



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday October 23, 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 (Individuals' public comments shall be limited to 3 minutes and must be pertinent to the scope of city authority and jurisdiction. 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 Commission)
5. Public Hearing, Discussion and Possible Action Items
 - a. Rezoning Lands in the Gunnison Industrial Park Pgs 2-6
6. Discussion and Possible Action Items
 - a. GOEO Rural Community Opportunity Grant Request Pgs 7-10
 - b. Subdivision Review Standards
7. 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



Memorandum

To: Planning Commission
From: Dennis L. Marker, City Administrator
Date: October 18, 2024
Re: Rezoning Properties in the Gunnison Industrial Park

PUBLIC HEARING ITEM

The Request

Rezone multiple properties in the Gunnison Innovation Park (approximately 105 acres) from A-1 (Agriculture) to I-1 (Industrial) and (approximately 6 acres) from I-1 to R&C with the Main Street Overlay (See Exhibit A attached hereto).

Action Needed

The Planning Commission is required to conduct a public hearing and provide a recommendation to the City Council on all rezoning requests. Notices of the public hearing for this item were posted on the state public notice website and the affected properties in accordance with state notice requirements.

Background

Current uses in the Innovation Park are not consistent with zoning in the area. Multiple business properties are partially zoned I-1 (Industrial) and A-1 (Agriculture). In an effort to have zoning areas indicative of current and planned future uses within the park, Mayor Nay initiated a rezone application on behalf of the City. The changes would affect properties owned by Gunnison City and the Christensen family in the park.

Jason Christensen was approached about the changes. He expressed no concern about changing the A-1 lands to I-1. He asked that the city consider rezoning the area between Futurecomp and Hwy 89 for more commercial purposes. The Christensen's have a concept plan for future development in this area that may include a hotel, eating establishments, and other commercial businesses to serve the Innovation Park businesses and employees.

Standards of Review

The standards for the Commission to use in reviewing a request for a rezone are outlined in section 603 of the Land Use Ordinances and are as follows:

	Standard	Proposal Status
1.	The effect of the proposed amendment on the overall well-being of the city.	Rezoning the Innovation Park properties to I-1 is one of the first steps in having these properties “development ready”. The Innovation Park is master-planned for industrial and manufacturing uses from large-scale manufacturing to office-warehouse uses on varying size properties (See Exhibit B). Conservative 20-year projections show a potential of another 260,000 square feet of buildings and new taxable value near \$59 Million. This would also provide over 200 more jobs in the area. If those jobs make the current area median income of \$37,050 there is a potential influx of \$7 Million into the local economy. That influx provides for additional housing, shopping, recreation, and general services.
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.	The Gunnison Innovation Park was recently incorporated into the Utah Inland Port Authority’s Skyline Corridor. This designation brings opportunity to leverage state economic funds to build infrastructure, strengthen existin businesses and attract new businesses. Gunnison City is also working with the State Institutional Trust Lands Administration (SITLA) as a park development partner in order to expand infrastructure to their adjacent properties. Water and sewer infrastructure were expanded this spring to accommodate more connections in the park to our systems. This expansion was done using a \$300,000 grant from the Governor’s Office of Economic Opportunity. It is anticipated that Gunnison City will continue to work adjoining property owners and other government entities to secure funding and expand services as needed for this park to flourish.
5.	Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	
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.	A goal of the City’s General Plan, Economic Element states, “Create jobs by attracting light industry to the industrial park.” One of the listed strategies for accomplishing this goal is “ensure that properties within the industrial park meet the Five-way test,” which includes 1) annexing the property, 2) zoning the property for business purposes, 3) Utilities are available, 4) a fully-improved asking price is available, and 5) Transportation systems are in place. This rezoning request fulfills one of the five-way test elements for these properties.

Recommended Action

It is recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed rezoning, as illustrated in Exhibit A of this memo, based on the following findings and conditions:

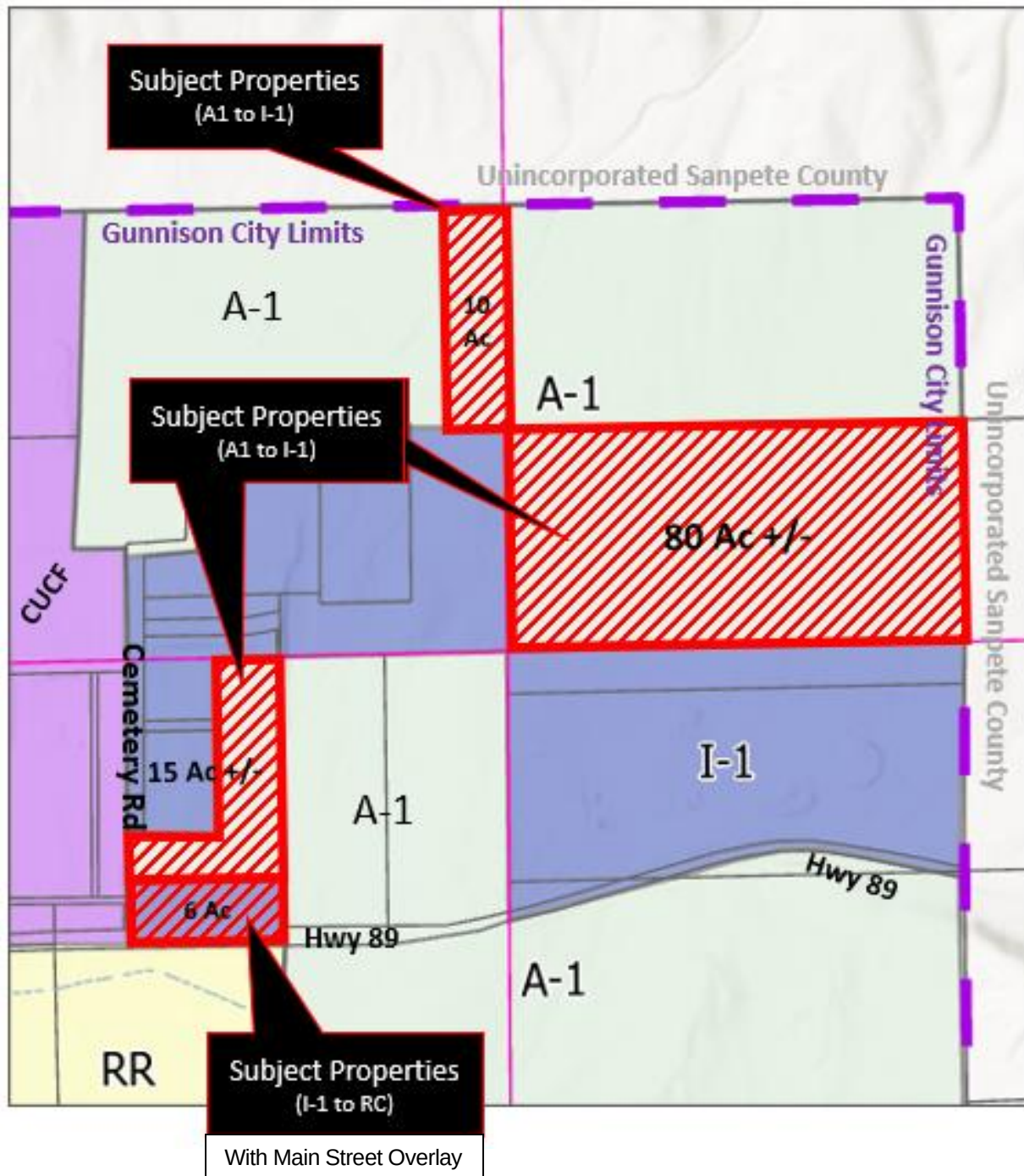
Findings:

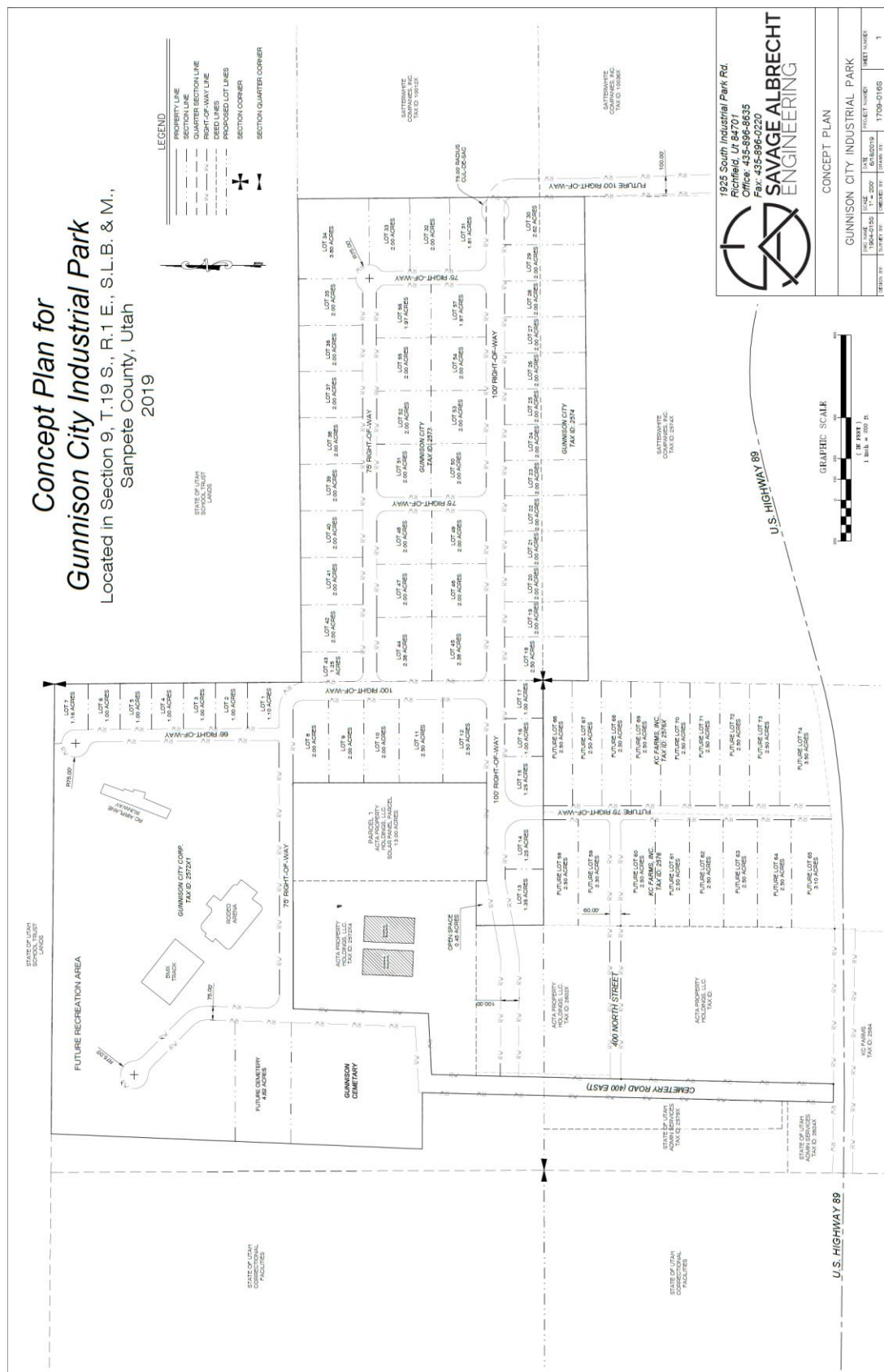
1. The Planning Commission has authority to review all amendments to city land use regulations.
2. The proposed rezoning is supported by the city's general plan economic element goals, specifically to create jobs by attracting light industry to the industrial park and ensuring that properties within the industrial park meet the Five-Way Test for development readiness.
3. The proposed request meets the review criteria outlined in Section 603 of the city's land use ordinances.

Conditions:

1. That the lands between the Futurecomp/Proteor site improvements and Highway 89 be rezoned as RC with the Main Street Overlay Zone standards being applicable.
2. That the zoning for the area immediately east of the RC airport be determined after the land exchange between Gunnison City and SITLA are finalized.

EXHIBIT A – MAP OF PROPOSED INNOVATION PARK REZONE







Memorandum

To: Planning Commission
From: Dennis L. Marker, City Administrator
Date: October 18, 2024
Re: GOEO Rural Community Opportunity Grant Request

Discussion and Possible Action Item

The Request

The Governor's Office of Economic Opportunity (GOEO) is requesting applications for their Rural Community Opportunity Grant. The program provides up to \$600,000 to communities or entities in order to foster economic development in rural areas. One of the grant application requirements is a recommendation letter from the local Planning Commission.

Action Needed

Discuss the proposed Gunnison City Vacant to Vibrant Main Street Revitalization program and provide a recommendation to be submitted to GOEO as part of the RCOG application process.



VACANT TO VIBRANT

A MAIN STREET REVITALIZATION PROGRAM

Purpose/Introduction:

The Gunnison Vacant to Vibrant Grant Program is designed to provide resources to expanding businesses and to property owners or business owners looking to occupy vacant buildings or properties but need gap financing. There are currently nine [9] buildings on Main Street that sit vacant or the current business occupants are trying to obtain financing to expand or renovate. There are five properties that are vacant but the owners have expressed a desire to construct a building when financing terms are more favorable. These buildings and properties are underutilized due to the lack of gap financing opportunities (I.e., the ability to get their projects over the last financial hurdles). The intent of this program is to utilize state-allocated Rural Community Opportunity Grant funds to award business and property owners competitive grant funding to help with their renovation, expansion, or new construction projects near Gunnison's Main Street.

The approval of the grant funds is based on the availability of funds. Grants will be awarded on a competitive basis following the process defined below. The awarding of these grants is entirely at the discretion of the Gunnison Main Street Advisory Board and the Gunnison City Council.

The grant is a reimbursement grant and will be paid upon submission of receipts for costs incurred by the business/property owner for the approved project up to the approved award amount.

Gunnison City has limited grant funds for potential projects. Renovation projects will be capped at \$10,000. Expansion projects will be capped at \$25,000. New construction will be capped at \$50,000. A dollar-for-dollar (50/50) match will be required. Cash and in-kind matches are both accepted.

Upon grant approval, benchmarks will be established and agreed upon by both the Advisory Board and the business entity receiving the grant. Possible benchmarks include operations, construction, job creation, or other activities that will positively impact the local economy.

Eligible applicants include the following:

- for-profit businesses;
- non-profit organizations; and,
- local government or quasi-government entities

All applicants or properties for which funding is sought, must be located within Gunnison, within 250 feet of Highway 89, and must be north of the San Pitch River. Examples of eligible grant projects include, but are not limited to:

- purchasing new equipment
- construction projects to renovate or expand your business
- materials, supplies, and other start-up costs

The following projects/expenses are ineligible for the grant program:

- short-term payroll, utility, or other operating expenses
- significant upgrades to existing fixtures, furniture, furnishings, etc that are not strictly necessary for business operations.

Application Materials

Upon submission of the application, the applicant will be pre-qualified and then given the option to present the project to the Advisory Board to be considered for funding. Applicants must submit the following documentation with the application:

- current W-9;
- proof of current business license from Gunnison City (if applicable).;
- IRS determination letter (nonprofits only, if available);
- Project budget and funding package.
- any additional documentation the business entity deems helpful in deciding on a grant award

Application Schedule and Submission Details

Grant Funding Period: February 1, 2024 until the funds are depleted

Applications are to be submitted to Dennis Marker, Gunnison City Administrator via email, dmarker@gunnisoncity.org

Grant Approval Process

Applicants will have the option to attend and present at the Advisory Board Meeting where their application is being reviewed. If the applicant chooses not to attend in person, their full application will still be reviewed. The Advisory Board may contact the applicant with follow-up questions before a final decision is rendered. The Advisory Board meetings will be held monthly (subject to change if a quorum of four is not in attendance). The Advisory Board reserves the right to award grant funding at its sole discretion, regardless of funds available.

Reporting Requirements

Reporting criteria will be in coordination with the business entity but will require criteria including project progression, construction timeline, and overall business status throughout the project. Projects will be required to report to the Advisory Board after completion of the project. A report template will be provided upon grant approval. The Advisory Board reserves the right to alter the reporting structure based on the nuances of individual projects.

Questions and Contact Information

Dennis Marker, AICP, MPA

Gunnison City Administrator

Phone: 435-528-7969

Email: dmarker@gunnisoncity.org

