



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday, April 24, 2024**, in the City Council Chambers at **38 West Center Street**.

AGENDA

1. Roll Call
2. Invocation/Inspirational Thought
3. Pledge of Allegiance
4. Public Forum (Public comments may be delivered in person at the meeting or submitted to the City Recorder prior to 5:00 pm on the meeting date for presentation to the City Council)
5. Review and Approval of Minutes –
 - a. February 27, 2024 Pgs 2-5
 - b. March 27, 2024 Pgs 6-10
6. Public Hearing, Discussion, and Possible Action Items
 - a. Rezoning Multiple Properties Along Main Street from R&C to CC Pgs 11-14
 - b. Code Amendment Creating Cottage Development Standards Pgs 15-28
7. General Discussion and Staff Reports
8. Adjournment

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Gunnison City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Gunnison Gazette, Gunnison, UT, 84634, posted on www.gunnisoncity.org, as well as posted on the State of Utah's Public Notice Website.

BY: _____
Valerie Andersen, City Recorder



PLANNING COMMISSION / CITY COUNCIL WORK MEETING
Tuesday February 27, 2024,
City Council Chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Overly, Greener, Peterson, Miller, Boore and White were present.

Others Present: City Treasurer Buege, City Administrator Marker, Councilman Wanner

Invocation/inspirational thought Commissioner Peterson

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made

Review and approval of Minutes – January 24, 2023

Motion to approve January 24, 2024, minutes made by Commissioner Miller, seconded by Commissioner White.

The vote was unanimously approved.

Public Hearing

Motion to open the public hearing for R&C Zone Standards and Related Use Modifications made by Commissioner Greener Seconded by Commissioner Greener

The vote was unanimously approved.

R&C Zone Standards and Related Use Modifications

The code amendment has been prepared to address certain provisions of the RC zone regulations which are contrary to or inconsistent with actual development and land uses in the same zone. Address several changes to federal and state law that should be reflected in our code. Create a less restrictive review process for certain new development proposals in the RC zone. Clarify

regulatory differences between residential and commercial uses in this zone that accommodates both types of uses, and reduce redundant regulatory language within the Code.

Commissioner Miller made the motion to close the public hearing for R&C Zone Standards and related use modifications, seconded by Commissioner Greener.

The motion was made to forward with a positive recommendation to Council by Commissioner Miller and seconded by Commissioner Peterson .

Motion to open the public hearing for Modification of Water Impact Fees

Made by commissioner Boore, seconded by Commissioner White.

Modification of Water Impact Fees

State Code, Title 11-36a, provides that communities may charge Impact Fees “upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.” Impact Fees may be charged for water rights and water supply, treatment, storage, and distribution facilities, wastewater collection and treatment, storm water, drainage, and flood control, municipal power facilities, roadways, parks, recreation facilities, open space, and trails, public safety facilities, environmental mitigation, or municipal natural gas facilities. Gunnison currently only charges impact fees related to its water and sewer infrastructure. Those fees are respectively \$1,736.64 and \$1,984.88. The City Council recently adopted an updated water master plan which was prepared by Ensign Engineering (the whole plan is not included herewith due to file size limitations, but it is available for review in the city recorder’s office upon request). The master plan includes a detailed description of impact fee related regulations and provides a calculated maximum allowable water impact fee of \$6,927.20 per equivalent residential connection (ERC)

Mike Wanner stated as a citizen that growth brings in money on its own and the impact fee needs to be done cautiously. We want to have people to build here and have growth in our community.

John Mogle stated Ephraim fees are less than we are proposing and to be careful if we want growth. States with the subdivisions going in there are 90 new lots and there is more in those funds now that there ever has been.

Casey Peterson stated the impact fees are not being paid by the developer it is the homeowners.

Commissioner Miller would like comparable with other communities and a break down of these fees to see where we want to be.

The Motion to close the public hearing for Water Impact Fees Commissioner Peterson, and seconded by Commissioner White.

The vote was unanimously approved.

Discussion and Possible Action Items

Conditional Use Permit for Home Occupation at 133 South 200 East “Three Lil Piggies Handmade Clothing LLC”

Ms. Larisa Satterfield, who lives at 133 South 200 East would like to make infant and children’s clothing in her home. This requires a business license as a Home Occupation.

Larisa explained she started making clothing in high school, and this is something she loves to do. She does not have customers pick up at home and she has a dedicated room just for her business.

Motion to approve the home occupation permit made by Commissioner Miller and seconded by Commissioner White.

The vote was unanimously approved.

Request to Rezone Approximately 3 acres from R-2 to R&C near 230 East 300 North (highway 89)

The property currently has a split zoning of RC and R-2 on it. A public hearing was held on this matter during the February 2021 Planning Commission meeting (unfortunately no minutes could be found) and the matter was tabled. Mr. Mogle is asking that this be brought back to the Planning Commission for a final recommendation to the City Council.

Casey Peterson and John Mogle stated they would answer any questions from the neighborhood and that they are purposing town homes.

Alisia Newman stated the last public hearing did not have a lot of the information, and that the people in the neighborhood would like to have another public hearing.

Rendal Newman states that rezoning the property without having public hearing is just rezoning to rezone. He states that a public hearing for everyone to hear and comment would be the best option

The commission would like to have a 2nd public hearing on the rezone.

Motion for second public hearing was made by Commissioner Peterson and seconded by Commissioner Greener.

The vote was unanimously approved.

Discussion Items

Creation of a R-1 Single Family Zone

In November 2023, the City Council initiated a request for the Planning Commission to consider the creation and application of an R-1 (Single Family only) zone. The commission discussed options and they feel seeing a R-1 zone code amendment drafted before a public hearing would be best.

Kay Larsen stated that she is concerned about a duplex and the traffic of renters vs the stability of a single-family home.

Gina Freelove stated that the instability of a duplex makes a neighborhood not as safe with the renter turnover. She just wants a safer environment for people with disabilities.

Mike Wanner stated that looking at 1 block of R-1 zone does not make sense for the city.

Commissioner Miller motioned to not create a R-1 Zone at this time and move forward with a public hearing, seconded by Commissioner Greener.

The vote was unanimously in favor.

Planning Commission Training- Open Public Meetings

City Administrator Marker discussed the upcoming training in Cedar city May 8-10 and would like the Commission to look at their calendars to see who can attend. The registration needs to be in by end of March.

Adjournment

Motion to adjourn by Commissioner Greener and seconded by Commissioner Peterson.
The vote was unanimously approved.

The meeting was adjourned at 8:55 P.M.

Prepared by: _____
Mandi Buege
City Treasurer

Approved: _____
Janelle Overly
Commission Chair



PLANNING COMMISSION / CITY COUNCIL WORK MEETING
Wednesday March 27, 2024,
City Council Chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Janelle Overly, Debbie Greener, Ardella Peterson, Vern Miller, Thomas Boore and Jill White were present.

Others Present: City Treasurer Buege, City Administrator Marker, Councilman Wanner, Councilman Andersen, Councilwoman Hill, Mayor Nay

Invocation/inspirational thought Commissioner Miller

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made.

Review and approval of Minutes – February 27, 2023

The Commission will review February minutes in April.

Public Hearing

Motion to open the public hearing for Creation of a Single Family Residential (R-1) Zone made by Commissioner Greener Seconded by Commissioner Miller

The vote was unanimously approved.

Creation of a Single Family Residential (R-1) Zone

In November 2023, the City Council initiated a request for the Planning Commission to consider the creation and application of an R-1 (Single Family only) zone. The citizens who requested the Council move this issue forward have indicated a desire to rezone small portions of existing R-2 neighborhoods so that only single-family residential dwellings can be constructed on vacant properties in those areas. After some discussion, the Planning Commission, during its February meeting, asked that a public hearing be held before forwarding a negative recommendation to the City Council for the suggested code amendment.

Gina Freelove- As a city we must abide by ADA laws and make it safe for people with disabilities and create a safe environment.

Kay Larsen- wants to remind us that they spent 3 weeks to get signatures and that they don't think duplexes are bad but that they would like to have a quality of life with single family homes around them.

Stella Hill question- Asked if they want a R-1 created for just their neighborhood. Commissioner Overly stated that is the current request. She thinks we need duplexes in the neighborhood and that they are a good thing to have.

Denise Kroff- not against duplex's necessarily but wants the Commission to listen to the people in the neighborhood and their concerns. Our valley our vision and keeping our valley's character this R-1 would help with that.

Commissioner Overly states that they are here to listen to the community and take their concerns into consideration.

Commissioner Greener stated the state considers that a R-1 zone can make a single-family home a duplex essentially and have more than one dwelling on the property.

Sam Roach- When you rent out part of your home to an employee or relative, or someone else is a lot different than anyone else.

Dennis state code mandates that you must allow an accessory apartment in homes. Cities can put some stipulations on these. Gunnison states that it must be a relative or employee.

Commissioner Greener Can anyone buy a home and rent it out for anyone in a R-1 zone. Administrator Marker said yes.

Vern – how many lots in this area are available to build duplexes.

Janelle- we must consider many things the well-being of the citizens and the compatibility with the city. The city plan for Gunnison states there is a need for affordable housing. We must take all these things in consideration.

Kasey Peterson- When we build a house, we must understand that if there is open land available something will be developed, and we do get to choose who our neighbors will be.

Albert Park- As a co-owner of the property in question we have no intention of building a duplex on the property at this point. The city does need affordable housing and cannot promise it won't happen.

John Mogle- More houses will be built the road will be extended; more traffic is to be expected. We must understand the fact that we need affordable housing. No matter what type of housing is built you can't control what type of neighbor you will get.

Greener- We do have signs in the valley on different streets cautioning that there is a child with disabilities.

Freelove- the signs attract people with ill intentions when they identify people with disabilities. She would like to avoid those labels.

Dennis Marker- single family homes generate 11 trips a day and attached single family homes are 5.5 trips a day. So, a duplex versus a single-family home the amount of traffic is equal.

Commissioner Peterson made the motion to close the public hearing for Creation of a Single Family Residential (R-1) Zone, seconded by Commissioner Boore.

The vote was unanimously approved.

The motion was made to recommend to city council that the 100 West to 300 West and 100 North to 200 North remain an R-2 zone at this time was made by Commissioner Miller and seconded by Commissioner Peterson.

Motion to open the public hearing for Rezoning of Approximately 3 acres from R-2 to RC near 230 East 300 North (Hwy 89) made by commissioner Boore, seconded by Commissioner Miller.

The vote was unanimously approved.

Rezoning of Approximately 3 acres from R-2 to RC near 230 East 300 North (Hwy 89)

In 2021, the acting Zoning Administrator, Rod Taylor, initiated a zone change on behalf of Jon Mogle. Mr. Mogle owns a 5.4-acre parcel of land adjacent to Highway 89 between 200 East and 300 East. The property currently has a split zoning of RC and R-2 on it. A public hearing was held on this matter during the February 2021 Planning Commission meeting (unfortunately no minutes could be found) and the matter was tabled. Mr. Mogle is asking that this be brought back to the Planning Commission for a final recommendation to the City Council.

Kasey Peterson- purchased property 4-5 years ago that started a phase of homes. Only 1 home was started in the second phase of that subdivision by the previous landowner. They would like to do some multi family housing on this property. They would like the entire property to be a RC zone.

Denise Kroff- We need to consider our rural character when we decide on adding multifamily housing.

Coleen Ogden- She would like to see plans of what to expect from Mogle and Peterson.

Multi family development standards are required for this build. This could have anywhere between 25-39 units on this property.

The city planning commission can impose conditions on a rezone stating x, y, z needs to be done. The City Council would decide if those conditions were appropriate and have the final decision.

Alisia Newman- That is a large volume of homes in 5 acres. She states that 200 East is already a high traffic street. Is there a traffic study stating a max capacity for this area.

Kasey Peterson- With the infrastructure is in place there isn't a better place in town to do this project.

Miller-With traffic increasing on 200 east Would the city ever extend 300 east across the river.

Dennis Marker - There would have to be a lot of engineering done. There certainly needs to be another crossing eventually. This is something that will most likely come out of our valley, our vision plan.

Boore- RC zone with multifamily housing gives the city more development standard control.

Karen Prisbrey- 300 south extension would be a good opportunity for going over the river again.

The Motion to close the public hearing for Rezoning of Approximately 3 Acres from R-2 to RC near 230 East 300 North Commissioner Miller and seconded by Commissioner White.

The vote was unanimously approved.

Motion made for a positive recommendation to change to a RC zone to council with the conditions stated in the staff report, fencing between the property and existing homes, with the intent of multifamily development was made by Commissioner Miller and seconded by Commissioner Greener.

Aye votes Commissioners Boore, Miller, Greener, Overly. Nay votes Commissioners Peterson, and White

Vote approved with a 4-2 majority.

Discussion and Possible Action Items

Modification of Water Impact Fee

State law requires that the municipal legislative body must treat an impact fee enactment as if it were a land use regulation for public notice purposes. According to state noticing requirements, all land use regulations must first be reviewed by the Planning Commission and a recommendation provided to the City Council prior to Council adoption of the regulations. As such the Planning Commission should provide a recommendation to the City Council on changes to the water impact fee.

Motion to recommend an increase of the Impact Fee up to %30 of the maximum to the City Council made by Commissioner Boore and seconded by Commissioner White.

The vote was unanimously approved.

Discussion and Possible Action Items

Rezoning Existing Commercial Properties from RC to CC (Commercial)

Motion made to move forward with a public hearing to rezone made by Commissioner Peterson and seconded by Commissioner Boore.

The vote was unanimously approved.

General Discussion and Staff Reports

City Administrator Marker wanted to report we are having a trail race on G-Hill October 5th the race should bring in around 3000 visitors at that time.

City Administrator Marker has met with 5 different high school classes, and they are excited to be a part of the Our Valley Our Vision and see where they want to take the valley.

People and Place will prepare 3 scenarios for the process. They will have maps that illustrate the scenarios and have another public meeting.

Jill, Debbie, and Ardella all 3 days, Janelle, and Vern Thursday for the UAPA conference coming up in May.

Reminder May 21 six county regional planning conference in Richfield.

Adjournment

Motion to adjourn by Commissioner White and seconded by Commissioner Peterson.

The vote was unanimously approved.

The meeting was adjourned at **8:55 P.M.**

Prepared by: _____

Mandi Buege
City Treasurer

Approved: _____

Janelle Overly
Commission Chair



Memorandum

To: Mayor Nay and City Council via Planning Commission
From: Dennis L. Marker, City Administrator
Date: February 23, 2024
Re: Rezoning Multiple Properties Along Main Street from R&C to CC

Action Type: Legislative

Public Hearing, Discussion, and Possible Action Item:

Background

During the R&C zone revisions process over the past few months, several existing business locations were identified as being non-conforming uses within the R&C zone. The R&C Zone revisions, adopted by Ordinance 2024-03 on March 7, 2024, made some of those businesses conforming. The following list indicates five businesses that are still non-conforming in the R&C and should be considered for rezoning to the city's general commercial (CC) zone.

Business Property	Location	Nonconforming Uses	R&C Zone	CC Zone
Valley Builders	301 N. Main	Contractor's Office/Storage Yard	Not Permitted	Conditional Use
Gunnison Implement Company	30 W 100 North	Automotive and Equipment Repair	Not Permitted	Conditional Use
		Automotive Self-Service Station.	Not Permitted	Conditional Use
		Car Wash	Not Permitted	Conditional Use
		Convenience Store.	Conditional Use	Permitted w/ PC review
Petersen's Plumbing	550 S Main	Contractor's Office/Storage Yard	Not Permitted	Conditional Use
Family Dollar	433 S Main	Liquor License	Not Permitted	Conditional Use
Ottens' Auto Works	445 S Main	Automotive and Equipment Repair	Not Permitted	Conditional Use
GV Animal Clinic	630 S Main	Animal Hospital (Veterinary Clinic)	Not Permitted	Conditional Use

Standard of Review

The Gunnison City Land Use Code (GCLU) provides review factors for considering any request to change zoning or amend the city's code. The following matrix provides some information for the Planning Commission to consider relative to rezoning the above properties.

Review Factor per GCLU Section 603	Items for Consideration
1. The effect of the proposed amendment on the overall well-being of the City.	Uses on the subject properties will remain the same if rezoning is approved. There will be no negative impact on the community. Changing the use status will reduce financial and regulatory hurdles to the business owners should they choose to expand or redevelop their properties.
2. The effect of the proposed amendment on the public health, welfare, and safety.	
3. The effect of the proposed amendment on the interests of the City, and its residents.	Reducing regulatory barriers to businesses, especially existing businesses, helps create a more viable economic environment for small business owners and new development.
4. The ability of the City, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the proposed uses and activities allowed by the proposed amendment.	Existing uses on the subject properties will remain the same if rezoning is approved. No additional demand for services is anticipated.
5. Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	Existing uses on the subject properties will remain the same if rezoning is approved. No additional impacts to surrounding properties are anticipated.
6. The suitability of the properties for the uses and activities proposed.	Existing uses operate on the subject properties in a matter suitable to the owners. Changing the use status will reduce financial and regulatory hurdles to business owners should they choose to expand or redevelop their properties more suitably.
7. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any other revisions to the City's Land Use Ordinances, and any other Ordinances required to implement the amendment.	One of the economic strategies found in the general plan states, "Conduct a review of the city ordinances and zoning code to determine that they are currently applicable to the goals and needs of Gunnison City."

Staff Recommendation:

It is recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed rezoning request based on the following findings:

Findings

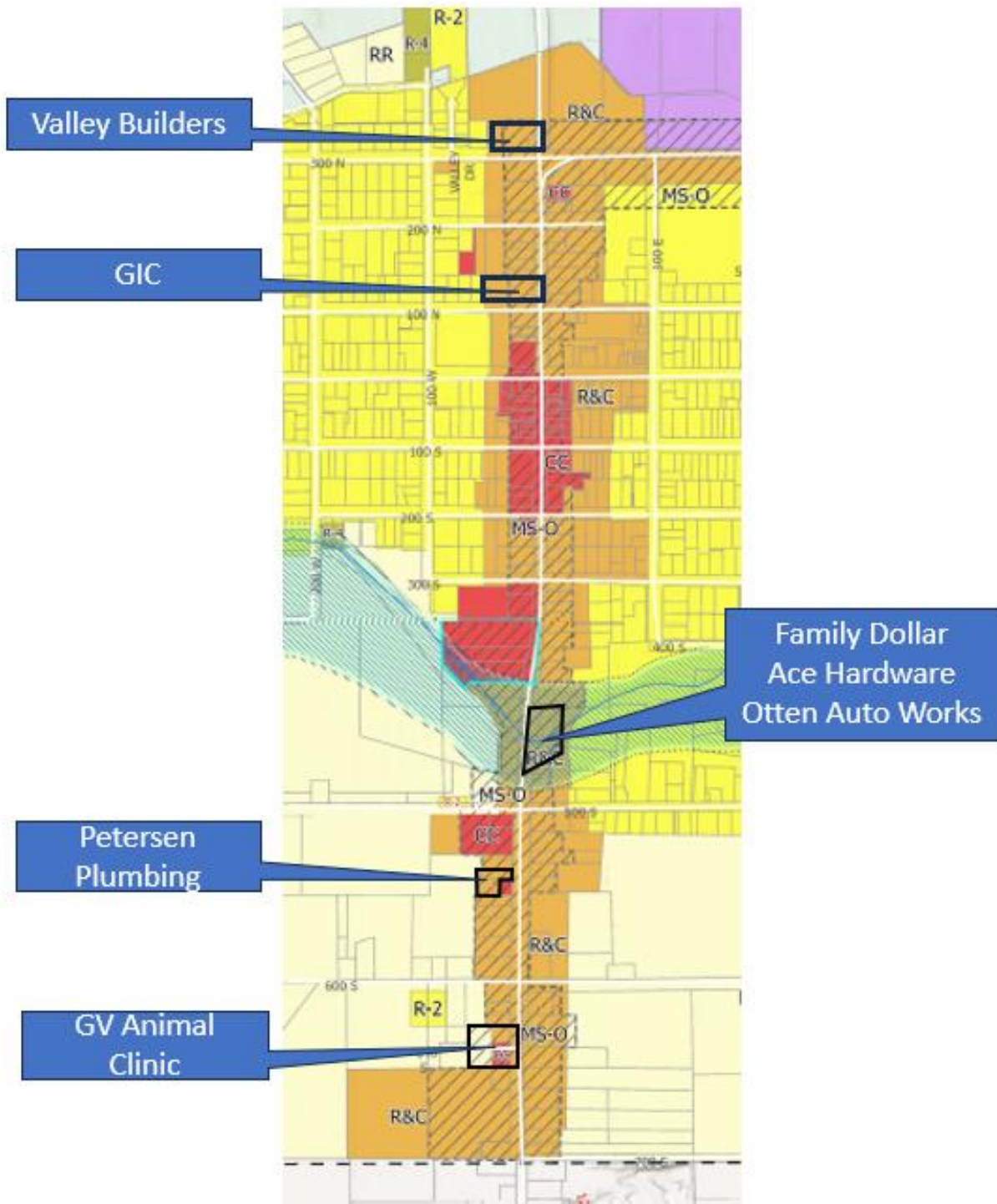
- Use of the subject properties will remain the same.
- Changing the zoning will make the existing uses conforming to zoning laws and thus reduce financial and regulatory hurdles to business expansion or redevelopment.
- Reducing regulatory barriers to businesses, especially existing businesses, helps create a more viable economic environment for small business owners and new development, which creates a greater opportunity for economic success and benefits to residents.

Properties Being Considered for rezoning
from Residential & Commercial (R&C) to General Commercial (CC)

Business	Property Serial Number	Address
Valley Builders	S2517X	88 W. 300 North
LKJ Utah Property (Valley Furniture)	S2517X1	301 N. Main
Gunnison Implement Company (GIC)	S2464 S2463	30 W. 100 North
Family Dollar	S2644	433 S. Main
Ace Hardware	S2644X3	435 S. Main
Otten's Auto Works	S2646X	445 S. Main
Petersen's Plumbing	S2539X S2538X S2538X2 S2538X3	550 S. Main
Gunnison Valley Animal Clinic	S2670X S2670X1	630 S. Main

See the next page for a map of the subject parcels

Properties Being Considered for rezoning from R&C
(Resident/Commercial) to CC (General Commercial)





Memorandum

To: Planning Commission
From: Dennis L. Marker, City Administrator
Date: February 2, 2024
Re: Code Amendment: Creating Cottage Development Standards
Action Type: Legislative

PUBLIC HEARING, Discussion, and Possible Action Item

Background

Ms. Debbi Abbott has applied to amend the city’s development standards to allow “cottage developments.” Such developments are characterized by small, single-family homes on small parcels or as part of a multi-family development option. The applicant is considering a cottage development on the Country Paradise motel property at 435 South Main Street.

Planning Commission Action Needed

State law requires that any rezone/code amendment request must be reviewed by the Planning Commission and only after a public hearing on the matter can a recommendation be sent to the City Council for consideration. There is no limitation to the number of public hearings that can be held on a rezoning application. Like any code change, the Planning Commission must ultimately weigh the requested change against established review criteria as noted below.

The Proposal

The applicant’s initial proposal was to construct a development having rentable cottage homes with a single property management group to care for site improvements and monitor tenant activities. With some language changes, the development could fall under the city’s multi-family development standards even though each unit is separate from the others. The concept would be similar to developments in Moroni and Ephraim (See Exhibits A & B).

Lot Standards.

After discussing her idea with the City Council, during their April 10, 2024 meeting, the applicant understood the city’s desire would be for individual ownership of the homes and thus prepared a code amendment to effect the same. The code amendment proposes to allow detached, single-family homes with the following characteristics: (The city’s smallest comparable standard is also shown)

Factor	Proposed	Smallest Currently Allowed (zone)
Home Dimensions	Min size: 400 square feet	700 square feet (Mobile Home (MH))
	Max size: 1,300 square feet	*No maximum in city code
	Min Width: 15 feet	24 feet (All Res. Zones)

Lot Dimensions	Min. Width (Int/Cor): 30/35' Min. Size (Int/Cor) 1,400/1,700	75 feet (R4, MH, RC) 90 feet (R4, MH, RC)
Setbacks	Front (Int/Cor): 8 feet Side (Int/Cor): 5 / 8 feet Rear (Int/Cor): 8 / 8 feet	Front (Int/Cor): 25 feet (All Res. Zones) Side (Int/Cor): 8 / 20 feet (R2, R4, MH, RC) Rear (Int/Cor): 20 feet (all Res. Zones)

(Int/Cor) refers to whether the lot is internal to a city block or on a block corner

Road Standards.

In addition to home and lot standard changes, the applicant is asking that the city reconsider its road cross-section standards. It's proposed to modify the road based on traffic volumes and street ownership. The anticipated development could be built under three scenarios; 1) as a private road within a privately owned and maintained multi-unit development, 2) as a standard street connection from Main Street to 200 East as 400 South, and 3) as a limited access public road where only residents living along the street would be expected to use the road.

If access to the cottages will be via private road then the city's only concern is public safety access and maneuverability since the city doesn't regulate private road designs other than needed fire and waste collection turnarounds. A developer could construct 26-foot-wide internal roads without curbing or sidewalks and thus retain more developable lands for future residents. Long-term maintenance of the road would be the responsibility of the project owner, who would likely collect funds from renters over time to pay for repairs and eventual reconstruction.

Under road scenario two, development could make full road improvements and stub those to the property lines. The current local street standard includes a 50-foot wide right-of-way with 5-foot wide sidewalks and 2½ foot curb and gutter on both sides of a 35-foot wide oiled road. The 35-feet of oil provides a 26-foot wide public safety access corridor and accommodates a 9-foot wide parking area on one side of the road. Development of adjacent properties could be required to connect to the stubbed improvements. Future traffic off Main Street could utilize 400 South to connect to 100 East and 200 East as extensions of the city's road grid system. Maintenance of the road would become part of the city's road budget. Compared to scenario one, this option would reduce front or rear yard areas by nine to ten feet, which is significant with a development pattern that already includes limited setback areas.

The third scenario is predicated upon the developer obtaining rights-of-way on the adjacent property to create the second access point, possibly back to 300 South. Because of the limited development potential along this new route, and the road not functioning as a true through street, the road design could be modified to address the small volume of reasonably anticipated traffic. It may be possible to eliminate sidewalks from one or both sides of the road depending on traffic volumes. If parking was provided off the street, the width of the oiled road may also be reduced.

Standard of Review

The Gunnison City Land Use Code (GCLU) provides review factors for considering any request to change zoning or amend the city's code. Any request to amend the city's zoning regulations may be considered in light of the future intended uses, in this case, cottage developments in the R&C Zone.

The following matrix provides some information for the Planning Commission to consider relative to the review factors from GCLU Section 603.

Review Factor per GCLU Section 603	Items for Consideration
1. The effect of the proposed amendment on the overall well-being of the City.	Cottage homes are one of many housing types that can be introduced to the Gunnison market to bring more affordable housing options to many residents. 64% of Gunnison households have low to moderate income, which means an average household of 3 persons makes less than \$41,000 per year according to HUD. Using a standard of no more than 30% of annual income for housing expenses, means most families can't afford mortgage payments or rents exceeding \$1,300/month or a house exceeding \$182,000. Today's real estate listings have only one, single-bedroom home for less than that amount and the listed two-bedroom homes all exceed \$220,000. Introducing more affordable housing options in Gunnison will help many current and future home buyers/employees be able to live in our community and begin building generational wealth, which leads to greater health, educational attainment, income, and quality of life. Much of the impacts from cottage homes, and other more affordable housing developments, will depend on the standards that area adopted by the city. See additional considerations below
2. The effect of the proposed amendment on the public health, welfare, and safety.	
3. The effect of the proposed amendment on the interests of the City, and its residents.	
4. The ability of the City, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the proposed uses and activities allowed by the proposed amendment.	Permitting higher density in areas where infrastructure exists, enables the city to better fund the long-term maintenance and eventual replacement of the infrastructure. Developments under the proposed amendment will have to be considered by the Technical Review Committee for level of service capacities and demands.
5. Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	This will be dependent upon the standards established for any cottage development.
6. The suitability of the properties for the uses and activities proposed.	
7. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any other revisions to the City's Land Use Ordinances, and any other Ordinances required to implement the amendment.	One of the economic strategies found in the general plan states, "Conduct a review of the city ordinances and zoning code to determine that they are currently applicable to the goals and needs of Gunnison City."

Additional Considerations

Small homes on small lots with limited frontage and setbacks were common in post-WWII developments as families sought "The American Dream" with little income (See Exhibits C and D).

While lots in Utah during the 1940s and 50s may have been narrow, they also traditionally provided ample backyard areas for a household to have a garden or raise a small number of farm animals to supplement household food needs. As those backyards became less productive and space or resources became limited, some communities in Utah began permitting the small lots to fit within the constraints of those backyards (See Exhibits E, F, & G). LaVerkin and Hurricane enabled small lot developments in the first decade of this century (See Exhibits H and I), but have since revised their development standards to require more yards and greater setbacks.

The exhibited developments illustrate a variety of options to permit small homes and small lot developments. The community aesthetic and impacts of these developments go beyond lot size and road widths. Property maintenance in rental and HOA-controlled developments is handled through private management companies and the collection of rents or fees is to assure uniformity of quality. In those developments where individual ownership exists, property maintenance is subject to city code enforcement and self-policing within neighborhoods. Even the number of cottage units has a different impact. The 4-unit, college town, St George development has a different impact than the age-restricted 25 homes in central Ogden, the slumbering neighborhood in the Denver suburb, and the commuter homes of LaVerkin and Hurricane. Each option has pros and cons that impact or reduce reliance upon the community dollar. Each has an aesthetic. Each meets the demand of a demographic seeking to have a place of their own but with limited budgets.

Some questions for the Planning Commission to consider:

- Would this housing product be beneficial to Gunnison City's future residents?
- What are aspects of cottage home developments that warrant additional city standards?
- How can the standards be tailored to effect the most important community goals without causing the housing option to no longer be economically viable for residents?
- What level of review (Administrative, PC, or City Council) would be appropriate for such development?
- Are cottage developments appropriate in the RC Zone? What about other areas of the city?
- Should cottage developments be considered multi-family or single-family developments?
- Is home ownership more important than a well-maintained neighborhood? Are those mutually exclusive elements?

Staff Recommendation:

It is recommended that the Planning Commission accept public hearing comments during the meeting and then discuss the proposed amendment and any desired facets and possible changes before developing a recommendation to the City Council.



Address:	~480 N. 350 W Moroni, UT
Number:	8 Cottage Homes
Development Size:	0.99 acres +/-
Density	8 units/acre +/-
Ownership Type:	Rentals
Review Standards:	Unknown
Setbacks (F/S/R):	10' / 0-10' / 20-25'
Parking:	Driveways for 2 vehicles
Unit Size:	900 s.f.
Year Built:	2022
Street Type/Width:	Private/32'





Address:	340 E 100 North Ephraim, UT
Number:	12 Cottage Homes
Development Size:	0.93 acres +/-
Density	13 units/acre +/-
Ownership Type:	Rentals
Review Standards:	Multi-Family
Setbacks (F/S/R):	25' / 5-10' / 5-8'
Parking:	Driveway for 2 vehicles
Unit size:	~600 s.f.
Year Built:	2016
Street Type/Width:	Private/36'





Address:	2200 South 1100 East Ogden, UT
Number:	25 Cottage Homes
Development Size:	5.5 acres +/-
Density	4.5 units/acre +/-
Ownership Type:	Individual Ownership
Review Standards:	Single Family
Setbacks (F/S/R):	30' / 5-10' / 25'+
Parking:	Driveway
Unit size:	800-1200 s.f.
Year Built:	1940-50s
Lot Widths/Depth/Area:	50'/165' / 8,250 s.f.
Street Type/Width:	Public/60'



Note that the city right-of-way extends 10 feet behind the curb line in anticipation of future sidewalks and utilities.



Address:

23rd Ave East Side
Denver, CO

Number:

25 Homes

Development Size:

4.4 acres +/-

Density

5.7 units/acre +/-

Ownership Type:

Individual Ownership

Review Standards:

Single Family

Setbacks (F/S/R):

25' / 5-10' / 35'

Parking:

Alley-loaded garage

Unit size:

1200+ s.f.

Year Built: `

1940-50's

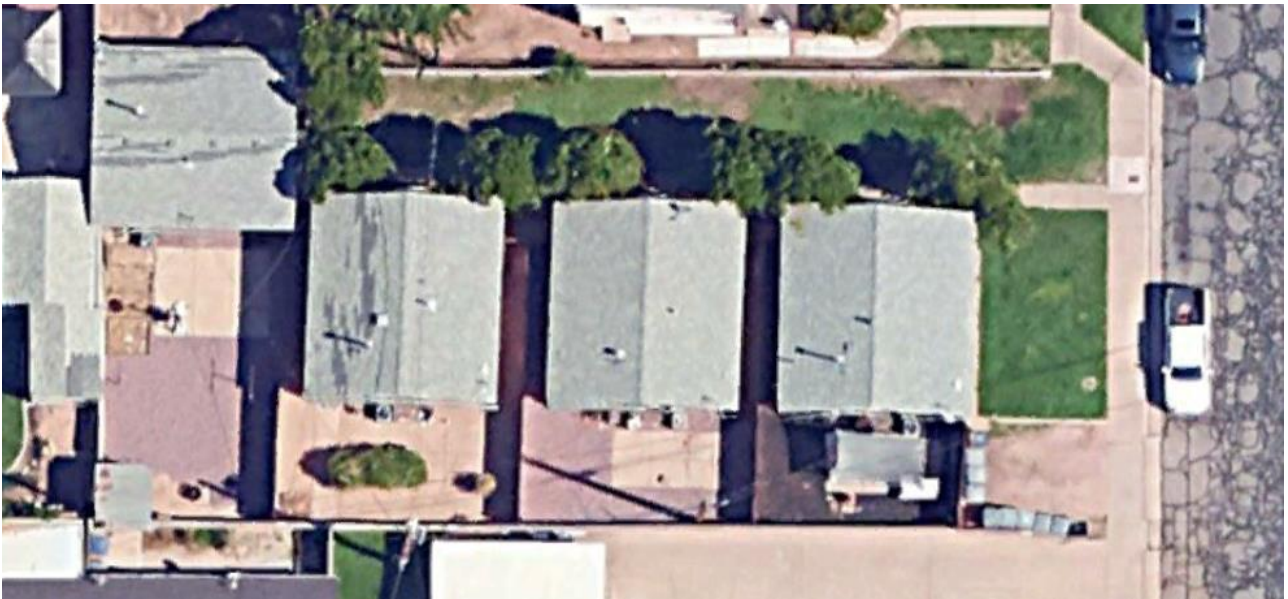
Lot Width/Depth/Area:

50' / 127' / 6,500 s.f.

Street Type/Width:

Public/60'





Address:	~120 S. 100 West St George, UT
Number:	4 Cottage Homes
Development Size:	0.21 acres +/-
Density	19 units/acre +/-
Ownership Type:	Rental
Review Standards:	Residential Commercial
Setbacks (F/S/R):	18' / 0-16' / 0-16'
Parking:	On Street
Unit Size:	~ 700 s.f.
Year Built:	<1993
Street Type/Width:	Public/85'



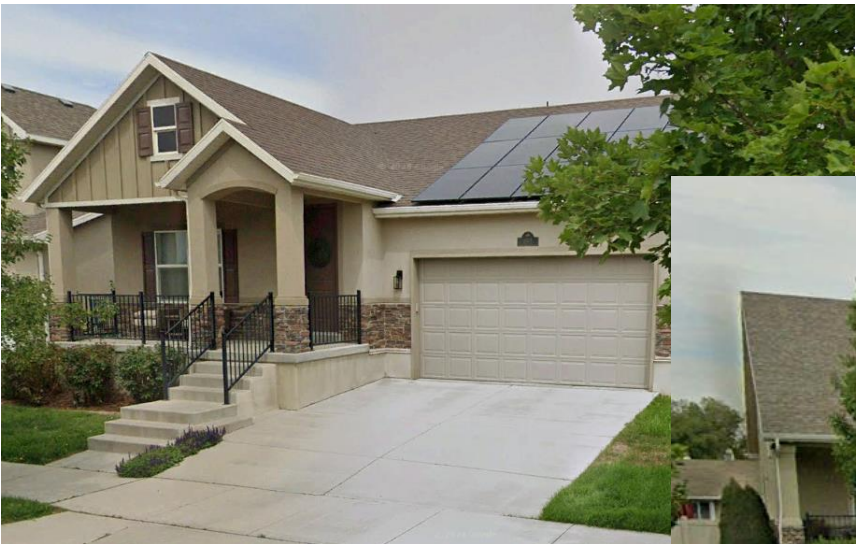


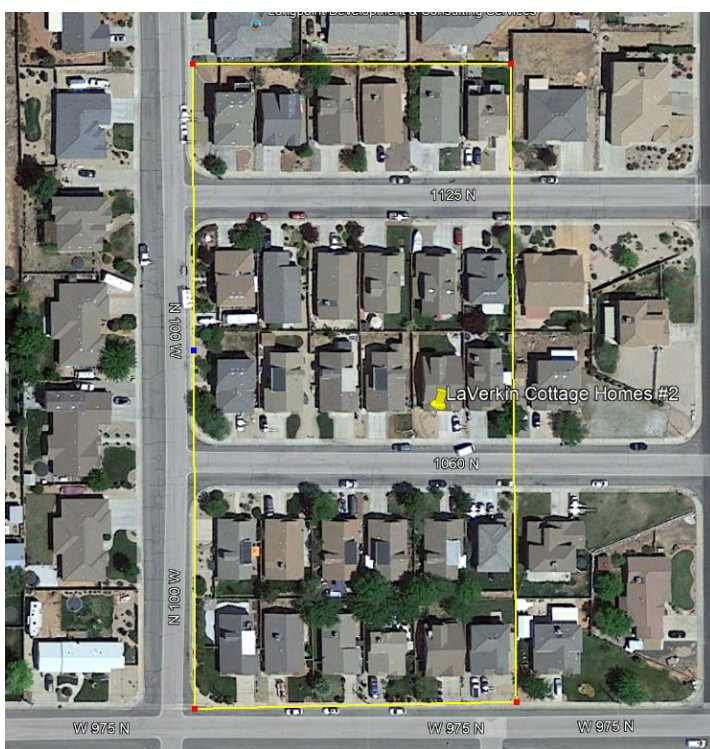
Address:	1000 E 1280 South Ogden, UT
Number:	25 Cottage Homes
Development Size:	3.75 acres +/-
Density	6.7 units/acre +/-
Ownership Type:	Own with HOA
Review Standards:	Multi-Family / Condo
Setbacks (F/S/R):	15-20' / 0-8' / 0-15'
Parking:	1 car garage+ driveway
Unit size:	900-1200 s.f.
Year Built:	1993
Lot Width/Depth/Area:	42-50' / 80' / 4,000 s.f.
Street Type/Width:	Public/Private 32'/18'





Address:	200 E 8500 South Sandy, UT
Number:	19 Homes
Development Size:	3.3 acres +/-
Density	5.8 units/acre +/-
Ownership Type:	Individual Ownership
Review Standards:	Single Family Infill
Setbacks (F/S/R):	25' to living / 6-10' / 20'
Parking:	2 car garage+ driveway
Unit size:	1200+ s.f.
Year Built:	2004-5
Lot Width/Depth/Area:	70' / 100' / 7,000 s.f.
Street Type/Width:	Public/60'





Address:

1125 N 50 West
Hurricane, UT

Number:

30 Cottage Homes

Development Size:

4.0 acres +/-

Density

7.5 units/acre +/-

Ownership Type:

Individual Ownership

Review Standards:

RM-1 (Multi-Family)

Setbacks (F/S/R):

25' (20-22') / 5-10' / 5-10'

Parking:

2 car garage+ driveway

Unit size:

1200+ s.f.

Year Built:

2004-5

Lot Width/Depth/Area:

47' / 100' / 4,700 s.f.

Street Type/Width:

Public/52'





Address:

420 N 50 East
LaVerkin, UT

Number:

31 Cottage Homes

Development Size:

3.88 acres +/-

Density

8 units/acre +/-

Ownership Type:

Individual Ownership

Review Standards:

R-3-6 (Multi-Family)

Setbacks (F/S/R):

25' / 5-10' / 10'

Parking:

1 car garage+ driveway

Unit size:

900-1200 s.f.

Year Built:

2004

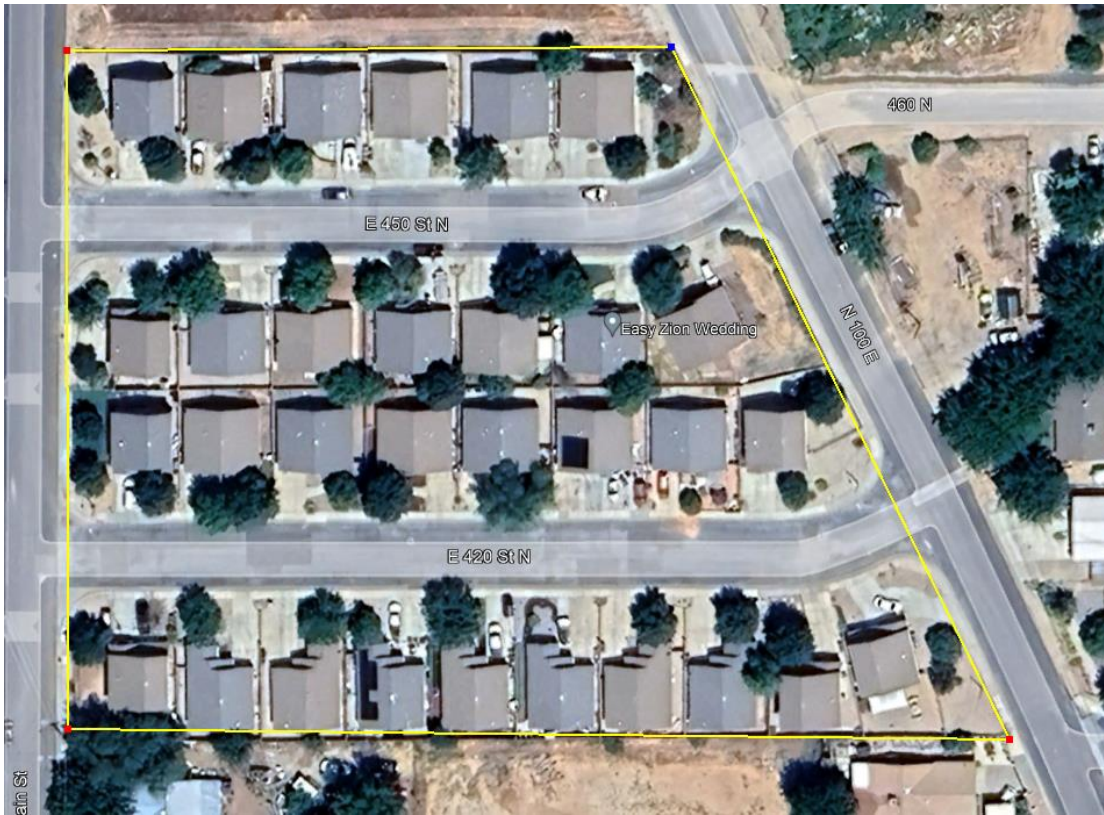
Lot Width/Depth/Area:

48' / 70' / 4,800 s.f.

Street Type/Width:

Public/52'





Address:

420 N 50 East

LaVerkin, UT

Number:

31 Cottage Homes

Development Size:

3.88 acres +/-

Density

8 units/acre +/-

Ownership Type:

Individual Ownership

Review Standards:

R-3-6 (Multi-Family)

Setbacks (F/S/R):

25' / 5-10' / 10'

Parking:

1 car garage+ driveway

Unit size:

900-1200 s.f.

Year Built:

2004

Lot Width/Depth/Area:

48' / 70' / 4,800 s.f.

Street Type/Width:

Public/50'

