

| MEMBERS | PRESENT | ABSENT | EXCUSED |
|-------------------------|---------|--------|---------|
| Erik Niemeyer | X | | |
| Erich Ferchau | | | X |
| Andy Tocke | X | | |
| Bob Beda | X | | |
| Theresa Hanacek | X | | |
| Greg Larson | X | | |
| Councilor Matt Schwartz | | | X |

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Brad and Virginia Wayland, Ron Watson, Jason Ramsey, and Don Maimone.

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING – BUFFER WAIVER APPLICATION, SUBMITTED BY LOFTS OF GUNNISON, LLC, REPRESENTED BY DON MAIMONE, FOR A ZONE DISTRICT BUFFER WAIVER AT 713 NORTH WISCONSIN STREET.

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. Planner Ruggera reviewed the process, stating the applicant, Lofts of Gunnison, LLC is requesting a zone district buffer waiver at 713 North Wisconsin Street. An overview was given of the request and there was discussion of the site conditions.

Applicant Presentation. Mr. Ron Watson and Mr. Jason Ramsey partners from Lofts of Gunnison, LLC were present. Mr. Watson introduced himself and stated they have approximately 50 units around town and their goal is to provide affordable and quality dwellings. They have spent over \$200,000 fixing up and remodeling the [subject site] apartments.

The biggest request or concern from their tenants was for more space or storage for their property. Mr. Watson stated the garages would be an improvement to the site and would add a very nice amenity for the tenants.

Mr. Watson referenced the proposed condition within the staff report regarding screening and fencing along the alley and to the north of the site. He expressed that the proposed layout would not accommodate a fence along the alley and he would also prefer to not fence the north boundary which is adjacent to vacant Commercial property.

Commissioner Niemeyer inquired if the garages are traditional wood frame structures. Mr. Watson replied they are proposed as traditional construction with good southern exposure. There was discussion on how the tenants would access the garage spaces and if the structures would have utilities. Mr. Watson stated the garages would have manual doors and there would be no electricity or water. Lighting will be provided with pack lights from the main apartment structure.

Public Input. Brad and Virginia Wayland stated they were just present to hear the discussion and they had no objections or comments regarding the request.

Staff Presentation. Planner Ruggera stated the proposed layout of the garage structures and access from the alley would not allow for screening and fencing. The Commission was asked if they would like to consider screening and a fence on the north boundary of the property.

Commission Discussion. Chair Larson inquired if a condition should be placed for screening in the future when the adjacent property was improved. Director Westbay stated that screening should be addressed if and when development occurs to the north. When the site is developed in the future the issue will probably be solved at that time.

Director Westbay stated, in his mind, with the residential area to the west he thought a buffered area along the north property line would help reduce a visual impact to the residences.

The Commission removed finding five and condition two from the staff report and recommendation regarding screening and fencing.

Close Public Hearing. Chair Larson closed the public hearing at 7:24 p.m.

Commissioner Beda moved, and Commissioner Niemeyer seconded to APPROVE the request by Lofts of Gunnison, LLC, represented by Don Maimone, for a zone district waiver at 713 North Wisconsin Street, based on the following findings of fact and condition:

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 applicant is requesting a waiver for the zone district buffer on the west property boundary which requires four evergreen trees and five shrubs per 100 feet of zone district boundary.
3. The Planning and Zoning Commission finds that the applicant is proposing construction of two garage structures that would provide 12 additional off-street parking spaces, bringing the site into compliance with the *LDC* in regard to off-street parking.
4. The Planning and Zoning Commission finds that the subject property is located in a unique location with a zoning boundary within the alley to the west and an adjacent property to the south. Typically zone boundaries are located within the street right-of-way.
5. The Planning and Zoning Commission finds that the adjoining properties to the west of the site are buffered with the alley, fences and mature trees.
6. The Planning and Zoning Commission finds that a street buffer along Wisconsin Avenue and adjacent to the new garage structure is required.
7. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

Condition:

1. A street buffer (15 feet wide) along Wisconsin Avenue and adjacent to the new garage structure is required with a minimum of one tree and three shrubs.

Roll Call Yes: Tocke, Larson, Hanacek, Niemeyer and Beda

Roll Call No:

Roll Call Abstain:

Motion carried

IV. PUBLIC HEARING – TEXT AMENDMENT APPLICATION, ZA 16-3, SUBMITTED BY STEVEN WESTBAY, COMMUNITY DEVELOPMENT DIRECTOR, TO AMEND SECTIONS 1.7 K. DENSITY AND 8.1 C. DIMENSIONAL STANDARDS FOR VARIANCES AUTHORIZED.

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:25 p.m.

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

Review of the Process. Planner Ruggera summarized the process for a text amendment and reviewed the proposed modifications to the *Land Development Code*.

Applicant Presentation. Director Westbay stated staff is regularly looking at the *LDC* to ensure a functional and flexible code. It makes sense to modify the density calculation to make full use of the allowed density with a zone district. The minimum lot size is a dimensional standard within the *LDC* and there are certain situations that would warrant a variance for the minimum lot size.

Public Input. There was no public comment.

Staff Presentation. Staff did not have anything to add.

Commission Discussion. Commissioner Beda stated the changes to the *LDC* will help to clear up some properties and solve some situations around the city.

Close Public Hearing. Chair Larson closed the public hearing at 7:30 p.m.

Commissioner Niemeyer moved, Commissioner Tocke seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 16-3, for a Text Amendment to modify Sections 1, Administration (1.7.K. Density) and 8, Variances (8.1.C. Dimensional Standards Variances Authorized) with 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 provides reasonable flexibility within the *LDC*.
3. The Planning and Zoning Commission finds that proposed amendments clarifies the administrative direction 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: Larson, Beda, Hanacek, Tocke and Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

V. CONSIDERATION OF THE MAY 25, 2016 MEETING MINUTES.

Commissioner Tocke moved and Commissioner Niemeyer seconded, to approve the May 25, 2016 meeting minutes as presented.

Roll Call Yes: Larson, Beda, Niemeyer and Tocke
Roll Call No:
Roll Call Abstain: Hanacek – was not a Commissioner at the May 25th meeting.
Motion carried

VI. EXCUSE ERICH FERCHAU AND MATT SCHWARTZ FROM THE JUNE 22, 2016 MEETING.

Commissioner Niemeyer moved and Commissioner Hanacek seconded, to excuse Commissioner Ferchau and Councilor Schwartz from the June 22, 2016 meeting.

Roll Call Yes: Tocke, Larson, Beda, Hanacek and Niemeyer
Roll Call No:
Roll Call Abstain:
Motion carried

VII. COUNCIL UPDATE.

Steve Westbay summarized the Council meeting of June 21, 2016 as follows:

- A potential GOCO grant for a new pickleball court at Char-mar Park was presented;
- A request from High Alpine Brewery was discussed and action will take place on the request at the next regular City Council meeting;
- The skate park repairs were discussed by Dan Ampietro, Parks and Recreation Director and Ben Cowen, Finance Director;
- An update on the Lazy K property was given by Steve Westbay, Community Development Director; and,
- An Executive Session was held to discuss negotiation strategies for the City Manager position.

VIII. COMMISSIONER COMMENTS.

The Commissioners welcomed new Commissioner Hanacek to the Board.

IX. PLANNING UPDATE.

Director Westbay summarized the following:

- staff is looking at short term solutions to Highway 50 safety issues;
- work is continuing on the potential purchase of property for downtown parking;
- staff is compiling operational and maintenance costs for the Complete Streets project;
- an extension on the River Restoration Grant was approved;
- A State Wildfire Convention was held two weeks ago in Gunnison; and,
- Staff is working on some drainage / irrigation ditch issues on the newly constructed trail east of Western.

X. ADJOURN. Chair Larson adjourned the meeting at 7:55 p.m.

Attest:

Greg Larson, Chair

Andie Ruggera, Secretary