

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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.

**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. PUBLIC HEARING – TEXT AMENDMENT ZA 15-1, SUBMITTED BY STEVE WESTBAY, DIRECTOR OF COMMUNITY DEVELOPMENT, REQUESTING AN AMENDMENT TO RECLASSIFY A MAJOR SUBDIVISION TO A MINOR FOR A DEMONSTRATED COMMUNITY BENEFIT AND TO CORRECT TYPOGRAPHICAL ERRORS WITHIN THE LDC.**

**Open Public Hearing.** Chair Larson opened the public hearing at approximately \_\_\_7:00 p.m.

**Proof of publication.** Proof of publication was entered into the record.

**Review of the Process.** Director Westbay reviewed the process of a Text Amendment application to amend the *Land Development Code (LDC)*.

**Applicant Presentation.** Director Westbay discussed the proposed amendment to reclassify a major subdivision to a minor for a demonstrated community benefit and gave an overview of the minor amendments or corrections to the *LDC*.

**Public Input.** No comments were received.

**Staff Presentation.** Staff did not have further comments.

**Commission Discussion.** The Commission did not have further comments.

**Close Public Hearing.** Chair Larson closed the public hearing at 7:09 pm.

Commissioner Beda moved, Commissioner Cave seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 15-1, for a Text Amendment to Section 12, Subdivision Standards, specifically regarding a subdivision reclassification from a major to a minor subdivision and minor amendments throughout the *LDC*, based on 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; 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 the amendment establishes a means to reclassify a major subdivision to a minor subdivision for the purpose of a demonstrated community benefit.
3. The Planning and Zoning Commission finds that proposed amendments enhance staff direction or correct errors within the *LDC*.
4. The Planning and Zoning Commission finds that this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 10.5).
5. The Planning and Zoning Commission finds that based on the record of the application proceedings, approval of this Text Amendment protects the community's health, safety and welfare.

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

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

- Received an update on the fire truck. The truck will be completed in 12 to 18 months; and
- Discussed the dog park project and funding for the pool chemical system and energy monitoring system.

**VI. COMMISSIONER COMMENTS.** Commissioner Ferchau gave an update on the Gunnison Sage-grouse.

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

- The Community Clean Up is on April 18th; and,
- Ana's Pledge Bicycle Rodeo is scheduled for May 2nd;

**VIII. ADJOURN.** Chair Larson adjourned the meeting to Work Session at 7:16 p.m.

Attest:

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Greg Larson, Chair

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Andie Ruggera, Secretary