

MEMBERS	PRESENT	ABSENT	EXCUSED
Bob Beda, Chair	X		
Dusty Szymanski	X		
Erich Ferchau	X		
Stu Ferguson	X		
Carolyn Riggs	X		
Greg Larson	X		
Councilor Ed Seymour	X		

OTHERS PRESENT: Director Steve Westbay, Planner Andie Ruggera, Planning Technician Pam Cunningham, Randall Phelps, Mark Landwert, Elizabeth Bair

**I. CALL TO ORDER AT 7:03 PM BY CHAIR BOB BEDA**

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. CONSIDERATION OF THE MAY 25, 2011 MEETING MINUTES**

Commissioner Ferchau moved to approve the May 11, 2011 meeting minutes as presented.  
Commissioner Riggs seconded the motion.

Roll Call Yes: Dusty, Erich, Stu, Bob, Carolyn, Greg, Ed

Roll Call No:

Roll Call Abstain:

Motion Carried

**IV. PUBLIC HEARING AND POSSIBLE ACTION:** Zoning Amendment ZA 11-2, submitted by Gunnison Valley Hospital to rezone a parcel of land from R-3 (Multi-family Residential) to C (Commercial).

**Open Public Hearing.** Chair Bob Beda opened the public hearing at approximately 7:05 pm.

**Proof of publication was shown for the record.**

**Review of Process.** Planner Ruggera gave an overview of the process of a zoning amendment. The applicant is Gunnison Valley Hospital, represented by Randy Phelps and Mark Landwert. The request is to rezone the property zoned PUD R-3 (multi-family residential) to Commercial. The legal description of the property is Lot 12, The Meadows, Phase 1R, City and County of Gunnison, Colorado.

**Applicant Presentation.** Randy Phelps, CEO of Gunnison Valley Hospital, addressed the Commission. He stated that the request is to rezone the property immediately east of the new addition. The reason is that it is more appropriate for the parcel to be zoned like the rest of the hospital property. In the master planning for the hospital, the next addition will be added to the east of the new addition, which will be primarily for type B occupancy (administrative and medical offices).

Chair Beda asked the Commission if they had questions for the applicants, they had none and the applicants were excused.

**Public Input.** There was none.

**Staff Presentation.** Director Westbay explained that the discussion about rezoning the property was initiated when the Conditional Use discussion took place a year ago. At that time, the construction schedule prohibited pursuing rezoning. He agreed with Mr. Phelps that the hospital is preparing for the community's future needs and future expansion of the hospital will contribute to growth of the community. No comments were received from the Departmental Staff reviews. He stated that changes in the neighborhood are significant enough to warrant rezoning, with the daycare facility being added to the neighborhood and the original R3 rezoned to R1M, as well as the synergism of land uses between the college and the hospital. He pointed out that the proposed landscaping plan is cognizant of the neighboring areas and includes buffers to mitigate impacts.

**Commission Discussion.** Chair Beda polled the Commission for input.

Commissioner Ferchau stated that his experience in the past was that for rezoning in a PUD the entire PUD had to be rearranged. But that in an earlier conversation he asked Director Westbay [if that would apply in this situation] and Director Westbay said that in this case, it is a separate parcel, so the rest of the PUD is not subject to review. Director Westbay followed up by saying that the record of the Meadows PUD is vague, but essentially there are only two amendments from the underlying zoning—the landscaping and the sign code.

Commissioner Ferguson stated that it is a straight forward application. He observed that in some other places hospitals move to another location for expansion. Should that occur, having this site zoned Commercial might not be the best thing. Director Westbay gave the example of Penrose Hospital in Colorado Springs. Instead of moving to another location they started land acquisitions and rezoning to develop a campus, which is another option. He said that in the land use pattern [of the Gunnison Hospital], Denver Street doesn't function as a residential street, it is a primary corridor. He said he doesn't think the uses are incompatible as long as there is appropriate traffic circulation.

Commissioner Ferchau asked if the Commission should look at the other noncommercial pieces in the neighborhood, such as the flower shop, and rezone them. He asked if this process could be bypassed and carry that property along with this one. Director Westbay replied that there is a mechanism in place—a map amendment process. When the City creates a new zoning map it can do that as part of the legislative process. Commissioner Ferchau said he felt it would be a good idea to “piggy back” with this proposal. Mr. Phelps interjected that the Hospital bought the flower shop and the house on the corner. Commissioner Ferchau asked if there is any reason why the applicants aren't applying to have it rezoned. Mr. Phelps replied that they hadn't thought about it. Director Westbay said that since the Hospital owns the property, when the Commission looks at creating a new zoning map this could be one of the properties that is rezoned under the map amendment.

Chair Beda closed the public hearing at 8:20 p.m.

#### ACTION

During the regular Planning and Zoning Commission meeting held on June 8, 2011, Commissioner Larson moved, and Commissioner Riggs seconded, and the Commission voted to recommend APPROVAL to the City Council, Zoning Amendment application ZA 11-2, submitted by Gunnison

Valley Hospital to rezone the PUD R-3 zoned property to Commercial, based on the following findings of fact:

**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 Zoning Amendment application is to rezone Lot 12, The Meadows, Phase 1R from PUD R-3 to Commercial district.
3. The Planning and Zoning Commission finds that rezoning of the PUD R-3 parcel to Commercial is compatible with existing zoning of the hospital structure site and the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the Gunnison Valley Hospital was granted Conditional Use approvals for the continued operation and expansion of the Commercially zoned property on July 7, 2010 and on the PUD R-3 zoned property on July 22, 2010.
5. A landscaping plan that meets the minimum requirements of the *LDC* has been submitted and approved. The Planning and Zoning Commission finds that the landscaping plan indicates plant cover that helps form buffers between the hospital and adjacent residential land uses.
6. The Planning and Zoning Commission finds that rezoning of the PUD R-3 parcel to Commercial complies with the review standards for a zoning amendment.
7. The Planning and Zoning Commission finds that the zoning map amendment will not be a detriment to the community's health, safety and welfare.

Roll Call Yes: Dusty, Erich, Stu, Bob, Carolyn, Greg, Ed

Roll Call No:

Roll Call Abstain:

Motion Carried

**V. UNSCHEDULED CITIZENS.** There were none.

**VI. COUNCIL UPDATE.** Councilor Seymour updated the Commission on recent Council business.

- The Council has had work sessions the past two weeks at those sessions Council discussed;
  - the memo from Director Westbay concerning communication between Council and the Commission regarding revisions to the LDC; and,
  - their "wish lists" which include infrastructure, roads, and sidewalks.

**VII. COMMISSIONER COMMENTS**

- Commissioner Ferchau asked what the process is if a downtown business owner wants to take a tree down because it obstructs a sign. Director Westbay responded that the Director of Public Works is the street trees administrator, and that Council generally makes a decision on

those requests. Considerable discussion followed about the ramifications of allowing one business owner to remove a tree; the species of trees planted; that a variety of trees should be planted; and, that the method of pruning can either cause the tree to grow taller than the signs and develop a nice canopy, or it can force the tree to stay short, thereby obstructing signs.

#### **VIII. PLANNING STAFF UPDATE**

Director Westbay provided an update on activity in the Community Development department:

- staff has started review of the annexation petition for the VanTuyl Ranch;
- the department received an open records request related to fire codes;
- two Conditional Use applications will be on the next meeting agenda;
- Director Westbay made a presentation to City Council about the need for map amendments move the Discovery Center forward;
- Governor Hickenlooper was at the fire station today to sign a bill related to wildland fire mitigation training and cloud seeding; and
- The City Attorney is back from vacation and staff has been discussing several issues with him.

**IX. ADJOURN .** Chair Beda adjourned the meeting to a work session at approximately 7:43 p.m.

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Bob Beda, Chair

Attest:

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Pam Cunningham, Secretary