

MEMBERS	PRESENT	ABSENT	EXCUSED
Greg Larson - Chair	X		
Andy Tocke	X		
Jeffrey Taylor	X		
John Perusek	X		
Erik Iverson	X		
Geoffrey Oros	X		
Travis Scheefer	X		

OTHERS PRESENT: Community Development Director Anton Sinkewich, Senior Planner Andie Ruggera, Planning Technician Caree Musick, Joe DeLuca, Alex Joyce, Ron Welborn, Luke Simonich, Dennis Simonich, Randal Friesen, AJ Cattles, Victor Tran, Flor Lutin, Hillary Seminick

- I. CALL TO ORDER AT 7:01 PM BY CHAIR LARSON
- II. PLEDGE OF ALLEGIANCE TO THE FLAG
- III. UNSCHEDULED CITIZENS- None
- IV. CONTINUATION OF PUBLIC HEARING AND POSSIBLE ACTION FOR PUD APPLICATION ZA 20-3, SUBMITTED BY ABC SUITES, LLC FOR A PUD ZONING AMENDMENT WITHIN THE CENTRAL BUSINESS DISTRICT (CBD).

Open Public Hearing.

Chair Larson continued the Public Hearing at 7:02 PM

Proof of Publication.

Proof of Publication was re-entered into the record.

Applicant Presentation.

Flor Lutin was present in the meeting to update the Commission what has changed with her application. Flor has combined some units to make them bigger and fewer in number so off-street parking could be accommodated on the site. There is now 16 units and 17 off-street parking spaces. Part of the existing parking was eliminated to make room for on-site snow storage and open space. As part of the re-development a curb and proper driveway would be installed on the Taylor Street side of the property. A sidewalk would also be constructed running from Tomichi Avenue sidewalk north along Taylor Street to the north property line.

Public Input.

None.

Staff Presentation.

With the changes that have been made, the standards of the *Land Development Code* have been met, with regard to snow storage, open space and off-street parking. The applicant will need

time to update the documents associated with the application, so the motion tonight will be to continue the Public Hearing to our next meeting.

Commission Discussion.

Overall the Commissioners like the changes that were made.

Commissioner Oros verified that the flower beds were actually on her property.

Commissioner Iverson asked if there are still deed restricted units. Flor stated that there are not any formal deed restrictions with the new layout.

Commissioner Perusek asked if there were plans to do anything to the exterior. Flor stated she is not planning to at this point but after the renovations she might put a fresh coat of paint on the exterior.

Commission Action

ACTION

During the regular Planning and Zoning Commission meeting held on March 24, 2021, Commissioner Tocke moved, and Commissioner Perusek seconded, and the Commission voted to CONTINUE PUD Application ZA 20-3 submitted Flor Lutin to April 14, 2021 at 7:15 PM for PUD zoning amendment at 400 East Tomichi Avenue.

Roll Call Yes: Oros, Larson, Taylor, Scheefer, Iverson, Perusek, Tocke

Roll Call No:

Roll Call Absent:

Roll Call Abstain:

Motion carried

V. PUBLIC HEARING AND POSSIBLE ACTION FOR EXCEPTION APPLICATION, EX 21-1, SUBMITTED BY LUKE SIMONICH, SIMCO VENTURES FOR THE BLM BUILDING WITHIN GUNNISON RISING GOVERNMENT CAMPUS.

Open Public Hearing.

Chair Larson opened the Public Hearing at 7:17 PM

Proof of Publication.

Proof of Publication was entered into the record.

Review of Process.

Senior Planner Andie Ruggera stated Section 4.2.3 of the *Gunnison Rising PUD Standards* allows exceptions to Design Standards for Nonresidential uses. Requests for exceptions are subject to review by the Planning and Zoning Commission according to Section 6 of the *City of Gunnison Land Development Code* (LDC) and public hearing requirements of Section 6.7. Exceptions are subject to review by the Planning and Zoning Commission at a Public Hearing after 15-days public notice. The Commission may approve, approve with conditions, deny or remand the application back to the Applicant with instructions for modification.

The applicant, Simco Ventures LM, LLC, represented by Luke Simonich for the Bureau of Land Management (BLM), is requesting three exceptions regarding occupancy of street frontage, ground floor ceiling height, and rear elevation transparency. The legal description of the property, Lot 1 of the proposed Government Campus Subdivision, situated in Section 5 and 6, Township 49 North, Range 1 East, New Mexico Principal Meridian, City and County of Gunnison, Colorado.

Applicant Presentation.

Randal Friesen reviewed the site for the Commission. Entrance to the parking lot is off of East New York Avenue, which at some future date will connect with the New York Avenue that exists within the core of Gunnison. There is two-way traffic circulation through the parking lot and one-way in and one-way out circulation through the wareyard.

Randal stated with the size of the lot and the requested building by the BLM would have been unable to have the building cover 221.5 feet along New York Avenue frontage. They did use the same material as the building for the fence on the wareyard with the addition of bushes, trees and bollards along the fence to create a pleasing visual that gives the impression of the building covering the street frontage.

The second exception request is for a lower first floor ceiling height. Randal states that the BLM requires a lower ceiling height of 9 feet tall instead of the required 12 feet tall. To give the illusion of a higher ceiling, the outside design of the building has a starting roof eave height of 15-feet which, gives the illusion of higher ceiling from outside the building.

The third exception request is from the requirement that all side and rear elevations shall provide not less than 30 percent transparency. The proposed building and warehouse will not have public pedestrian access on the north or west portions of the site. In lieu of the requirement, the design has clearstory windows on the north elevation to provide light and visual interest from Highway 50. On the east elevation, there will be a roofed employee patio with decorative fence.

The fourth exception for tree and shrub requirements does not fit the exception process and will be re-evaluated and potentially will be pursued in the future though a different process.

Public Input.

None

Staff Presentation.

The *Gunnison Rising PUD Standards* and applicable *LDC Standards* are applied for the exception requests. The PUD Standards Section 4.2.3 A. outlines exceptions and states: “For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:

1. The physical characteristics of the site or existing structure (e.g., steep slopes, wetlands, other bodies of water, trees or other significant natural features of the site, buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or

2. The alternative design better complies with the following:
 - a. The purpose of the nonresidential design standards as described in Section 4.2.1; and
 - b. The intent of the standard for which the exception is being sought, as described in the sections below (specific to each standard).

Andie read the Design Standard Purpose from the Gunnison Rising PUD Standards to the Commission: The following requirements apply nonresidential development, including individual buildings and developments with multiple buildings such as shopping centers, office complexes, mixed-use developments, and institutional campuses. The standards are intended to create and maintain a built environment that is conducive to pedestrian accessibility, reducing dependency on the automobile for short trips, while providing civic space for employees and customers, supporting natural surveillance of public spaces, and creating human-scale design. The standards require buildings placed close to streets, with storefront windows (where applicable), with large building walls divided into smaller planes, and with architectural detailing.

Commission Discussion.

Commissioner Iverson asked about the possibility of solar panels or geothermal heating. Randal answered that the Federal Government requires that they have an energy efficiency rating within 18 months, but solar and geothermal are not part of the current proposal.

Commissioner Scheefer asked about the reason for 9 foot ceilings as opposed to 12 foot ceilings. Randal stated the BLM allowed for 9 foot or 10 foot ceilings but the 10 foot ceilings made the structure strange with the higher allowance. Therefore the ceilings are 9 feet high.

Commissioner Tocke asked about the design standard that 50 percent of the building front along the street. Alex Joyce with Cascadia stated it was most important with the smaller lots and that is the purpose of allowing exceptions from the standards.

Overall the Commission liked the design and the creative solutions for the exceptions.

Close Public Hearing

Chair Larson closed the Public Hearing at 7:49 PM.

Commission Action.

At the Planning and Zoning Commission meeting of March 24, 2021, Commissioner Tocke moved, and Commissioner Oros seconded to APPROVE application EX 21-1, Exceptions from the Gunnison Rising PUD Design Standards for Exception requests regarding occupancy of street frontage, ground floor ceiling height and rear elevation transparency on Lot 1, Government Campus, based on the following findings of fact and conditions:

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; provisions of the *City of Gunnison Land Development Code*, the *Gunnison Rising PUD Standards* and the *City of Gunnison Master Plan* (2007).

2. The Planning and Zoning Commission finds that the applicant is requesting an exception from the GR PUD Standards for design standards of occupancy of street frontage, ground floor ceiling height and rear elevation transparency as well as the landscaping and buffering.
3. The Planning and Zoning Commission finds that the applicant is proposing design alternatives that meet the intent of Sections 4.2.4. A, 4.2.6, and 4.2.7.
4. The Planning and Zoning Commission finds that additional information is required to assess the landscaping and buffering request to substitute 10 of the 6-foot evergreen trees to 8-foot for the 50 shrubs and that the landscaping and buffering reduction is not part of this approval.
5. The Planning and Zoning Commission finds that the application three exceptions do not diminish the long term health, safety, and welfare of the community.

Conditions:

1. A building permit shall be submitted and approved prior to any disturbance of the land.
2. The Government Campus Subdivision shall be approved by City Council prior to issuance of a building permit.

Roll Call Yes: Perusek, Larson, Taylor, Scheefer, Iverson, Oros, Tocke

Roll Call No:

Roll Call Absent:

Roll Call Abstain:

Motion carried

VI. CONSIDERATION AND POSSIBLE ACTION FOR MAJOR SUBDIVISION FINAL PLAT SB 20-2, SUBMITTED BY CASCADIA PARTNERS FOR THE GOVERNMENT CAMPUS WITHIN GUNNISON RISING.

Review of Process.

The City's *Land Development Code (LDC)* Section 12.3 defines the types of subdivision within the City. This request is classified as a Major Subdivision, which is an application proposing more than eight lots or units, or which subdivides a parent parcel of four acres or greater. Major subdivisions are subject to a four step process:

1. review of sketch plan by Planning Commission at a public hearing;
2. review of the preliminary plat by Planning Commission at a public hearing;
3. review and recommendation of the final plat by Planning Commission (with no public hearing); and
4. action on the final plat by City Council (with no public hearing).

The Commission held a public hearing on February 26, 2020 and unanimously approved the sketch plan application. The public hearing on September 23, 2020 was for the preliminary plat and the Commission moved and seconded to continue the public hearing to October 28, 2020. At the October 28th public hearing the applicants presented updated materials and the Commission motioned to continue the hearing to November 18, 2020 where the Commission took action and approved the Preliminary Plat application.

The Planning and Zoning Commission may take action on the Final Plat to recommend to Council to approve, approve with conditions, remand the application for additional information, or deny the application.

Applicant Presentation.

Alex Joyce with Cascadia Partners, LLC gave an overview of the changes. There were only very minor changes within the dedications on the Plat. Utility connections were the major change. Joe DeLuca from Crabtree Group gave an overview of the changes to the utilities since the plat was last seen.

Public Input

None.

Commission Action.

During the Planning and Zoning Commission meeting of March 24, 2021 Commissioner Tocke moved, Commissioner Iverson seconded and the Planning and Zoning Commission voted to recommend APPROVAL of Major Subdivision, Final Plat, SB 20-2, Gunnison Rising – Government Campus with the following findings of fact and conditions:

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 this application is for a Major Subdivision to subdivide out a site that is 25.41 acres from the total parcel of approximately 166 acres. The Commission further finds that the 25.41 acres would create seven lots ranging in size from 2.18 to 4.43 acres.
3. The Planning and Zoning Commission finds that the proposed Government Campus Subdivision is located in the existing PUD Maker Space zone district and is intended for government facilities.
4. All lots are required to be served by utilities and proper utility line sizes with appropriate easements for utilities and access. The Planning and Zoning Commission finds that easements and utility locations are on the subdivision plat and civil drawings which will be subject to final approval by City Council.

5. The Planning and Zoning Commission finds that a Subdivision Improvements Agreement (SIA) for Improvements within dedicated streets within the Government Campus and future streets within Gunnison Rising has been drafted and will be finalized prior to construction.
6. The Planning and Zoning Commission finds that the electrical service will be provided by the City of which details for initial service to the Government Campus has been finalized and design work is underway to expand the North Substation and provide electrical service for all of Gunnison Rising. The Commission further finds that the SIA will be updated once design and estimated costs are completed for the North Substation electrical service.
7. The Planning and Zoning Commission finds that the applicant proposes access off Highway 50 at Ute Lane (west entrance) in compliance with the *Highway 50 Access Control Plan* and the applicant has received an Access Permit from CDOT.
8. A gateway (collector) street, New York Avenue, is proposed east/west through the subdivision with an initial roadway design and a future configuration that complies with the GR PUD Standards. The Planning and Zoning Commission finds that trigger points for the future configuration and maintenance of the street is addressed in the SIA that will be finalized prior to construction.
9. The Planning and Zoning Commission finds that maintenance requirements by the Developer for roads, utilities and the lift station has been incorporated into the SIA.
10. The Planning and Zoning Commission finds that a specific development on the seven lots within the Government Campus is not proposed at this time and that a site development application will be required at the time of development.
11. The Planning and Zoning Commission finds that the eight review standards for subdivisions have been or will be met based on the following Conditions:

Conditions

1. The Final Plat application shall comply with all provisions of the City's *Land Development Code*.
2. The Final Civil Drawings shall be approved and accepted by the City staff prior to approval by the City Council.
3. The Subdivision Improvements Agreement along with required security shall be approved by the City and finalized prior to construction of Improvements that will be dedicated to the City in the future. Additionally, improvements outside of the Government Campus Subdivision or an existing easement shall require an easement prior to construction.

Roll Call Yes: Perusek, Larson, Taylor, Scheefer, Oros Iverson, Tocke

Roll Call No:
Roll Call Absent:
Roll Call Abstain:

Motion carried

VII. THREE-MILE COUNTY REFERRAL ON LAND USE CHANGE MINOR IMPACT SUBMITTED BY SIMCO VENTURES, LLC.

Review of Process.

The *Three Mile Plan/Urban Growth Boundary Intergovernmental Agreement* (IGA) specifies the procedure for the review of projects within the Three Mile Planning Boundary and the Urban Growth Boundary. Procedures for such review are outlined in Section III, B.a. of the IGA.

The IGA states “The County Planning Staff shall provide the City Planning Staff with a copy of the complete submittal package at least thirty (30) days prior to the initial action on the application. The City shall provide any comments ... at least 5 days prior to the first scheduled hearing... The decision as to whether to review the Proposed Development Application and whether it shall be reviewed by the City Planning Staff, the City Planning Commission, or the City Council, or some or all other groups, shall be at the discretion of the City; provided however that all Major Impact Proposed Development Applications shall be reviewed by the Technical Review Committee.”

Applicant Presentation:

Luke Simonich presented a site plan for the 24-townhome complex to the Commission. Luke stated initially they had a few deed restricted units to off-set setbacks but they re-worked the site plan and the current model does not have any deed restricted units but now they are also meeting the setback requirements.

The Commission was approved with Chair Larson signing the letter after the addition to the letter that the Commission was in favor of the project.

Commission Action.

Action.

During the Planning and Zoning Commission meeting of March 24, 2021 Commissioner Tocke moved, Commissioner Iverson seconded and the Planning and Zoning Commission voted to AUTHORIZE Chair Larson to sign the letter to Gunnison County Planning Commission for Dos Rios Townhomes at 37764 US Highway 50.

Roll Call Yes: Perusek, Larson, Taylor, Scheefer, Oros Iverson, Tocke
Roll Call No:
Roll Call Absent:
Roll Call Abstain:

Motion carried

VIII. CONSIDERATION OF THE MARCH 10, 2021 MEETING MINUTES

Commissioner Tocke moved and Commissioner Perusek seconded, and the Planning and Zoning Commission voted to approve the March 10, 2021 meeting minutes as presented.

Roll Call Yes: Oros, Larson, Taylor, Scheefer, Iverson, Perusek, Tocke

Roll Call No:

Roll Call Absent:

Roll Call Abstain:

Motion carried

IX. COUNCIL / PLANNING - STAFF UPDATE

- Lazy K Final Plat and Major Change to a PUD went before City Council. The Major Change to a PUD Zoning and Standards were passed on first reading. Lazy K Final Plat was remanded back to the Planning and Zoning Commission for the designation of one additional lot on the plat.
- City Council has asked planning staff to overhaul the annexation process to make it simpler. After speaking with the City Attorney, the process that will be followed is to ask City Council to nullify Resolution 15, Series 2007 and to develop a new process by adopting the Colorado State Statutes and amend the *Land Development Code* adding City standards to the Colorado State Statutes.
- Two major County projects are kicking off. Library has been issued a building permit and the Airport Construction is close to starting this spring following last of the big flights.
- Planning staff is applying for a Colorado APA Award for the Comprehensive Plan.

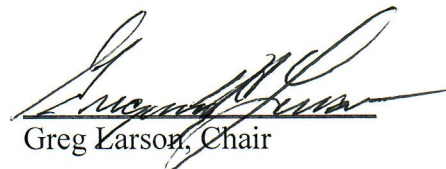
X. COMMISSIONER DISCUSSION.

Commissioner Perusek went over a campaign by the Upper Water Conservancy District asking people to practice water conservation. They will have kiosks and signs. Snow pack is about 80% of the normal

Commissioner Taylor updated the Commission on Gunnison applying to be named a Creative District.

XI. ADJOURNED AT 8:45 PM BY CHAIR LARSON

Attest:



Greg Larson, Chair



Caree Musick, Planning Technician