

**ORDINANCE NO. 2
SERIES 2014**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.

WHEREAS, the Community Development Director of the City of Gunnison has filed an application with the City of Gunnison, Colorado, seeking approval of a Map Amendment to amend the Official Zoning Map; and

WHEREAS, a public scoping process was initiated in September 2013 that included two open houses, multiple notice mailings, newspaper ads, City's website and Facebook page, presentations and public meetings. Community members were given ample opportunity to share ideas and concerns to allow the City to address public concerns; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the *Municipal Code* of the City of Gunnison, Colorado, on November 13, 2013; and

WHEREAS, Section 15.150.060 of the *City of Gunnison Land Development Code* states that approval of a Map Amendment to the Official Zoning Map may only occur if the application meets all the Review Standards for a Map Amendment; and

WHEREAS, on November 13, 2013 the Planning and Zoning Commission of the City of Gunnison recommended approval of the Map Amendment application to the City Council based on findings of fact established through the proceedings of record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Map Amendment application to amend the Official Zoning Map on December 10, 2013;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Section 1. Based upon the application seeking a Map Amendment to the Official Zoning Map, hereinafter described in Exhibit A, the evidence presented to the City Council during the public hearing on the application seeking a Map Amendment, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. This Map Amendment complies with the review standards for a Map Amendment (LDC, Section 15.150.060).
- B. This Map Amendment is to rezone certain areas within the City of Gunnison.
- C. The rezoned areas are compatible with surrounding neighborhoods and existing and potential future uses.
- D. The Official Zoning Map has not been updated since 2002.
- E. Many changes have occurred within the City since the last update that warrants an updated Zoning Map including annexations to the City and neighborhood changes.
- F. This Map Amendment is in conjunction with the *LDC* update.
- G. A public scoping process for the Zoning Map and *LDC* update was initiated in September 2013 and invitations to two open houses were mailed to 220 property owners, affected by the zoning change and 61 realtors, appraisers, and contractors to provide an opportunity to comment on the updates. Notices for the open houses were also run in the newspaper, posted on the City's website and on the City's Facebook page.

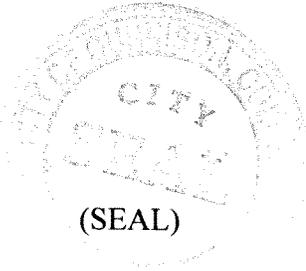
- H. The goal of the public scoping process was to find consensus with the individual property owners affected by the Map Amendment and all potential conflicts have been resolved and the public members participating in the scoping process have unanimously endorsed the final draft Zoning Map.
- I. The Map Amendment protects the community's health, safety and welfare.

Section 2. Based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the Map Amendment to the Official Zoning Map herein described (Exhibit A) is in the best interest of the City of Gunnison, Colorado, and its citizens.

The City Council hereby finds, determines, and declares that the power to zone, regulate land use, and apply development standards to real property are granted under Title 31, Article 23, Part 3 (Sections 31-23-301 through 31-23-314) of the *Colorado Revised Statutes*.

Section 3. The Official Zoning Map of the City of Gunnison, Colorado, shall be amended to reflect the zoning district designations as depicted in Exhibit A.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 14th day of January, 2014, on first reading, and introduced, read, and adopted on second and final reading this 28th day of January, 2014.



(SEAL)


Mayor Pro Tem

ATTEST:


City Clerk