



CITY COUNCIL WORK MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **9:00 am, on Wednesday, February 5, 2025**, in The Bldg at **178 S. Main**.

AGENDA

1. Discussion Regarding Current Budget Mid-Year Report and Amendments
2. Discussion Regarding 5-Year Budget Projections
3. Discussion Regarding FY 2025-2026 Budget Goals, Priorities and Capital Projects
4. Discussion Regarding February 5, Regular Meeting Agenda Items.
5. General Discussion

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



CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **1:00 pm, on Wednesday, February 5, 2025, in The Bldg at 178 S. Main.**

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 Council)
5. Minutes
 - a. January 08, 2024, Regular Council Meeting
 - b. January 22, 2024, Regular Council Meeting
6. Bills for the period ending February 3, 2025, totaling \$142,034.56.
7. Awards, Recognitions, and Bids
 - a. Recognition of Planning Commissioner Janelle Overly
8. Resolutions and Ordinance
 - a. Resolution 2025-03 Fee Schedule Change for Agriculture Use Sewer Rates
 - b. Ordinance 2025-01 Rezoning Approximately 6 acres from Commercial (RC and CC) to Industrial at 320 South Main Street.
9. Reports of Officers, Staff, Boards and Committees
10. Reports by Mayor and Council Members
11. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
12. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
13. Adjournment

ADA NOTICE

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CERTIFICATE OF MAILING/POSTING

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BY: _____
Valerie Andersen, City Recorder

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-2221							
4009	IRS	2024.Q4	11/4/2024-11/17/2024 941 CORR	01/30/2025	63.52	63.52	01/30/2025
4009	IRS	2025.01.12	12/30/2024-01/12/2025	01/12/2025	4,638.23	.00	
Total 10-2221:					4,701.75	63.52	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2025.01.12	LIABILITIES-RETIREMENT PAYA	01/12/2025	3,968.69	.00	
Total 10-2225:					3,968.69	.00	
10-2231							
4003	PEHP FLEX	2025.01.12	12/30/2024-01/12/2024	01/12/2025	194.23	.00	
2385	PUBLIC EMPLOYEES HEALTH	474494	LIABILITIES-FEBRUARY 2025	01/15/2025	17,865.46	.00	
3545	UTAH LOCAL GOVERNMENTS T	2025.02	BENEFITS FEBRUARY 2025	01/27/2025	70.00	.00	
Total 10-2231:					18,129.69	.00	
10-2232							
4033	PEHP LIFE	0124131137	JANUARY 2025	01/20/2025	139.49	.00	
2390	PEHP LTD PROGRAM	2024.10.20.2	LIABILITIES-10/7/24-10/20-24 CO	01/30/2025	86.76	86.76	01/30/2025
2390	PEHP LTD PROGRAM	2025.01.12	LIABILITIES-12/30-2024-12/12/20	01/12/2025	89.17	.00	
Total 10-2232:					315.42	86.76	
10-2243							
3545	UTAH LOCAL GOVERNMENTS T	2025.02	WORKER COMP-FEBRUARY 20	01/27/2025	263.93	.00	
Total 10-2243:					263.93	.00	
10-42-24							
3849	TAMI LARSON	2024.09.2025.0	COURT-OFFICE EXPENSE REP	01/31/2025	31.29	.00	
Total 10-42-24:					31.29	.00	
10-42-28							
1300	GTELCO	2025.01.580	COURT- DECEMBER 2024	02/01/2025	99.26	.00	
Total 10-42-28:					99.26	.00	
10-42-31							
870	DAVID J. ANGERHOFER, P.C.	2024.12	COURT-DECEMBER 2024	12/31/2024	170.00	.00	
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	COURT- MONTHLY MPS JANUA	01/01/2025	130.00	.00	
Total 10-42-31:					300.00	.00	
10-43-21							
31	AMAZON BUSINESS	1V7C-19KK-V3	P&Z-SERVICE AWARD	01/14/2025	49.99	.00	
Total 10-43-21:					49.99	.00	
10-49-24							
31	AMAZON BUSINESS	1VRH-3PH7-M	RECORDER- WIRELESS MOUS	01/17/2025	20.94	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-49-24:					20.94	.00	
10-49-34							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	ADMIN- MONTHLY MPS JANUA	01/01/2025	275.00	.00	
Total 10-49-34:					275.00	.00	
10-51-28							
1300	GTELCO	2025.01.578	CITY HALL- JANUARY 2024	02/01/2025	566.87	.00	
Total 10-51-28:					566.87	.00	
10-51-40							
150	ANGELA LEATHERWOOD	2025.01.GYM	WELLNESS-GYM REIMBURSEM	01/23/2025	84.00	.00	
Total 10-51-40:					84.00	.00	
10-52-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	SHOP-JANUARY 2025	01/14/2025	281.56	.00	
Total 10-52-29:					281.56	.00	
10-52-61							
2225	MOUNTAINLAND SUPPLY CO	S106731986.0	SHOP-GREASE GUN	01/22/2025	229.00	.00	
Total 10-52-61:					229.00	.00	
10-54-15							
1350	GUNNISON VALLEY POLICE DE	2024-2025.Q3	2024-2025 QUARTER 3 CONTRI	01/16/2025	121,531.25	.00	
Total 10-54-15:					121,531.25	.00	
10-54-28							
1300	GTELCO	2025.01.581	POLICE- JANUARY 2025	02/01/2025	175.47	.00	
Total 10-54-28:					175.47	.00	
10-58-31							
1340	GUNNISON VALLEY ANIMAL CLI	2025.01	ANIMAL CONTROL- DECEMBER	01/27/2025	204.00	.00	
Total 10-58-31:					204.00	.00	
10-60-25							
3595	UTAH CORRECTIONAL INDUST	RE257E00158	PUBLIC WORKS UNIFORMS	01/08/2025	501.33	.00	
Total 10-60-25:					501.33	.00	
10-60-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	STREETS-JANUARY 2025	01/14/2025	638.32	.00	
2685	ROCKY MOUNTAIN POWER	2025.01.66589	STREETS-JANUARY 2025	01/08/2024	309.16	.00	
Total 10-60-29:					947.48	.00	
10-70-25							
735	COLONIAL FLAG & SPECIALTY	0331592-IN	PARK-FLAGS	01/29/2025	1,170.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-70-25:					1,170.00	.00	
10-70-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	PARKS/CEMETERY- JANUARY 2	01/14/2025	278.84	.00	
Total 10-70-29:					278.84	.00	
10-70-40							
1315	GUNNISON IMPLEMENT CO	2024.12	PARKS CEMETERY FUEL	12/31/2024	87.07	.00	
Total 10-70-40:					87.07	.00	
10-70-52							
705	CO BUILDING SYSTEMS INC.	45219.2	BALL PARK- SHADE STRUCTUR	02/02/2025	34,293.00-	.00	
Total 10-70-52:					34,293.00-	.00	
10-75-21							
31	AMAZON BUSINESS	1GNX-KY1C-R	LIBRARY-ASSORTED BOOKS	01/10/2025	307.31	.00	
31	AMAZON BUSINESS	1K4N-V3QR-V	LIBRARY-ASSORTED BOOKS	01/22/2025	91.36	.00	
31	AMAZON BUSINESS	1LJG-9K1G-R6	LIBRARY-ASSORTED BOOKS	01/17/2025	16.99	.00	
31	AMAZON BUSINESS	1X4N-VCQ3-2	LIBRARY-ASSORTED BOOKS	01/07/2025	179.03	.00	
130	AMERICAN LIBRARY ASSOCIAT	2025	LIBRARY - MEMBERSHIP ALA	01/16/2025	190.00	.00	
2170	MICRO MARKETING LLC	971688	LIBRARY- ASSORTED BOOKS	01/08/2025	10.65	.00	
2170	MICRO MARKETING LLC	971726	LIBRARY- ASSORTED BOOKS	01/08/2025	40.11	.00	
2170	MICRO MARKETING LLC	971795	LIBRARY- ASSORTED BOOKS	01/14/2025	76.51	.00	
2170	MICRO MARKETING LLC	971952	LIBRARY- ASSORTED BOOKS	01/16/2025	14.75	.00	
2170	MICRO MARKETING LLC	972142	LIBRARY-ASSORTED BOOKS	01/21/2025	71.32	.00	
Total 10-75-21:					998.03	.00	
10-75-28							
1300	GTELCO	2025.01.582	LIBRARY JANUARY 2025	02/01/2025	116.17	.00	
Total 10-75-28:					116.17	.00	
10-75-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	LIBRARY- MONTHLY MPS JANU	01/01/2025	420.00	.00	
Total 10-75-31:					420.00	.00	
10-75-61							
31	AMAZON BUSINESS	19J9-TFCR-L4	LIBRARY-ASSORTED BOOKS	01/21/2025	7.55	.00	
31	AMAZON BUSINESS	1W11-GK3X-Q	LIBRARY-ASSORTED BOOKS	01/22/2025	125.59	.00	
2170	MICRO MARKETING LLC	972141	LIBRARY-ASSORTED BOOKS	01/21/2025	27.86	.00	
Total 10-75-61:					161.00	.00	
10-76-30							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	RODEO-JANUARY 2025	01/14/2025	15.86	.00	
Total 10-76-30:					15.86	.00	
10-76-35							
570	CENTERFIELD CITY	2025.01	RAP TAX- JANUARY 2025	01/31/2025	3,626.64	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-76-35:					3,626.64	.00	
10-78-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	AIRPORT- JANUARY 2025	01/14/2025	347.67	.00	
Total 10-78-29:					347.67	.00	
21-2300							
4010	TAP	2024.ST	2024 SALES TAX	01/30/2025	277.07	277.07	01/30/2025
Total 21-2300:					277.07	277.07	
21-40-22							
3996	CINTAS CORPORATION	9306931565	POOL- ZOLL 3 AED AGREEMEN	01/31/2025	126.00	.00	
Total 21-40-22:					126.00	.00	
21-40-24							
590	CENTRAL UTAH PUBLIC HEALT	2025.01	POOL- SAMPLES	12/31/2024	230.00	.00	
590	CENTRAL UTAH PUBLIC HEALT	2025.02.06	POOL- SAMPLES	01/07/2025	300.00	.00	
Total 21-40-24:					530.00	.00	
21-40-25							
2480	QUENCH USA, INC	INV08443204	POOL-WATER DISPENSER 01/1	01/17/2025	39.95	.00	
Total 21-40-25:					39.95	.00	
21-40-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	POOL-JANUARY 2025	01/14/2025	1,809.65	.00	
Total 21-40-29:					1,809.65	.00	
21-40-33							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	POOL- MONTHLY MPS JANUAR	01/01/2025	240.00	.00	
Total 21-40-33:					240.00	.00	
21-40-42							
31	AMAZON BUSINESS	1GHH-LHKC-H	POOL-TEST STRIPS	01/13/2025	163.48	.00	
565	CEM AQUATICS	20500	POOL- CHEMICALS	01/10/2025	1,307.49	.00	
Total 21-40-42:					1,470.97	.00	
22-40-21							
1315	GUNNISON IMPLEMENT CO	2024.12	FIRE-FUEL	12/31/2024	70.00	.00	
1315	GUNNISON IMPLEMENT CO	2024.12	FIRE-FUEL	12/31/2024	137.96	.00	
Total 22-40-21:					207.96	.00	
22-40-25							
1315	GUNNISON IMPLEMENT CO	2024.12	FIRE-HYD FLUID, CHAIN LUBE	12/31/2024	64.33	.00	
Total 22-40-25:					64.33	.00	
22-40-28							
1300	GTELCO	2025.01.585	FIRE DEPARTMENT JANUARY 2	02/01/2025	97.54	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 22-40-28:					97.54	.00	
22-40-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	FIRE-JANUARY 2024	01/14/2025	280.94	.00	
Total 22-40-29:					280.94	.00	
22-40-70							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	FIRE- MONTHLY MPS JANUAR	01/01/2025	180.00	.00	
Total 22-40-70:					180.00	.00	
50-40-24							
1300	GTELCO	2025.01.579	PI- JANUARY 2024	02/01/2025	102.33	.00	
Total 50-40-24:					102.33	.00	
50-40-30							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	PI- MONTHLY MPS JANUARY 20	01/01/2025	135.00	.00	
Total 50-40-30:					135.00	.00	
50-40-75							
3970	BADGER METER	80184875	ORINO CELLULAR LTE SERV U	01/29/2025	163.00	.00	
Total 50-40-75:					163.00	.00	
51-81-24							
31	AMAZON BUSINESS	11NF-WG74-L1	PUBLIC WORKS- YEARLY PLAN	01/13/2025	32.94	.00	
Total 51-81-24:					32.94	.00	
51-81-25							
1315	GUNNISON IMPLEMENT CO	2024.12	WATER-FUEL	12/31/2024	185.28	.00	
2605	OTTEN AUTO WORKS	27713	WATER-97 FORD F350 FULL SE	01/27/2025	1,077.17	.00	
3595	UTAH CORRECTIONAL INDUST	RE257E00158	PUBLIC WORKS UNIFORMS	01/08/2025	501.34	.00	
Total 51-81-25:					1,763.79	.00	
51-81-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	WATER-JANUARY 2025	01/14/2025	5,729.72	.00	
Total 51-81-29:					5,729.72	.00	
51-81-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	WATER- MONTHLY MPS JANUA	01/01/2025	165.00	.00	
Total 51-81-31:					165.00	.00	
52-82-24							
3595	UTAH CORRECTIONAL INDUST	RE257E00158	PUBLIC WORKS UNIFORMS	01/08/2025	501.33	.00	
Total 52-82-24:					501.33	.00	
52-82-25							
1315	GUNNISON IMPLEMENT CO	2024.12	SEWER- FUEL	12/31/2024	185.28	.00	
2605	OTTEN AUTO WORKS	27713	SEWER-97 FORD F350 FULL SE	01/27/2025	1,077.17	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 52-82-25:					1,262.45	.00	
52-82-29							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	SEWER-JANUARY 2025	01/14/2025	114.39	.00	
Total 52-82-29:					114.39	.00	
52-82-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10678	SEWER- MONTHLY MPS JANUA	01/01/2025	135.00	.00	
Total 52-82-31:					135.00	.00	
53-83-61							
4060	PATRIOT HYDROVAC	1011	STORM DRAIN CLEANING	12/31/2024	1,000.00	.00	
Total 53-83-61:					1,000.00	.00	
Grand Totals:					142,034.56	427.35	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



City Council Meeting

January 8th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Mike Wanner

Pledge of Allegiance:

Led by Mayor Nay

Public Forum

Whites Sanitation:

Taylor White addressed the council. He stated that he likes to come to the council meeting once a year to see if there are any concerns. The council all let them know that everything has been great. They went ahead and scheduled the spring cleanup for the city. They decided on May 28th for the drop off.

Minutes

December 4th, 2024, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the December 4th, 2024, regular council meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Bills for period ending January 3rd, 2025, totaling \$1,719,351.98:

Councilor Wanner made the motion to approve the bills for the period ending January 3rd, 2025, totaling \$1,719,351.98, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

New Business

Gunnison irrigation Company Presentation- Emergency Action Plan:

Zack Jensen and Stan Jensen from the Gunnison Irrigation Company updated the City Council about the Emergency Action Plan and water monitoring systems of the company. They will be putting meters on the main ponds. They will be able to monitor and open and close them remotely. They received \$2 million in grant money to help with this project. Stan elaborated on this with the council.

Ordinances and Resolutions

Resolution 2025-01 Amending the City Fee Schedule:

Dennis Marker addressed the council. He stated that the fee schedule needs to be evaluated and updated often. The proposed amendments to the fee schedule included the following: correcting business license setup fees to match adopted ordinance language, modifying Impact and connection fees to reflect city costs for meters and installation services, zoning permit fees are updated for consistency with the recently adopted subdivision review processes, several monthly services were changed and needed to be discussed. The most significant change was the institution of a sewer rate tier system.

Councilor Wanner made the motion to approve resolution 2025-01 Amending the City Fee Schedule, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Resolution 2025-02 Amending the City Personnel Leave Policy:

Dennis Marker addressed the council. He stated that resolution 2025-02 was prepared to address inconsistencies between city FMLA policy and the related federal act. The resolution also serves to clarify policy on short absences from work, it creates a sick leave donation program and clarifies use of compensation time.

Councilor Andersen made the motion to approve Resolution 2025-02 Amending the City Personnel Leave Policy, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

Annual Open Public Meetings Training:

Public officials are required to have annual training on the open public meetings laws of the State of Utah. This training is provided by the State Auditor's office. The council stated that they will do this training in their own time.

Dennis Marker:

Public officials' day is coming up.

Sewer meeting

Master plan surface preservation treatment for the airport it will be a 90/10 split.

Will be putting out the bid process for the sewer master plan.

February 5th will be the budget retreat at The Building.

JD Bunnell:

Called on flagpole light. It should be here Thursday. He will look at what needs to be done to get it installed.

Riverwalk lights are complete.

He would like to get new Christmas lights for main street.

Valerie Andersen:

Business License renewals went out at the end of December, have received a handful back.

There was also a sponsorship paper for the independent day celebration for sponsorship opportunities.

Rural Water Conference is February 24-28, need to know who will be attending.

Due this month; yearend reports, quarterly reports, W2's.

Reports by Mayor and Council Members

Donald Childs:

The contractors will be coming in the next week or two for the meter project

Mike Wanner:

Spoke with the Church about 100 South and the water draining issues. They are hoping that they will work with them on some of these costs where a lot of the water is coming from the church parking lot.

Robert Andersen:

More LED lights have gone up at the ballpark, they should be done by the end of the week.

Councilor Wanner made the motion to go into executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

9:15 P.M. out of executive session

Councilor Wanner made the motion to go into executive session to discuss the character, professional competence, or physical or mental health of an individual, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

9:20 P.M.

Councilor Andersen made the motion to adjourn, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Approval Date: February 5th, 2025

Lori Nay, Mayor

Attest:

Valerie Andersen, City Recorder



City Council Meeting

January 22nd, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Mike Wanner, Shawn Crane, Stella Hill, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Councilor Shawn Crane

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Claudia Sanborn addressed the council. She is a chairman of the DUP cabin. She was wondering if the council would put money into the budget to help fix up the cabin. Mayor Nay stated that they would need a specific number to consider putting it into the budget. They discussed some of the specifics that would need to be assessed.

Bills for period ending January 16th, 2025, totaling \$120,735.59:

Councilor Wanner made the motion to approve the bills for the period ending January 16th, 2025, totaling \$120,735.59, Councilor Andersen seconded the motion.

Roll Call:

Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

Received final draft on OVOV plan.

John Mogle would like to expand and start using his building on main street for a small manufacturing business. They will either need to do a rezone or an amendment to the current zone.

JD Bunnell:

Bey brothers are back in town and working. They are planning on being done before the water is on this spring.

They mounted the light for the flag. They had to take the flag down because the pole had been filling with water. He has a handful of flags that need to be repaired.

Phil Herald with Rural Water is coming on Friday to see the number of organics that are going into the sewer ponds.

Reports by Mayor and Council Members

Stella Hill:

Would like public works to find the leak on main street.

Mayor Nay:

Went up to the capital today for local officials' day.

Executive Session

Councilor Crane made the motion to go into executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Andersen seconded the motion.

Roll Call:

Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

8:30 P.M. Out of executive session

Real Estate Purchase Agreement #2024-03:

On January 16, 2025, the State of Utah School and Institutional Lands Administration deeded 171 acres to Gunnison City. This was done in exchange for property within the Gunnison Innovation Park. The subject agreement serves to deed a portion of what was SITLA land to a neighboring property owner to resolve property line disputes and to acquire public utility easements for the future Tarr Canyon Well project transmission line.

Councilor Crane made the motion to approve the real estate purchase agreement 2024-03, Councilor Andersen seconded the motion.

Roll Call:

Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Establishment and Acquisition of Easements for Tarr Canyon Well Project:

Kelly Chappell, with Ensign Engineering, was present to discuss easements needed for the Tarr Canyon well project and transmission line.

Councilor Crane made the motion to approve to move forward with the Establishment and Acquisition of Easements for Tarr Canyon well Project, Councilor Wanner seconded the motion.

Roll Call:

Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Adjournment:

Councilor Crane made the motion to adjourn, Councilor Wanner seconded the motion.

Roll Call:

Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Approval Date: February 5th, 2025

Lori Nay, Mayor

Attest:

Valerie Andersen, City Recorder



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: January 21, 2025
Re: Recognition of Planning Commissioner Janelle Overly

The city would like to recognize Planning Commission Janelle Overly for her dedicated service

Janelle Overly has served on the Commission since 2016. She has been the Commission Chair for the past 3 years. Janelle asked to step down as she and her family will be moving.

Janelle diligently attended commission meetings and trainings provided by the Utah Chapter of the American Planning Association. She provided great insights into the city's zoning and development policies. She thoughtfully considered each application brought before the Commission. The following is a list of some of the policy items she was part of considering:

Our Valley Our Vision Regional Plan (2024)
Revised Legislated Subdivision Review Processes (12-2024)
Gunnison Annexation Policy Plan (12-2023)
New Development Landscape Standards (11-2023)
Multi-family Development Standards (11-2023)
Main Street Overlay Zone and Development Standards (9-2023)
RC Zone Revisions and rezonings (3-2023)
Revised Subdivision Review Processes (3-2023)
Flood Mitigation Standards (10-2022)
Accessory Dwelling Units and AirBnBs (2021)
G Hill Area Plan (2020)
Revised Subdivision Review Processes (8-2019)
2018 General Plan
Mobile Food Trucks (7-2016)

During **Janelle's** service on the Commission, she participated in reviewing:

- 46 Home Occupation Requests
- 25 Subdivisions/Lot splits resulting in 152 new housing units
- 10 new commercial business licenses and site plans including Maverik, the new State Bank of Southern Utah building, the Mid-Utah Clinic, the Gunnison Valley ambulance building, Future Comp, and the hospital's expansion.
- She also participated on the Main Street Architectural Board and played a key role in the interior design of Gunnison City Hall.



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: January 21, 2025
Re: Resolution 2025-03 Sewer Fee Updates

During the previous City Council meeting, the Council adopted a uniform rate structure for all sewer users. The rate structure is based on the metered culinary use of each customer and presumes the majority of used culinary water ends up in the city sewer system. There are a small number of agriculture operations that are connected to the city sewer system, but the majority of water is used for watering livestock and does not return to the sewer system. As such, it is proposed that the sewer rate structure include allowance for the reduction of fees charged to agriculture operations based on a lower demonstrated sewer impact relative to culinary use.

RESOLUTION 2025-03

A RESOLUTION ESTABLISHING THE FEE SCHEDULE FOR GUNNISON CITY

WHEREAS, The Gunnison City Council desires to provide citizens, business owners, and others who may utilize city services, with a schedule of fees for services and permits provided by the city; and

WHEREAS, The Gunnison City Council acknowledges that the fees required of various developers, subdividers, property owners, and citizenry of the city necessitate periodic review; and

WHEREAS, the Gunnison City Council desires to make adjustments where necessary to the Fee Schedule in order to ensure proper and adequate service to the citizens of Gunnison;

NOW THEREFORE, BE IT RESOLVED by the Gunnison City Council that the following fees shall be established for various development projects and services rendered by employees and volunteers of the City, and shall be collected by the City Recorder at the submittal of an application or request for action for which the fee has been designated herein:

PASSED by the City Council of the City of Gunnison, Utah this 8th day of January 2025.

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

Councilmember Robert Andersen ____
Councilmember Donald Childs ____
Councilmember Shawn Crane ____
Councilmember Stella Hill ____
Councilmember Michael Wanner ____



Consolidated Fee Schedule

Administration

Notary Services -	\$10.00
Returned Checks-	\$25.00
Utility Account Set Up Fee-	\$25.00

Copies

8.5 x 11 B&W / Color -	\$0.10 per page / \$0.40 per page
11 x 17 B&W / Color -	\$0.20 per page / \$0.50 per page

GRAMA Requests

First 15 min is free per state GRAMA law 536-2-203(5). Additional research may be billed according to staff hourly rates.

Animal Control

Animal Reclamation Fee

Licensed Dogs

1 st Offense-	\$25.00
2 nd Offense-	\$50.00
3 rd Offense-	\$75.00
4 th Offense-	Dog is taken from owner permanently.

Unfixed Dogs +\$25.00 to the above fee

Unlicensed Dogs +\$20.00 to the above fees

Dog License

Non-Spayed/Neutered-	\$25.00
Spayed/Neutered-	\$10.00

Business Licenses

Alcohol License (new & renewal)

Class A-	\$100.00
Class B-	\$150.00
Class C-	\$200.00
Class D-	\$200.00

Commercial - Initial License - \$90.00¹

Annual Renewal - \$50.00

Home Occupation Initial - \$40.00¹

Annual Renewal - \$25.00

Renewal Delinquency- \$25.00

Temporary Business Licenses

Single Day	\$30/day
Holiday/Seasonal Vendor	\$50
Solicitor	\$100
Event Vendor	\$TBD/event

¹ Fees for licenses issued during the first six (6) months of the year shall be for the full amount of the annual license. Fees for licenses issued during the last six (6) months of the year shall be one-half the annual fee (GCMC 4.10.050.3)

Cemetery

Purchase of Burial Right

Resident-	\$300.00
Non-Resident-	\$750.00

Transfer of Burial Rights

To Resident -	\$50.00
To Non-Resident -	\$350.00

Grave Opening and Closing

Resident-	\$250.00
Weekend or Holiday-	\$300.00
Non-Resident-	\$400.00
Weekend or Holiday-	\$500.00

Facilities and Equipment²

Heritage Hall Rental

Cleaning Deposit-	\$200.00 ³
Heritage Hall-	\$150.00
Kitchen-	\$50.00
Table clothes -	\$2 per cloth.

Park Rentals

Cleaning Deposit-	\$50.00 ³
Non-Residents	Full / Half Day \$100.00 / \$50.00
Resident	Full / Half Day \$80.00 / \$40.00

Equipment

Corn Hole-	\$10.00/Set
Volleyball-	\$40.00

Folding Chairs (fee is charged per 30 chairs used)

Renter loads and unloads -	\$40 deposit with ½ returned upon returning of chairs
City staff assist with loading and unloading -	\$20

Impact and Connection fees

The following connection and impact fees, where applicable, shall be paid prior to any metered services being turned on at a property and before the city will grant final approvals for any certificate of occupancy.

Culinary System

Meter Fee –	City cost at time of new meter installation.
Meter Installation Fee -	\$500.00
Connection Fee ⁴ -	\$1,200.00 minimum. Additional costs may be applied based on city and consultant time and materials to provide a new connection point.
Water Impact Fee -	\$3,000

² Facility and equipment fees are not charged for non-profit, philanthropic organizations or when requested for government/quasi government purposes. Cleaning deposits must still be paid for any rental.

³ Cleaning deposits may be returned in whole or in part based on completion of cleanup list items after facility use and deduction of any city costs related to additional clean up labor and materials necessary.

⁴ Connection Fees are charged to cover costs of the city adding onto or extending its system for a new user. New users located within a subdivision or development where the connections are installed by a developer are not charged this connection fee.

Water Re-Connection - \$100

Pressurized Irrigation System

Size	1-inch	Greater than 1-inch
Connection Fee ⁴	\$2,000	TBD on material prices, staff time, and availability of
Meter Fee		services at the time of meter installation.

P.I. Meter Installation- \$500.00

Roads - Road Frontage Assessment Fee⁵ - TBD by City Engineer at the time of permit application based on adjacent infrastructure, city construction standards and road plans.

Sewer

Sewer Impact Fee- \$1984.88

Sewer Inspection Fee- \$200.00

Library

Copies

Black and White- \$0.10/page

Color- \$0.40/page

Faxes- \$0.25/page

Patron Fees- \$20.00/year (All Cities excluding Gunnison, Centerfield and Fayette)

Permit Fees

Accessory Building

200+ Sq Ft.- \$100.00 Less than 200 Sq Ft.- \$25.00

Animal Management Permit- \$50.00

Appeals Requests \$1000.00

Code Amendment \$800.00

Code Interpretation- \$400.00

Conditional Use

Residential- \$800.00 + Associated Engineering Review Costs

Non- Residential- \$800.00 + Associated Engineering Review Costs

Determination of Non-Conforming/Non-Complying Structures- \$600.00

Fence Permit- \$25.00

General Plan Amendment \$800.00

P-1 Use or Site Plan Review

SF Residential- \$100.00 + Associated Engineering Review Costs

MF/Non-Residential- \$200.00 + Associated Engineering Review Costs

P-2 Use or Site Plan Review

MF Residential- \$500.00 + Associated Engineering Review Costs

Non-Residential- \$800.00+ Associated Engineering Review Costs

Sign Permit- (P1/P2/CU) \$25.00 /

Subdivision

Concept Review \$500 + Engineering Review Costs

⁵ Fee is to be calculated based on half of the required full street improvements along the frontage.

Preliminary	
Minor	\$350 + \$50/Lot + Engineering Fees
Major	\$500 + \$50/Lot + Engineering Fees
Master Planned	\$750 + \$50/lot + Engineering Review Costs
Final (fees per phase being platted)	
Minor	\$200 + Engineering Fees
Major	\$350 + \$50/Lot + Engineering Review Costs
Master Planned	\$500 + \$50/Lot + Engineering Review Costs
Temporary Use Permit-	\$150.00
Variance Application-	\$800.00
Zone Change Request -	\$800.00
Zoning Application Fee-	\$100.00

Pool

Admission		Resident ⁶		Non-Resident	
		Individual	Family ⁷	Individual	Family ⁷
	Single Day Pass	\$4.00	\$12.00	\$5.00	\$16.00
	Monthly Pass	\$40	\$100	\$50	\$150
	Annual Pass	\$200	\$300	\$350	\$500
	Seniors Discount ⁸	25%		20%	
	Summer (3 month)		\$100		\$150
	10 Punch Pass	\$25			
	20 Punch Pass	\$50		\$40	
				\$80	
Rentals					
	Party Room	\$25 / Hr.		\$30 / Hr.	
	Pool (<25 people)	\$50 / Hr.		\$60 / Hr.	
	Pool (>25 people)	\$75 / Hr.		\$100 / Hr.	
	Pool Business Rental	\$200 / 2 Hr block (Includes Wibit)		\$250 / 2 Hr block (Includes Wibit)	
	Wibit	\$100		\$100	

Special Service Monthly Fees

Local Fire Services - \$2.00

Garbage- \$17.75

Additional Cart- \$2.50

Beautification- \$3.00

Storm Drainage- \$6.00

Street Lights - \$1.00

⁶ Resident includes citizens of Gunnison and Centerfield

⁷ For purposes of applying this fee schedule, a Family shall be 4 or more persons of the same household or who are related by blood, marriage, or adoption.

⁸ Individuals who are 60+ years of age ("Seniors") may receive a discount on all pass rates as indicated for residents and non-residents. The discount only applies to individuals and may not be utilized to discount admission of other family members who do not qualify as Seniors.

Utilities

Culinary Water - Monthly

CUCF Water Rate⁹ – \$35.00 for 0-6,000 Gallons

Overage Rates

- \$1.50 per 1000 Gallons for 6,001-50,000 Gallons
- \$2.00 per 1000 Gallons for 50,001-300,000 Gallons
- \$2.50 per 1000 Gallons for 300,001-500,000 Gallons
- \$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons
- \$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons
- \$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Inside City Limits Base Rate- \$35.00 for 0-6,000 Gallons per connection

Overage Rates

- \$1.50 per 1000 Gallons for 6,001-50,000 Gallons
- \$2.00 per 1000 Gallons for 50,001-300,000 Gallons
- \$2.50 per 1000 Gallons for 300,001-500,000 Gallons
- \$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons
- \$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons
- \$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Outside City Limits Base Rate- \$42.00 for 0-6,000 Gallons

Overage Rates

- \$1.90 per 1000 Gallons for 6,001-50,000 Gallons
- \$2.50 per 1000 Gallons for 50,001-300,000 Gallons
- \$2.60 per 1000 Gallons for 300,001-500,000 Gallons
- \$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons
- \$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons
- \$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Culinary/Hydrant Use for Construction Water

- Measured through City Meter - \$1,000 refundable deposit + applicable culinary monthly base and overage rates. Monthly base rate only charged once during permitted water use.
- Measured via truck load - \$20 per truck connection.
- Penalty for use of Hydrant without prior approval - \$1,000

Pressurized Irrigation Fees

1. Private customer owner water shares, being delivered through the city system shall be assessed an annual operating and maintenance fee of \$5.00 per share. The fee may be prorated and collected monthly.
2. All City system customers shall be assessed
 - a. An annual operating and maintenance fee of \$25.00/acre. This includes the Gunnison Irrigation Company assessment and the Gunnison City operating and maintenance costs. The fee may be prorated and collected monthly.
 - b. \$6.50 per month per household with one or more connection to cover the city's obligations associated with the 2022 Irrigation Meter Revenue Bond.

⁹ The CUCF rate is established in accordance with the Direct Award Grant Agreement between Gunnison City and DFCM. This rate may not include any charges related to financing costs associated with the Tarr Canyon Well project. Operational increases are allowed in as much as the increase is uniformly applied to other system users.

3. City System customers who are served from the city owned pond will be charged
 - a. 1.00 per month per connection to pay for the construction and inclusion of Peacock Spring water in the system.
 - b. \$2.00 per month per connection to pay for the annual increase in assessments from the Gunnison Irrigation Company.
 - c. \$3.00 per month per connection to pay for operating and maintenance fees of the pressurized irrigation system.
4. Properties approved to be included in "City SID Area" per Gunnison City land use ordinance section 1630 1-C will pay an assessment fee equal to \$1,500.00 per acre.
5. After July 1, 2024, due to the cost of installing irrigation meters and lifetime replacement costs, users will be charged a meter replacement fee each month based on the size of their irrigation meter as follows: 1-inch = \$3, 1.5-inch = \$8, 2-inch = \$11, 3-inch = \$15.

Sewer Fees - Monthly

Base Rate¹⁰ - \$15 per month per connection for 0 - 6,000 Gallons

Overage Rates

\$1.50 per 1000 Gallons for 6,001-50,000 Gallons
 \$2.00 per 1000 Gallons for 50,001-300,000 Gallons
 \$2.50 per 1000 Gallons for 300,001-500,000 Gallons
 \$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons
 \$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons
 \$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Delinquency Fees- A delinquency fee shall be charged to all utility service bills not paid prior to the past due date. The amount of the fee shall be 7 percent per month for the delinquent portions of the bill.

¹⁰ The number of gallons for sewer rate calculation purposes shall be equal to the monthly culinary gallons used. The culinary gallons data is used as a reasonable approximation of proportional sewer use and not actual sewer system impacts. Where large agriculture operations, such as feedlots and dairy farms, use significantly more water than actually returns to the sewer system, the city will work with those farms to determine a reasonable monthly sewer rate based on identifiable sewer use and the adopted fee schedule. Any set agriculture use rate shall be revisited on an annual basis.



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: January 6, 2025
Re: Ordinance 2025-01 Rezoning Approximately 6 acres from RC and CC to Industrial at approximately 320 South Main Street.

The Request

Mr. Jon Mogle owns Fierce Firearms LLC, which is a firearm manufacturing business located south of Axtel. Mr. Mogle requests that Gunnison modify its land use regulations so he can bring a portion of his manufacturing business back to Gunnison, specifically to his property at 321 South Main Street where he previously operated.

The property is currently zoned R&C with Main Street Overlay standards being applicable to all new development. The current use of the property is storage for Fierce Firearms. The proposed use falls under the definition of Minor Manufacturing, which is not permitted in the R&C Zone. To accommodate the use, the city must either amend the R&C zone to allow the use or rezone the property to industrial where the use is permitted.

Action Needed

The City Council needs to review the proposed rezone request and determine if it is in the best interest of the city to approve. The Council may also consider what, if any conditions may be appropriate if the request is approved. Ordinance 2025-01 was drafted so the Council can take action on this item if they desire.

Background

The property at 321 South Main Street, was the primary location for Fierce Firearms LLC before they moved south of Axtel. Because of the length of time that the manufacturing component has been off the property and land use changes pertaining to the R&C Zone, Minor Manufacturing cannot be considered a “grandfathered” or legal nonconforming use permitted on the property. In order to facilitate the minor manufacturing return to the property there are three options: Amend the R&C Zone to permit Minor Manufacturing, amend the R&C Zone by creating a new light manufacturing use with use specific development requirements, or rezone the property to I-1 Industrial.

Each regulatory change option has different consequences within the community. The matrix attached to this memo in Exhibit A provides some ideas the Commission to considered in determining which recommendation to make to the City Council.

Standards of Review

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

	Standard
1.	The effect of the proposed amendment on the overall well-being of the city.
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.
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.

Furthermore, the purposes outlined for having land use regulations are provided in section 104 of the land use code. Those purposes against which to judge a change request are as follows:

	Land Use Regulation Purposes
1.	Guiding growth and development in an orderly manner.
2.	Providing for the implementation of the General Plan.
3.	Preserving the natural beauty and resources, including open space, wildlife habitat, clean air and water.
4.	Providing opportunities for the establishment of appropriate business activities to meet the needs of residents and others.
5.	Preventing the overcrowding of land.
6.	Reducing damage and injury from natural disasters such as fire, flood, geologic and seismic hazards, and other dangers.
7.	Directing and managing the type, distribution, and intensity of land uses and activity.
8.	Providing required public services, facilities, and amenities.
9.	Protecting landowners from potential adverse impacts from adjoining uses, and
10.	Securing economy and efficiency in the allocation and expenditure of public funds and resources.

Recommended Action

The Planning Commission reviewed the request during their January 29 meeting and forwarded a positive recommendation to the City Council for the proposed rezoning, as illustrated in Exhibit A of Ordinance 2025-01, 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.
3. The proposed request meets the review criteria outlined in Section 603 of the city's land use ordinances.

Conditions:

1. That any minor manufacturing uses within the subject rezone area must meet the review criteria outlined for conditional use permits in addition to the city's other development standards.
2. That the Main Street overlay zone requirements remain in place for the subject properties.

Land Use Purposes	Option A		Option B		Option C	
	Amend RC Zone to allow Minor Manufacturing	Rate (-3 to 3)	Rezone Property to ID	Rate (-3 to 3)	New Land Use in RC Zone/Code as a Conditional Use	Rate (-3 to 3)
Guiding growth and development in an orderly manner.	Opens door to all RC properties. Would need additional standards to control	-2	Limits potential spill and includes industrial properties in the area. Current standards to be applied.	2	Opens door to all RC properties. Conditional Use standards provide some additional control.	2
Providing for the implementation of the General Plan.						
Economic Development	Potential commercial properties lost to manufacturing. Possible impacts to existing commercial and housing values	-2	Possible impacts to existing commercial and housing values around the subject property. Very limited affect on existing operations. Doesn't encourage locating in industrial park.	-1	Potential commercial properties lost to manufacturing. Possible impacts to existing commercial and housing values	-1
Housing	Possible impacts to residential areas adjacent to manufacturing operations in other RC zone areas.	-2	Potential loss of downtown supportive housing opportunity on the property.	-1	Possible impacts to residential areas adjacent to manufacturing operations in other RC zone areas.	-2
Transportation	Potential manufacturing traffic into neighborhood areas unless very tightly controlled.	-2	Traffic impacts remain on Hwy 89	3	Potential manufacturing traffic into neighborhood areas. Conditional use provides some additional oversight.	-1
Land Use	Potential additional impacts to surrounding neighborhood areas.	-1	Limits manufacturing impacts to existing property and zoning is more consistent with existing uses.	2	Opens window for new small impact uses with tight controls.	1
OVOV	Not consistent with Core Supportive policies in that uses can become spreadout. Depends on control.	-2	Not consistent with Core Supportive housing, but does bring more economic vitality to downtown area.	0	Not consistent with Core Supportive policies in that uses can become spreadout. Depends on control.	-1
Preserving the natural beauty and resources, including open space, wildlife habitat, clean air and water.	Neutral		Neutral		Neutral	
Providing opportunities for the establishment of appropriate business activities to meet the needs of residents and others.	Possible impacts to residential areas adjacent to manufacturing operations in other RC zone areas.	-1	Limits manufacturing impacts to existing property and zoning is more consistent with existing uses (see sheet 2).	2	Opens window for new small impact uses with tight controls.	-1
Preventing the overcrowding of land.	The underlying concern is impacts to adjacent properties. This option opens the door to manufacturing impacts through entire RC zone.	-2	Limits manufacturing impacts to existing property and zoning is more consistent with existing uses (see sheet 2).	1	The underlying concern is impacts to adjacent properties. This option opens the door to manufacturing impacts through entire RC zone.	0
Reducing damage and injury from natural disasters such as fire, flood, geologic and seismic hazards, and other dangers.	Neutral		Neutral		Neutral	

Land Use Purposes	Option A		Option B		Option C	
	Amend RCZone to allow Minor Manufacturing	Rate (-3 to 3)	Rezone Property to ID	Rate (-3 to 3)	New Land Use in RCZone/Code as a Conditional Use	Rate (-3 to 3)
Directing and managing the type, distribution, and intensity of land uses and activity.	This option opens the door to manufacturing impacts through entire RCzone.	-2	Limits manufacturing impacts to existing property and zoning is more consistent with existing uses.	2	This option opens the door to manufacturing impacts through entire RCzone.	-1
Providing required public services, facilities, and amenities.	Neutral		Neutral		Neutral	
Protecting landowners from potential adverse impacts from adjoining uses, and	This option opens the door to manufacturing impacts through entire RCzone.	-2	Limits manufacturing impacts to existing property and zoning is more consistent with existing uses.	2	This option opens the door to manufacturing impacts through entire RCzone.	-1
Securing economy and efficiency in the allocation and expenditure of public funds and resources.	Neutral		Neutral		Neutral	
	Total Purpose Score	-18		12		-5
	Average Purpose Score	-1.8		1.2		-0.5
Code Amendment Criteria	Option A		Option B		Option C	
	Amend RCZone to allow Minor Manufacturing	Rate (-3 to 3)	Rezone Property to ID	Rate (-3 to 3)	New Land Use in RCZone/Code as a Conditional Use	Rate (-3 to 3)
The effect of the proposed amendment on the overall well being of the city.	This option opens the door to manufacturing impacts through entire RCzone but brings more jobs into the community.	-1	Brings more jobs into the area and limits impacts to properties already situated for manufacturing type uses. Traffic impacts are limited.	2	Brings more jobs into the area and limits impacts to properties already situated for manufacturing type uses	1
The effect of the proposed amendment on the public health, welfare, and safety.		-1		2		1
The effect of the proposed amendment on the interests of the City, and its residents.		-1		2		1
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.	All utilites are adjacent and accessible to the subject property. Potential traffic in neighborhoods would be limited by existing roads.	0	All infrastructure is available and access is directly to Hwy 89 for trucks.	3	All utilites are adjacent and accessible to the subject property. Potential traffic impacts can be mitigated with Conditional Use	1
Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	Proposal is consistent with neighboring uses, but future proposals on properties closer to R-2 may not be appropriate	-1	Restricts use to properties already utilized for industrial purposes.	3	Conditional use process provides additional compatability review criteria	2
The suitability of the properties for the uses and activities proposed.		3		3		3
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.	See General Plan notes under Purpose statements	-1.8	See General Plan notes under Purpose statements	0.6	See General Plan notes under Purpose statements	-0.8
	Total Criteria Score	-2.8		15.6		8.2
	Average Criteria Score	-0.4		2.228571		1.17145

ORDINANCE 2025-01

AN ORDINANCE REZONING APPROXIMATELY 6 ACRES FROM COMMERCIAL (RC AND CC) TO INDUSTRIAL (I-1) AT 320 SOUTH MAIN STREET, PROVIDING FOR CODIFICATION, INCLUSION IN THE MUNICIPAL CODE, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Gunnison City is a fifth class city of the state of Utah; and

WHEREAS, Cities in the State of Utah are authorized to enact Land Use Regulations in order to promote and protect the health, safety and welfare of the community; and

WHEREAS, the Gunnison City Planning Commission reviewed the proposed rezoning and after a properly noticed public hearing, which was conducted on January 29, 2025, has forwarded a positive recommendation for the zoning map change to the City Council; and

WHEREAS, The City Council has determined that the proposed amendment will promote and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE GUNNISON CITY COUNCIL THAT:

Section I. Amendments Adopted. The City zoning map shall be amended as provided in Exhibit A of this Ordinance and the Main Street Overlay Zone shall remain in effect on the subject properties. Furthermore, any Minor Manufacturing uses on the subject properties shall be reviewed against the Conditional Use impact requirements in addition to the city's other development standards.

Section II. Contrary Provisions Repealed. Any and all other provisions of the Gunnison City Municipal Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section III. Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Municipal Code of Gunnison City, Utah as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section IV. Severability. If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section V. Posting and Effective Date. Prior to 5:00 p.m. on Feb. 6, 2025, the City Recorder shall: (a) deposit a copy of this ordinance in the official records of the City; and (b) post a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on Feb. 6, 2025.

ADOPTED AND PASSED by the City Council of the City of Gunnison, Utah this 5th day of February, 2025.

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

Councilmember Robert Andersen	_____
Councilmember Donald Childs	_____
Councilmember Shawn Crane	_____
Councilmember Stella Hill	_____
Councilmember Michael Wanner	_____

Properties Being Rezoned



Fierce Firearms Rezone Proposal

Current Zoning: RC w/ Main Street Overlay

Proposed Zone: I-1 w/ Main Street Overlay

Acres: 6.3 +/-

Properties: 7

