

## **MEMORANDUM**

TO: City Council  
FROM: Steve Westbay  
DATE: August 23, 2016  
RE: Community Development Department Semi-Annual Report

This semi-annual report highlights the department's accomplishments during the past six months. Some accomplishments not specifically summarized herein include the following activities:

- Anna's Pledge was again a successful event
- The One Valley Prosperity final report was completed
- Plan reviews and inspection of the Quigley Hall Remodel project were completed
- Amendments to the Density calculation and Variance allowances in the LDC were approved
- The new fire department pumper truck was shipped and is now in operation
- The Gunnison Rising Metropolitan District formation was completed
- An ordinance regulating the private use of public rights-of-way (café seating) was passed
- Design work on the Gunnison River Habitat restoration project with the Colorado Division of Parks and Wildlife is moving forward

### **PLANNING**

**Current Planning Applications.** A spike in current planning (16 applications) occurred during the past six months. Applications included four conditional uses, three code amendments, three exempt subdivisions and three variances. Eleven current planning permits were processed during the same time period in 2015. Current planning applications have, and will continue to be, the top priority for the Planning Department.

**Complete Streets.** A substantial amount of community input related to identifying the preferred Complete Streets design elements was garnered. Public input workshops began in September 2015 and continued into 2016. The CDOT Region 3 summit meeting occurred on April 21<sup>st</sup> in Grand Junction. The third community workshop was held on May 26<sup>th</sup>. On July 29<sup>th</sup> the City of Gunnison submitted two Transportation Alternatives Program (TAP) grants to CDOT Region 3. TAP grant award announcements are scheduled for October 2016.

Staff from Fox/Tuttle/Hernandez are working to complete Buffered Bike Lane drawings for Tomichi Avenue and they should be completed by mid-September. City staff is beginning to coordinate with the consulting team to develop the Final Complete Streets report. Report contents will document the community process, address contemporary design standards for non-motorized facilities on urban highway systems, and provide summary recommended directions for the next five years. This report will be initiated in the next couple of months and presented to Council before the new year.

**Trails Project.** The GOCO trails grant, titled *Gunnison Ridges to Rivers*, is again moving forward. During the past six months, the north to south trail segment connecting to the airport perimeter road to the cemetery ditch was for the most part constructed. The CenturyLink phone cable precluded the completion of the underpass but it has been buried, and final grading work and ground cover vegetation has been planted, along with coir-rolls and soil netting for erosion control.

Focus during the past two months has been on executing trail easements, which were signed on August 16<sup>th</sup>. On August 18<sup>th</sup>, approximately 40 incoming Freshmen at Western State Colorado University began work on the Contour Connector segment, with oversight provided by Gunnison Trails. This one-day community service project counts as in-kind service for the GOCO grant. Students completed the majority of the new single track – Gunnison Trails will work to complete this segment during the next four to six weeks.



**Lazy K Master Plan.** Master planning work on the Lazy K property continued, with community Workshop 2 occurring on May 25<sup>th</sup>. This past week, graduate student Lorin Crandall emailed a summary of public comments from the May workshop and presented an abbreviated outline of the final document. Community Development staff provided Mr. Crandall with some suggested details for the final report outline. Mr. Crandall's email noted that a working draft plan will be submitted to the city staff in four to six weeks.

### ***BUILDING DEPARTMENT***

Activity in the Building Department has been steady during the past six months, with a significant surge in residential dwelling construction. Graphs found at the end of this report depict valuation, permit fees, and use tax figures through time. There have been 10 permits for new residential construction since January 1, 2016. A total 39 building permits (new construction, remodels, etc.) were issued since the beginning of the year.

**Public Works Building Demolition.** Community Development staff is working with the Public Works Department staff on the demolition programming of the old public works building. In July a contract for asbestos testing was awarded to Phase Con Environmental, and this past week the building material test samples were collected. This testing will determine if any asbestos issues exist, and if so, the degree of the significance. It is believed that some non-friable asbestos exists in window putty, but no other potential asbestos sources are readily apparent. A bid package for the building demolition will be completed in September, and if the timing works, the building will be scrapped in October or November.

**Training.** Eric attended the annual International Code Council (ICC) conference in March. ICC publishes the various life-safety and building codes adopted by the City. Eric will attend the Colorado Association of Stormwater and Floodplain Managers (CASFM) meeting in September. Mt. Crested Butte is the venue for this year's CASFM conference. The CASFM provides training to maintain credentials as a Certified Floodplain Manager.

### ***FIRE & HAZ-MAT***

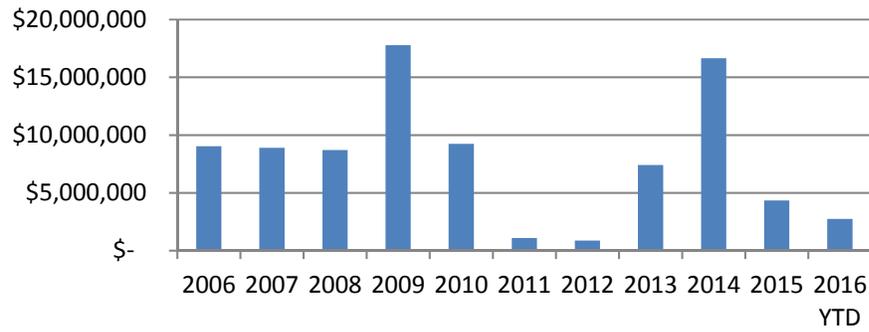
Fire Prevention Safety Week and the annual school inspections will occur in September. During the past six months Dennis and Fire District staff conducted classes for Fire Fighter Level 1 and Hazardous Material Level 1 training. Five new volunteers were added to the active roster as a result of these classes and 34 volunteer members are now active in the Fire District.

Spring runoff this year was not problematic and swift water rescues were at a minimum. The Gunnison Basin Wildfire Council met throughout the early summer months to monitor range conditions. While some wildland fires occurred there were no major incidents in the basin. However, Fire District staff were dispatched to the Hayden Pass Fire near Cotopaxi, Colorado and provided services for about five days.

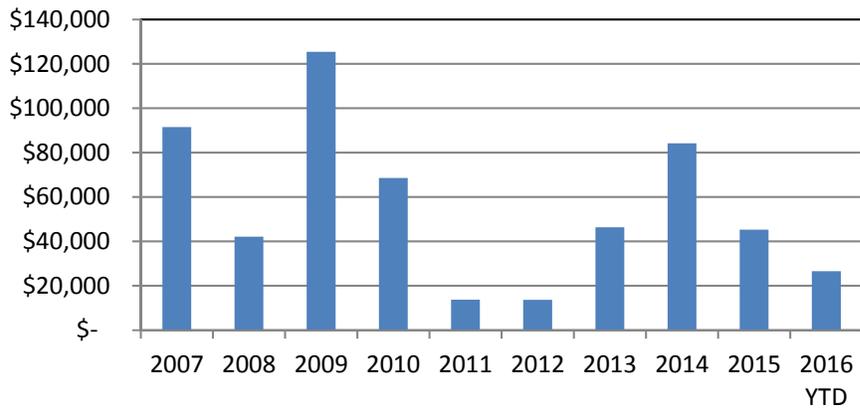
### ***CONCLUSION***

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

## Valuation



## Permit Fees Collected



## Use Tax Collected

