

**OFFICIAL MINUTES SEPTEMBER 25, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

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MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Stephanie White	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay and City Planner Andie Ruggera.

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS.

IV. CONSIDERATION OF THE AUGUST 28, 2013 MEETING MINUTES. Commissioner Beda moved and Commissioner Tocke seconded to approve the August 28, 2013 meeting minutes as corrected.

Roll Call Yes: Niemeyer, Ferchau, Tocke, Larson, Beda, White, Ferguson
Roll Call No:
Roll Call Abstain:
Motion carried

V. ACTION TO EXCUSE COMMISSIONERS NIEMEYER AND WHITE FROM THE SEPTEMBER 11, 2013 PLANNING AND ZONING COMMISSION MEETING. Councilor Ferguson moved and Commissioner Ferchau seconded to excuse Commissioners Niemeyer and White from the September 11th meeting.

Roll Call Yes: Niemeyer, Ferchau, Tocke, Larson, Beda, White, Ferguson
Roll Call No:
Roll Call Abstain:
Motion carried

VI. OVERVIEW OF PROCESS TO REVISE THE CITY OF GUNNISON MASTER PLAN. Director Westbay gave an overview of the process to revise the *City of Gunnison Master Plan* and the points in the memo to P&Z. He stated that City Council is discussing the draft budget for 2014 which includes an \$80,000 capital expenditure line item for public outreach for economic development that may include a highway corridor planning project and the *Master Plan* update.

Some of the changes in the community since adoption of the *2007 Master Plan* include:

- West Gunnison Sanitation District was dissolved with adoption of the *West Gunnison Neighborhood Plan (Plan)*. The West Gunnison Neighborhood includes odd parcels and large

tracts of vacant land and the *Plan* addresses future development of those parcels. Some have since been developed, such as the Habitat for Humanity project and Meadows Vista South.

- The *VanTuyl Ranch Management Plan* was completed before the Ranch was annexed. It was zoned in conformance with the *Management Plan*.
- The *Non-Motorized Transportation Plan* was adopted this year.

Councilor Ferguson stated that updating the *Master Plan* is a huge Council priority. He said Council is wavering back and forth on whether economic development should be only the CBD or include the entire business corridor. It is important to balance all needs. Council wants to reach the broad community for outreach and input to tie in economic development and the *Master Plan*.

Commissioner Niemeyer asked what kind of measuring tool we have to determine what we got right and what we got wrong in the *2007 Master Plan*.

Director Westbay said he would like to call it a “Comprehensive Plan” and stated the existing plan doesn’t really have any built in measuring tools.

Commissioner Niemeyer stated perhaps there should be more studies or consultants to help assess the current plan and help with a new plan. He stated it is important to build in measuring tools in the updated plan.

Councilor Ferguson said the plan is based around broad statements. He said it is very tempting to over plan and then we may have to change the plan when it doesn’t occur. The previous plan’s strength was that it was vague at times. Better input from a cross-section of people will result in a better plan.

Commissioner Beda said the economy plays a role. The best laid plans can’t predict which way the world is going to go.

Chair Larson said spending time reviewing the current plan would be helpful.

Directed Westbay said he would like to discuss how the previous plan was created and the process to update the plan. He stated it is important to have the whole community involved.

Commissioner Ferchau stated updating the *Master Plan* is an exciting thing to undertake. Since the plan is more future-oriented it allows us to be more creative. He stated he is really excited about the update and would like P&Z members to think about the process, goals, driving factors and expected end results to share for discussion.

Commissioner Beda said one measuring tool is to look at processed applications (Conditional Use, Subdivisions, etc.) for compliance with the Master Plan.

Director Westbay gave an overview of the schedule for approval of the draft *LDC*.

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VII. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business:

- the first reading of the Marijuana Ordinance passed 4 to 1; and
- budget review continues.

VIII. COMMISSIONER COMMENTS

- Commissioner Ferchau stated that the County is in the process of land use changes related to the Gunnison Sage-grouse that will affect everyone that owns property in the county. Discussion of the proposed changes followed.

IX. PLANNING UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Office.

- there will be a public hearing for the Sage-grouse on Monday, October 7th, which he will attend;
- staff has been working on public outreach for the updated LDC and Zoning Map;
- staff has been working on a grant application with the Colorado Division of Parks and Wildlife for the Colorado Water Conservation Board;
- he recently attended a training session on stormwater flood management;
- he will be attending a training session in Vail next week; and
- departments are working on their 2014 budgets. A discussion of sales tax followed.

X. ADJOURN. Chair Larson adjourned to a Work Session at approximately 8:04 pm.

Greg Larson, Chair

Attest:

Andie Ruggera, Secretary