

MEMORANDUM

TO: City Council
FROM: Steve Westbay
DATE: February 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:

- Conducting the Annual Household Hazardous Waste Day
- Coordinating ice jam emergency management responses with Gunnison County
- Initiating the Lazy K Master Plan Process with the University of Colorado Denver
- Participating in the *Gunnison - Crested Butte Airport Master Plan* update.

PLANNING

Marijuana Licensing. Processing marijuana establishment applications has kept the Planning and Zoning Commission (P&Z) busy, with three of nine license applications requiring Conditional Use approvals. Community Development Department staff has done an excellent job collaborating on land use and building code details associated with the processing of these applications. Applicants for the most part have been very proactive making the proceedings efficient. Except for some minor misunderstandings about code related matters, there have been no infractions to report.

Safe Streets. During the past six months, a substantial amount of community input, related to identifying the preferred design elements, has been garnered. The first community workshop (September 3rd) focused on a variety of general design examples that the community critiqued. The second community workshop (October 29th) presented various highway corridor illustrations and participants were tasked with identifying preferred treatments along Tomichi Avenue and on Main Street. In December the Council directed staff and the consulting team to move forward with the parking protected bike lane design on Tomichi Avenue.

The second phase of the project is now underway. Phase 2 will involve developing 30 percent design drawings of the highway corridors, establish preliminary cost estimates for a phased development plan and identify funding alternatives available for funding the proposed improvements.

Phase 2 will also focus on outreach to the greater community and CDOT Region 3 staff members, which is considered to be an essential element at this phase. It is intended to provide CDOT staff with ample opportunity to give input early and often. Community outreach efforts will include continued communication with community members who have participated in the past workshops, as well as outreach to business owners and other stakeholders who have not been involved in the process to date.

OVPP. During the late summer/fall season, the One Valley Prosperity Project (OVPP) focused on assessing existing governmental policies and priority actions of the individual jurisdictions. In October 2015, the focus shifted to develop implementation reports. Implementation topics are focused on economic resiliency, affordable housing, sustainable tourism and recreation and social service program needs.

Working on the Affordable Housing Committee has been informative and interesting. The first meeting addressed existing conditions within each of the three municipal jurisdictions. The second meeting included presentations from housing administrator representatives of Aspen, Vail and Summit County. These representatives summarized their respective programs and lessons learned. The third meeting concentrated on funding programs and successful elements for public/private partnerships. The affordable housing focus group is now working on a draft report including primary objectives that will be forwarded to the Community Builders Task Force.

Gunnison Rising. Representatives of Gunnison Rising contacted the Community Development Department in late December to discuss the submittal of a proposed Major Change Application for the Planned Unit Development. The application proposes to increase the non-residential floor area in the Commercial/Mixed Use District from 174,000 square feet (sf) 260,000 sf for private development entitlement. The application also proposes to allocate 100 dwelling units to private development and 20 units to accommodate potential housing for WSCU. The Planning and Zoning Commission will hold a public hearing for this application on March 9th and the Council will likely hold a public hearing on April 12th.

BUILDING DEPARTMENT

Activity in the Building Department has been steady during the past six months with a typical season-ending push to get concrete work completed. Graphs found at the end of this report depict valuation, permit fees, and use tax figures through time. There were 33 permits processed between August 2015 and January 2016. Only two permits have been issued since the beginning of 2016, but several builders are discussing projects with the staff.

Eric and I attended the annual Floodplain Managers Association meeting in September, which is needed to maintain credentials as a Certified Floodplain Manager. Eric will also attend the annual International Code Council training which occurs in early March.

FIRE & HAZ-MAT

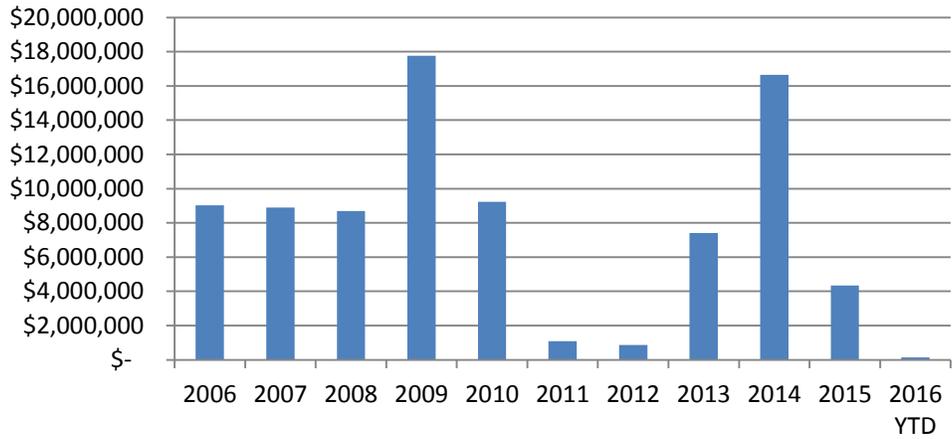
Fire Prevention Safety Week and the annual school inspections occurred this past September. Household Hazardous Waste Day was also held in September. Life-safety inspections at several businesses and restaurants were also completed. Inspection on the new fire suppression system at Quigley Hall has been conducted.

Several training certification classes are occurring presently. They include Fire-Fighter 1 and 2 courses and a Hazardous Materials class. The participant levels are strong and volunteer numbers are increasing.

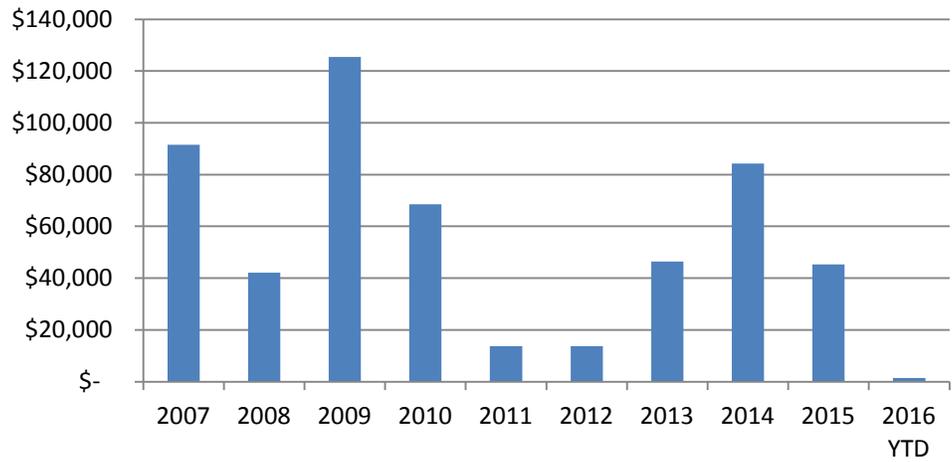
CONCLUSION

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

