

**OFFICIAL MINUTES AUGUST 27, 2014
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		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Pam Cunningham, Terry Schliesman, Bob Meldrum, Steve Ruffe.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. WAIVER REQUEST SUBMITTED BY AEQUITAS VERITAS, LLC, FOR ARTERIAL STREET BUFFER REQUIREMENTS.

Commissioner Beda recused himself from the discussion.

Planner Ruggera reviewed the process for a Waiver. The request is for a waiver of three feet from minimum buffer requirement of 25 feet. The site currently has an open curb on the south and west street frontages. A 25' buffer, measured from the back edge of the curb is required along an arterial and collector street. The subject site is adjacent to Main Street (an arterial street) and Denver Avenue (a collector street).

The applicant is requesting a 22' street buffer on Main Street. Planner Ruggera reviewed the staff observations and general criteria. Staff is recommending approval of the Waiver with the five findings within the packet.

The Applicants had nothing further to add.

Councilor Ferguson noted it is good there is flexibility in the system to allow these types to be considered using a waiver.

Councilor Ferguson moved and Commissioner Cave seconded, to approve the Waiver Request submitted by Aequitas Veritas, LLC for the minimum buffer requirement on the Main Street frontage with the following 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*; and the *City of Gunnison Master Plan (2007)*.
2. The Planning and Zoning Commission finds that the application meets the review criteria as defined in the *Land Development Code* for waivers and landscaping, buffers and screening.
3. The Planning and Zoning Commission finds that the applicant is requesting a Waiver of three feet for a total buffer width of 22' along the Main Street frontage.

4. The Planning and Zoning Commission finds that the site is restricted in regard to the size of the lot, two street frontages, existing placement of the basement foundation, parking and access requirements and pedestrian facility needs.
5. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

Roll Call Yes: Niemeyer, Tocke, Larson, Cave, Ferguson
Roll Call No:
Roll Call Abstain:
Motion carried

Commissioner Beda rejoined the meeting.

- V. **CONSIDERATION OF THE JULY 9, 2014 MEETING MINUTES.** Commissioner Tocke moved and Commissioner Niemeyer seconded, to approve the July 9, 2014 meeting minutes as presented.

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

- VI. **COUNCIL UPDATE.** Councilor Ferguson updated the Commission on recent Council business:

- Council heard a presentation by Gunnison Rising to consider alternative methods of financing infrastructure so they can move forward with development. Council will have a work session to discuss the various methods. They need \$7 million for off-site infrastructure. It is an important factor, but was known up front [with the annexation].

- VII. **COMMISSIONER COMMENTS.**

- There were none

- VIII. **PLANNING UPDATE.** Director Westbay provided an update on recent Community Development activities:

- Sears is moving to the corner of Tomichi and New York;
- Staff has been working on the 2015 budget;
- Steve and Terry Schliesman met with the Hispanic Community, Immigrantes Unidos de Gunnison. He said it was a good meeting and outlined some of the key things they learned from the group:
 - They want to keep their identity but want to be good citizens;
 - Documentation and formal IDs are a big issue;
 - Being able to bank without identification is a problem;
 - Interpretation for medical care is an issue;
 - This was the first outreach that has been made to Immigrantes Unidos de Gunnison since they formed in 2006;
 - The group works with the Hispanic Affairs Project from Montrose;
 - The group said that the police are very cordial and that the School District is doing a good job in outreach.
- Staff has been working on the Comprehensive Plan survey.

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IX. ADJOURN. Chair Larson adjourned the meeting to Work Session at 7:18 p.m.

Greg Larson, Chair

Attest:

Pam Cunningham
Secretary