April	\$1,011.00	\$1,279.00
May		
June		
July		
August		
September		
October		
November		
December		
	\$16,997.00	\$24,459.00
Budgeted	\$78,000.00	\$110,000.00
Total Daily Fees/memberships		\$41,456.00

Acct # 51-3632

CC/Aquatics Center Rental	
January	\$979.00
February	\$400.00
March	\$1,665.00
April	\$120.00
May	
June	
July	
August	
September	
October	
November	
December	
Total YTD	\$3,164.00
Budgeted	\$8,400.00

Acct # 51-3407

Pool Revenue	
January	\$3,641.00
February	\$2,161.00
March	\$5,015.00
April	\$154.00
May	
June	
July	
August	
September	
October	
November	
December	
Total YTD	\$10,971.00
Budgeted	\$40,000.00

\$50 Cty Rent RE1J 1st grade \$1,155.00 RE1J Kindergarten \$765.00
WalMart Grant \$100

Acct # 51-3642

Year to Date	
Vending	Retail Sales
Food	\$106.50
Coke	\$302.33
Total	\$408.83
	\$1,001.83
	\$5,000.00

gross Budgeted

Remake of cards - \$5.00/each	
	17
	\$85.00

Dollar Off	
Adult	0
Youth	0

YTD REVENUE \$56,677.83

2014 REVENUE - GOAL \$241,400.00

REVENUE NEEDED \$184,722.17

Memberships/Punch cards/Daily fees			
Month	# of Scans	Days	Average
January	2,699	31	87
February	2,971	29	102
March	3,449	31	111
April		30	0
May		31	0
June		30	0
July		31	0
August		31	0
September		30	0
October		20	0
November		30	0
December		31	0
	9,119	355	26

YAH - Meal Attendance	
Month	Attendance
January	471
February	449
March	467
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total YTD	1,387

Program Participants	
Month	Participants
January	1,703
February	2,152
March	1,263
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total YTD	5,118

MONTHLY TOTALS
4,873
5,572
5,179
0
15,624 YTD Total

2015 Atmos Bills					
Date	Comm Cntr	CCF Usage	Pool	CCF Usage	
01/08 - 02/05	\$ 2,135.56	2,677.60	\$ 4,746.96	5,996.78	
02/06 - 03/05	\$ 1,593.48	1,988.59	\$ 3,850.74	4,857.65	
03/07 - 04/07	\$ 1,300.00	1,362.49	\$ 3,633.90	4,327.08	\$ 17,260.64 1st Qtr
04/07 - 05/07	\$ 665.76		\$ 2,952.41		
05/07 - 06/07	\$ 457.98	545.31	\$ 2,498.32	3,138.65	
06/08- 07/07	\$ 206.79	226.05	\$ 1,732.31	2,163.54	\$ 8,513.57 2nd Qtr
07/06 - 08/07	\$ 134.00	133.61	\$ 1,783.81	2,228.96	
08/08 - 09/07	\$ 103.45	94.77	\$ 1,584.11	1,975.33	
09/08 - 10/07	\$ 313.82	361.99	\$ 1,951.76	2,442.27	\$ 5,870.95 3rd Qtr
10/08 - 11/07	\$ 539.35	967.88	\$ 1,763.80	3,289.22	
11/08 - 12/07	\$ 1,376.87	2,555.65	\$ 2,425.17	4,543.07	
12/07 - 1/07	\$ 2,504.47	4,667.74	\$ 3,545.75	6,631.32	\$ 12,155.41 4th Qtr
	\$ 11,331.53		\$32,469.04	43,800.57	

2015 City Utilities							
Date	Electric CC	Water CC	Sewer CC	Electric Pool	Electric Pump Hse	Water Pump Hse	
01/10 - 2/10	\$ 1,338.32	\$ 216.87	\$ 308.03	\$ 3,359.52	\$ 6.44		
02/10 - 03/10	\$ 1,163.08	\$ 177.43	\$ 251.19	\$ 3,044.07	\$ 6.51		
03/09 - 04/9	\$ 1,244.86	\$ 191.88	\$ 272.20	\$ 3,850.21	\$ 6.51		\$ 15,437.12 1st Qtr
04/10 - 05/9	\$ 917.73	\$ 183.55	\$ 260.01	\$ 3,009.02	\$ 6.51		
05/10 - 06/9	\$ 1,075.45	\$ 171.99	\$ 243.35	\$ 3,715.86	\$ 8.05	\$ 219.93	
06/10 - 07/9	\$ 1,519.41	\$ 213.47	\$ 303.16	\$ 3,704.17	\$ 15.13	\$ 1,204.91	\$ 16,771.70 2nd Qtr
7/10 - 8/9	\$ 1,753.08	\$ 236.42	\$ 336.21	\$ 3,920.31	\$ 15.13	\$ 1,638.75	
8/10- 9/9	\$ 1,601.20	\$ 202.25	\$ 286.96	\$ 3,698.33	\$ 14.11	\$ 1,557.49	
9/10 - 10/10	\$ 1,034.56	\$ 145.47	\$ 205.13	\$ 3,482.19	\$ 13.60	\$ 961.13	\$ 21,102.32 3rd Qtr
10/10 - 11/9	\$ 1,157.24	\$ 187.12	\$ 265.16	\$ 3,756.75	\$ 7.32		
11/10 - 12/9	\$ 1,250.70	\$ 142.07	\$ 200.23	\$ 3,406.25	\$ 6.51		
12/10 - 1/9	\$ 1,472.68	\$ 151.25	\$ 213.46	\$ 3,639.92	\$ 6.44		\$ 15,863.10 4th Qtr
	\$ 15,528.31	\$ 2,219.77	\$ 3,145.09	\$ 42,586.60	\$ 112.26	\$ 5,582.21	

Total YTD Utilities 2015	\$ 112,974.81
2015 Budgeted amount	\$ 113,000.00
Remaining	\$ 25.19

2016 Atmos Bills

Date	Comm Cntr	CCF Usage	Pool	CCF Usage	
01/08 - 02/05	\$ 2,147.83	3,929.79	\$ 3,248.43	5,972.58	
02/06 - 03/05	\$ 1,886.68	3,445.07	\$ 2,945.67	5,410.64	
03/07 - 04/07					\$ 10,228.61 1st Qtr
04/07 - 05/07					
05/07 - 06/07					
06/08 - 07/07					\$ - 2nd Qtr
07/06 - 08/07					
08/08 - 09/07					
09/08 - 10/07					\$ - 3rd Qtr
10/08 - 11/07					
11/08 - 12/07					
12/07 - 1/07					\$ - 4th Qtr
	\$ 4,034.51		\$6,194.10	10,228.61	

2016 City Utilities

Date	Electric CC	Water CC	Sewer CC	Electric Pool	Electric Pump Hse	Water Pump Hse	
01/10 - 2/10	\$ 1,556.38	\$ 171.70	\$ 236.28	\$ 3,673.24	\$ 8.90	\$ -	
02/10 - 03/10	\$ 1,514.87	\$ 180.16	\$ 248.12	\$ 3,845.20	\$ 8.82		
03/09 - 04/9							\$11,443.67 1st Qtr
04/10 - 05/9							
05/10 - 06/9							
06/10 - 07/09							\$ - 2nd Qtr
7/10 - 08/09							
8/10 - 09/09							
9/10 - 10/10							\$ - 3rd Qtr
10/10 - 11/09							
11/10 - 12/09							
12/10 - 01/09							\$ - 4th Qtr
	\$ 3,071.25	\$ 351.86	\$ 484.40	\$ 7,518.44	\$ 17.72	\$ -	

Total YTD Utilities 2015 \$ 21,672.28

2015 Budgeted amount \$ 113,000.00

Remaining \$ 91,327.72

CRANOR SKI HILL 2015 - 2016 SEASON

Open December 26, 2015 Closed March 6, 2016 30 days of operation

REVENUE:

Daily Fees	5,793.00		
Season Passes	4,251.00		
Concessions	1,807.10		
Total Revenue		11,851.10	11,851.10

EXPENSES:

Warming House ee's	2,189.82		
Lift Ops/Ski Patrol	6,239.93		
WC/SS - all ee's	644.88		
Concessions all items	1,397.50	10,472.13	
O B Joyful supplies	679.14		1,378.97
Utilities	2,443.56		
Inspections/license	1,392.49		
Misc. repair items	2,965.29		
Pomas ***	786.82		
Total Expenses		18,739.43	

Net -6,888.33 **\$229.61 per day subsidy**

***Employee expenses do not include any full time Parks and Recreation personell

***Purchased from Conservation Trust

March 2016

	January	February	March
Card Swipes	1886	2017	2304
Daily Drop-ins	655	795	984
Daily Drop-ins (discounted)	158	159	161
Program Drop-ins	48	184	44
Program Count by Month	1655	1968	1219
Young At Heart	471	449	467
Totals by month	4873	5572	5179

Young At Heart

March-16		
Day	Date	Number
Wednesday	2-Mar	49
Friday	4-Mar	30
Monday	7-Mar	43
Wednesday	9-Mar	42
Friday	11-Mar	26
Monday	14-Mar	32
Wednesday	16-Mar	42
Friday	18-Mar	28
Monday	21-Mar	41
Wednesday	23-Mar	34
Friday	25-Mar	31
Monday	28-Mar	29
Wednesday	30-Mar	40
March Total		467
Year to Date Total		1387

Project Budget

	Source of Funds	Date Secured		GOCO Grant Request	Applicant Match (\$)	Partner Match (\$)	Total Funding (\$)
CASH							
	Great Outdoors Colorado			40,000			\$40,000.00
	City of Gunnison				18,300.00		\$18,300.00
	[List Partner]					1,700.00	\$1,700.00
IN-KIND							
	[List Source]						\$0.00
TOTAL SOURCE OF FUNDS				\$40,000.00	\$18,300.00	\$1,700.00	\$60,000.00

	Use of Funds	Number of Units	Cost Per Unit	GOCO Funds	Applicant Funds	Partner Funds	Total Funding (\$)
CASH							
CATEGORY 1							\$0.00
<i>Taylor Fence</i>	6 foot chain link fencing to complete perimeter and	1625ft @ \$12.53/ft		20,400.00			\$20,400.00
<i>Taylor Fence</i>	8 ft. Drive Gate	One gates @ \$700		700.00			\$700.00
<i>Taylor Fence</i>	Double walk gates	2 dbl walk gates @ \$1,500		3,000.00			\$3,000.00
CATEGORY 2							\$0.00
<i>RCP Shelters</i>	15 X 15 Shelter	one shelter @ 8,500		8,500.00			\$8,500.00
<i>Williams Drilling</i>	Water well with solar pump minimum 20ft deep	well with pump @ \$10,000		7,400.00	900.00	1,700.00	\$10,000.00
<i>Pilot Rock</i>	Picnic table	one @ \$700			700.00		\$700.00
CATEGORY 3							\$0.00
<i>Pilot Rock</i>	Bench	2 @ \$530			1,060.00		\$1,060.00
<i>Sign guys</i>	Rules signage	2 signs @ \$100ea			200.00		\$200.00
<i>United companies</i>	Road base for trails	558 ft @ 16.5/Lft			9,200.00		\$9,200.00
CATEGORY 4							\$0.00
<i>United Companies</i>	Fill dirt for raised play area	1200 yrds. @ \$5/yard			6,000.00		\$6,000.00
<i>vendor/service provider</i>							\$0.00
							\$0.00
							\$0.00
USE OF FUNDS - CASH SUBTOTAL				\$40,000.00	\$18,060.00	\$1,700.00	\$59,760.00

	Use of Funds	No. of Units / Hours	Cost Per Unit / Hour	GOCO Funds	Applicant Funds	Partner Funds	Total Funding (\$)
IN-KIND							
Professional Services							\$0.00
<i>vendor/service provider</i>							\$0.00
Materials							\$0.00
<i>vendor/service provider</i>							\$0.00
Equipment							\$0.00
<i>vendor/service provider</i>							\$0.00
USE OF FUNDS - IN-KIND SUBTOTAL					\$0.00	\$0.00	\$0.00
10% Contingency (not required, cannot be GOCO funds)					\$0	\$0	\$0
TOTAL PROJECT COST				\$40,000.00	\$18,060.00	\$1,700.00	\$59,760.00

CALCULATION OF MATCH REQUIREMENTS

Item	Explanation	Requirement	Actual	Meets Requirement?		
Minimum Match	30% /Total Costs	\$17,928	\$19,760	Yes		
Minimum Cash Match	10% /Total Costs	\$5,976	\$19,760	Yes		

CALCULATION OF GOCO %

GOCO % of Total Costs	66.93%					
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