



CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **7:00 pm, on Wednesday, March 5, 2025, 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 Council)
5. Minutes
 - a. February 19, 2025, Regular Council Meeting Pgs 2-5
6. Bills for the period ending February 28, 2025, totaling \$66,768.30 Pgs 6-10
7. New Discussion and Possible Action Items
 - a. Kaylee Hill Request for Economic Assistance Pg 11
 - b. Sale of Public Right-of-Way at 300 East 200 South Pgs 12-13
 - c. Upcoming Grant Applications and Match Requirements Pg 14
8. Previous Business
 - a. 300 South Right of Way Survey Pg 15
9. Resolutions and Ordinance
 - a. Ordinance 2025-02 Rezoning 0.6 acres at 115 W. 500 S. from Rural Residential (RR) to Industrial (I-1) Pgs 16-20
 - b. Resolution 2025-05 Requesting Amendments to Utah Inland Port Authority Project Area Pgs 21-24
10. Reports of Officers, Staff, Boards and Committees
11. Reports by Mayor and Council Members
12. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
13. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
14. 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



City Council Meeting

February 19th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Stella Hill, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Councilor Stella Hill.

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Jeremy Vincent was coach of the year, and the swimming team won 2A State Swim Championships. Jeremy and some of the boys came to the council and went over their accomplishments for the season.

Minutes

February 5th, 2025, Council Work Meeting:

Councilor Wanner made the motion to approve the minutes for February 5th, 2025, council work meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

February 5th, 2025, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for February 5th, 2025, regular council meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Bills for period ending February 17th, 2025, totaling \$778,442.68:

Councilor Wanner made the motion to approve the bills for the period ending February 17th, 2025, totaling \$778,442.68, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Public Hearings

Budget Adjustment Hearing:

Councilor Hill made the motion to open the budget adjustment hearing, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Dennis Marker addressed the public and the council. He went over what needed to be adjusted for the current budget at the 6-month mark.

Councilor Hill made the motion to close the budget adjustment hearing, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Discussion and Possible Action Items

Sale of Public Right-of-Way along 300 East:

Dennis Marker addressed the council. He spoke with them regarding a boundary line issue with a home located along 300 East. The property owner was sold part of the City right-of-way. The title company is trying to get the amount of land that he owns straightened out and that he has the correct property boundaries.

Sales of Surplus Property:

Councilor Andersen made the motion to approve the Sale of Surplus Property to Ace Allred, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Ordinances and Resolutions

Resolution 2025-04 Amendments to the FY 2024-2025 Budget:

Councilor Wanner made the motion to approve Resolution 2025-04 Amendments to the FY 2024-2025 Budget, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

Vern Miller:

Debbie Greener is the new planning and zoning Chair.

Went over some of the recent things with Our Valley Our Vision.

Dennis Marker:

The County is wanting a small stakeholder group for Gunnison to help spotlight South Sanpete. They would like this group together by the beginning of March.

The Planning Commission will have a public hearing on a rezoning. The Picketts are wanting to add storage units for large items.

Applied for a conditional use permit with the county for the well. It was approved.

Following several bills with the legislature right now.

JD Bunnell:

Crack sealing is going in on the east side. He is hoping to rotate from east to west every other year.

Working on the irrigation valves at the pond. The new ones came this week.

Irrigation meters are going in and it's going well.

Met with most of the owners on the west side that they are trying to get easements from.

Got the results back on the DOD's for the sewer ponds. They are very high. They will have to separate it into two ponds.

Reports by Mayor and Council Members

Mike Wanner:

Trying to get funding for the road that will lead to the bike race trail. They were approved to get \$7500 from Sanpete County, JD getting materials that will be donated from Hales.

Stella Hill:

The library has changed their hours on Friday, to 11-5 instead of 1-7. New part time worker Ora Gonzalez.

Robert Andersen:

They should have a new person in place for the ballfield for the concessions by the end of the week. They have received some great applications.

Mayor Nay:

Dennis Frandsen has access to ulite stone. She would like to pay her \$500. It needs to be taken by March 5th.

Getting Main Street America group together. It is a 4-point program. They are going to focus on promotion and creating a more vibrant downtown.

Councilor Hill 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.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

8:45 P.M. out of executive session

Adjournment:

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

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Approval Date: March 5th, 2025

Lori Nay, Mayor

Attest:

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	2025.02.23	02/10/2025-02/23/2025	02/23/2025	4,888.77	.00	
Total 10-2221:					4,888.77	.00	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2025.02.23	LIABILITIES-RETIREMENT PAYA	02/23/2025	4,055.15	.00	
Total 10-2225:					4,055.15	.00	
10-2229							
4067	SUN LIFE	2025.03	JAN FEB MARCH 2025	02/18/2025	1,018.50	.00	
Total 10-2229:					1,018.50	.00	
10-2231							
4003	PEHP FLEX	2025.02.25	02/10/2025-02/23/2025	02/23/2025	194.23	.00	
Total 10-2231:					194.23	.00	
10-2232							
2390	PEHP LTD PROGRAM	2025.02.23	LIABILITIES-2/10/25-2/23/25	02/23/2025	91.28	.00	
Total 10-2232:					91.28	.00	
10-42-24							
3849	TAMI LARSON	2025.02	COURT-OFFICE EXPENSE REP	02/01/2025	239.41	.00	
Total 10-42-24:					239.41	.00	
10-42-31							
4065	KELLY PATINO	2025.02.25500	COURT- INTERPRETER FEE	02/20/2025	41.00	.00	
Total 10-42-31:					41.00	.00	
10-42-40							
3615	UTAH STATE TREASURER	2025.01	COURT-JANUARY 2025	01/31/2025	1,608.68	.00	
Total 10-42-40:					1,608.68	.00	
10-49-21							
2855	SANPETE MESSENGER	2025.02	SANPETE MESSENGER SUBSC	02/24/2025	59.14	.00	
Total 10-49-21:					59.14	.00	
10-49-24							
31	AMAZON BUSINESS	1KD4-K66F-C1	ADMIN- EMBOSSING SEALING	02/04/2025	7.64	.00	
31	AMAZON BUSINESS	1KD4-K66F-C1	ADMIN- SHIPPING	02/04/2025	10.49	.00	
31	AMAZON BUSINESS	1L63-9VR9-KT	ADMIN-OFFICE SUPPLIES	02/18/2025	69.13	.00	
Total 10-49-24:					87.26	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-49-60							
31	AMAZON BUSINESS	1KD4-K66F-C1	ADMIN- WELLNESS	02/04/2025	15.58	.00	
1650	GUNNISON FLORAL	1000011712	ADMIN- BIRTHDAY BALLOONS,	02/12/2025	53.60	.00	
Total 10-49-60:					69.18	.00	
10-51-26							
4031	AM/PM KEYS	2024.12.31	CITY HALL- REKEY OUTSIDE O	02/01/2025	215.00	.00	
Total 10-51-26:					215.00	.00	
10-51-40							
31	AMAZON BUSINESS	1P3T-KXCT-G	CITY HALL- CLEANER, GARBAG	02/18/2025	136.44	.00	
Total 10-51-40:					136.44	.00	
10-56-37							
4064	KALEB AUSTIN	2026.D	FOURTH OF JULY- DEPOSIT FO	02/05/2025	500.00	.00	
4066	MUSIC FOR GOOD LLC	2026.D	FOURTH OF JULY DEPOSIT FO	02/21/2025	650.00	.00	
Total 10-56-37:					1,150.00	.00	
10-57-20							
2685	ROCKY MOUNTAIN POWER	2025.01.66589	FIRE DISTRICT FEE	02/06/2025	15.15	15.15	02/18/2025
Total 10-57-20:					15.15	15.15	
10-60-25							
2555	RASMUSSEN'S ACE HARDWAR	2025.01	SHOP	01/31/2025	23.18	.00	
Total 10-60-25:					23.18	.00	
10-70-25							
735	COLONIAL FLAG & SPECIALTY	0229846	FLAGS	01/28/2025	3,325.50	.00	
2555	RASMUSSEN'S ACE HARDWAR	2025.01	PARKS	01/31/2025	35.09	.00	
2555	RASMUSSEN'S ACE HARDWAR	2025.01	PARKS	01/31/2025	9.28	.00	
Total 10-70-25:					3,369.87	.00	
10-70-40							
1315	GUNNISON IMPLEMENT CO	2025.01	PARKS CEMETERY FUEL	01/31/2025	104.33	.00	
Total 10-70-40:					104.33	.00	
10-75-21							
2170	MICRO MARKETING LLC	973930	LIBRARY-	02/11/2025	141.97	.00	
2170	MICRO MARKETING LLC	974173	LIBRARY-	02/13/2025	23.77	.00	
2170	MICRO MARKETING LLC	974257	LIBRARY-	02/18/2025	15.57	.00	
2170	MICRO MARKETING LLC	974263	LIBRARY-	02/18/2025	73.80	.00	
Total 10-75-21:					255.11	.00	
10-75-61							
31	AMAZON BUSINESS	1C3H-MG1P-X	LIBRARY-ASSORTED BOOKS	02/19/2025	17.61	.00	
31	AMAZON BUSINESS	1QAT-HXHL-H	LIBRARY-ASSORTED BOOKS	02/18/2025	76.40	.00	
31	AMAZON BUSINESS	1YF1-KH6G-X4	LIBRARY-ASSORTED BOOKS	02/23/2025	150.08	.00	
2170	MICRO MARKETING LLC	974099	LIBRARY-	02/11/2025	186.27	.00	
2170	MICRO MARKETING LLC	974216	LIBRARY-	02/18/2025	14.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2170	MICRO MARKETING LLC	974591	LIBRARY-	02/20/2025	54.08	.00	
Total 10-75-61:					499.15	.00	
10-76-35							
570	CENTERFIELD CITY	2025.02	RAP TAX- FEBRUARY 2025	02/21/2025	4,091.00	.00	
Total 10-76-35:					4,091.00	.00	
10-78-65							
4063	KIRK JENSEN	059937	AIRPORT- MANLIFT	01/07/2025	240.00	.00	
Total 10-78-65:					240.00	.00	
21-40-22							
3996	CINTAS CORPORATION	5252403720	POOL- HARD SERFACE DISINF	02/04/2025	7.15	.00	
Total 21-40-22:					7.15	.00	
21-40-24							
2555	RASMUSSEN'S ACE HARDWAR	2025.01	POOL	01/31/2025	9.52	.00	
Total 21-40-24:					9.52	.00	
21-40-25							
2480	QUENCH USA, INC	INV08569254	POOL-WATER DISPENSER 02/1	02/17/2025	39.95	.00	
Total 21-40-25:					39.95	.00	
21-40-26							
1330	GUNNISON MARKET	2025.01.27	POOL- ENERGY DRINKS	01/27/2025	47.52	47.52	02/18/2025
Total 21-40-26:					47.52	47.52	
21-40-40							
2555	RASMUSSEN'S ACE HARDWAR	2025.01	POOL	01/31/2025	34.43	.00	
Total 21-40-40:					34.43	.00	
22-40-21							
1315	GUNNISON IMPLEMENT CO	2025.01	FIRE-FUEL	01/31/2025	104.33	.00	
Total 22-40-21:					104.33	.00	
22-40-22							
1330	GUNNISON MARKET	2025.01.27	FIRE	01/27/2025	19.16	19.16	02/18/2025
3065	SOUTH SANPETE PACK	29985	FIRE- STEAK JANUARY 2025	01/27/2025	456.28	.00	
Total 22-40-22:					475.44	19.16	
22-40-25							
1315	GUNNISON IMPLEMENT CO	2025.01	FIRE- SERVICE FORD EDGE	01/31/2025	93.50	.00	
Total 22-40-25:					93.50	.00	
51-81-23							
1631	JD BUNNELL	2025.02	RURAL WATER CONFERENCE	02/20/2025	150.00	150.00	02/21/2025
3730	WYATT SCOTT	2025.02	RURAL WATER- MILAGE REIMB	02/20/2025	278.74	278.74	02/21/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3730	WYATT SCOTT	2025.02	RURAL WATER- PER DIEM	02/20/2025	131.00	131.00	02/21/2025
Total 51-81-23:					559.74	559.74	
51-81-24							
2445	POSTMASTER	2025.2	WATER-FEBRUARY 2025 STATE	02/28/2025	314.07	314.07	02/28/2025
Total 51-81-24:					314.07	314.07	
51-81-25							
625	CHEMTECH-FORD, INC	25A1799	WATER- BOD, PH	02/05/2025	171.00	.00	
625	CHEMTECH-FORD, INC	25A2001	WATER- BOD, PH	02/05/2025	114.00	.00	
625	CHEMTECH-FORD, INC	25A2208	WATER- BOD, PH	02/06/2025	114.00	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	WATER-FUEL	01/31/2025	185.48	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	SEWER- FUEL	01/31/2025	185.47	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	SEWER LAGOON- HOSE	01/31/2025	7.08	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	BACKHOE TIRE	01/31/2025	191.00	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	WATER- BACK UP LAMP	01/31/2025	22.01	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	FINANCE CHARGE	01/31/2025	16.79	.00	
1315	GUNNISON IMPLEMENT CO	2025.01	CREDIT MEMO	01/31/2025	19.50-	.00	
875	MADSEN EXCAVATION, LLC.	1914	DRAIN ROCK, CRUSHED ROAD	02/06/2025	269.75	.00	
2115	MASTER METER, INC.	278790	WATER-ANNUAL EXTENDED W	02/01/2025	11,474.00	.00	
Total 51-81-25:					12,731.08	.00	
51-81-33							
2750	RURAL WATER ASSOCIATION O	23642	WATER- ANNUAL CONFERENC	01/21/2025	390.00	.00	
Total 51-81-33:					390.00	.00	
51-81-77							
1063	ENSIGN	117444	TARR CANYON WELL PLANNIN	02/20/2025	27,470.00	.00	
1070	ETJ LAW, INC.	2962	SITLA LAND PURCHASE, WATE	02/21/2025	455.00	.00	
Total 51-81-77:					27,925.00	.00	
52-82-25							
2555	RASMUSSEN'S ACE HARDWAR	2025.01	SEWER LAGOON	01/31/2025	5.58	.00	
2555	RASMUSSEN'S ACE HARDWAR	2025.01	SEWER LAGOON	01/31/2025	29.16	.00	
2750	RURAL WATER ASSOCIATION O	24156	SEWER LAGOON- COMPOSITE	02/03/2025	700.00	.00	
Total 52-82-25:					734.74	.00	
52-82-33							
2750	RURAL WATER ASSOCIATION O	23642	SEWER- ANNUAL CONNFEREN	01/21/2025	850.00	.00	
Total 52-82-33:					850.00	.00	
Grand Totals:					66,768.30	955.64	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

----- Forwarded message -----

From: **Kaylee Hill** <summertheatregv@gmail.com>

Date: Thu, Jan 30, 2025 at 2:54 PM

Subject: Kaylee H. City council meeting

To: val@gunnisoncity.org <val@gunnisoncity.org>

Hey Val :)

I will be asking the council for start up funding for my summer camp.

The Summer Youth Theatre Intensive is a week long program for 1st-12th graders. During the week, the kids learn about many aspects of theatre, like acting, costume design, and stage management, to gain interest and promote confidence through performing arts.

This year, we are doing 3 tracks: SYTI, SYTI Jr, and Backstage Basics. SYTI is for middle school and high school aged students. SYTI Jr is for elementary aged students. Both of these tracks focus on the performance aspect while Backstage Basics (for high school age) focuses on everything that happens behind the scenes.

Thank you!
Kaylee Hill

--

Valerie Andersen

City Recorder

Work 435-528-7969

Cell 435-704-1866

https://ci3.googleusercontent.com/mail-sig/AlorK4y_6dEhLhEHhKb-8jqvn5pZflYulJ81sA-vkD30CPWxH3rAShYBgFCgqDwDITW7--mM9puufU



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 28, 2025
Re: Sale of Public Right-of-Way at 300 East 200 South

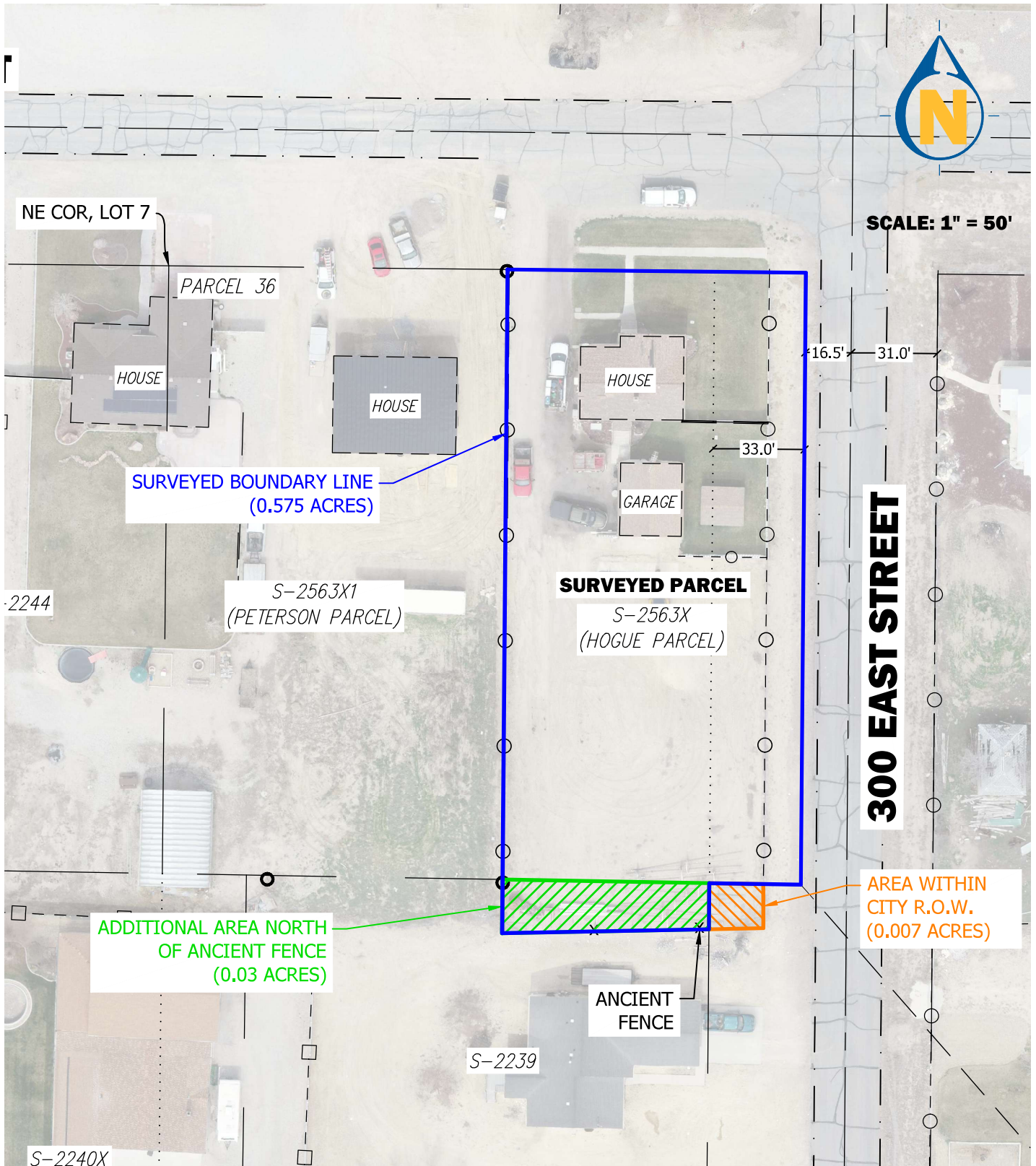
Ms. Sara Bouley, representing Mr. Herman Hogue who lives on the southwest corner of 300 East 200 South, is requesting the City consider selling additional street right-of-way to Mr. Hogue (see attached map). The acreage requested is 0.007 acres or approximately 305 square feet. The subject property is within the current fence line of the Hogue property improvements.

The subject property meets the definition of “Non-significant Parcel of Real Property” under Gunnison City Code, §3.60.020. This means that the Council may declare the parcel as Non-Significant and authorize the City Administrator to dispose of it by sale, trade, lease, sub-lease or other means as determined by the Council.

For the Council’s Information, a Significant Parcel of Real Property is defined as

A parcel of real property that is larger than 5,000 square feet in size or that has a fair market value in excess of \$50,000. The following parcels of real property are excluded from the definition of “significant parcel of real property”, even if they meet the size or valuation standards set forth above:

- (i) Parcels disposed of by the City as part of a boundary line agreement or adjustment.
- (ii) Parcels created by a right-of-way vacation or an easement vacation.
- (iii) Parcels that are undevelopable unless combined with an adjacent parcel. A parcel will be considered to be undevelopable if it cannot be developed as an independent parcel due to City ordinance requirements or due to the physical characteristics of the parcel.
- (iv) Parcels acquired by eminent domain or other means if the City is statutorily or contractually obligated to first offer the parcel to a specific party, provided that the parcel is offered, sold, or conveyed to the party holding the right to acquire the parcel.



Entellus™

1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

HOGUE PROPERTY

ACTION LAW

294 EAST 200 SOUTH STREET

PARCEL #2563X

LOCATED IN THE SW 1/4 OF SECTION 16, T.19S., R.1E., S.L.B.&M.
GUNNISON CITY, SANPETE COUNTY, UTAH

DRAWN:

CES

06/25/2024

PROJECT:

1050052

SURVEY 1050052.dwg

EXB (1)

BNDY LINE EXHIBIT



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: January 21, 2025
Re: Upcoming Grant Applications

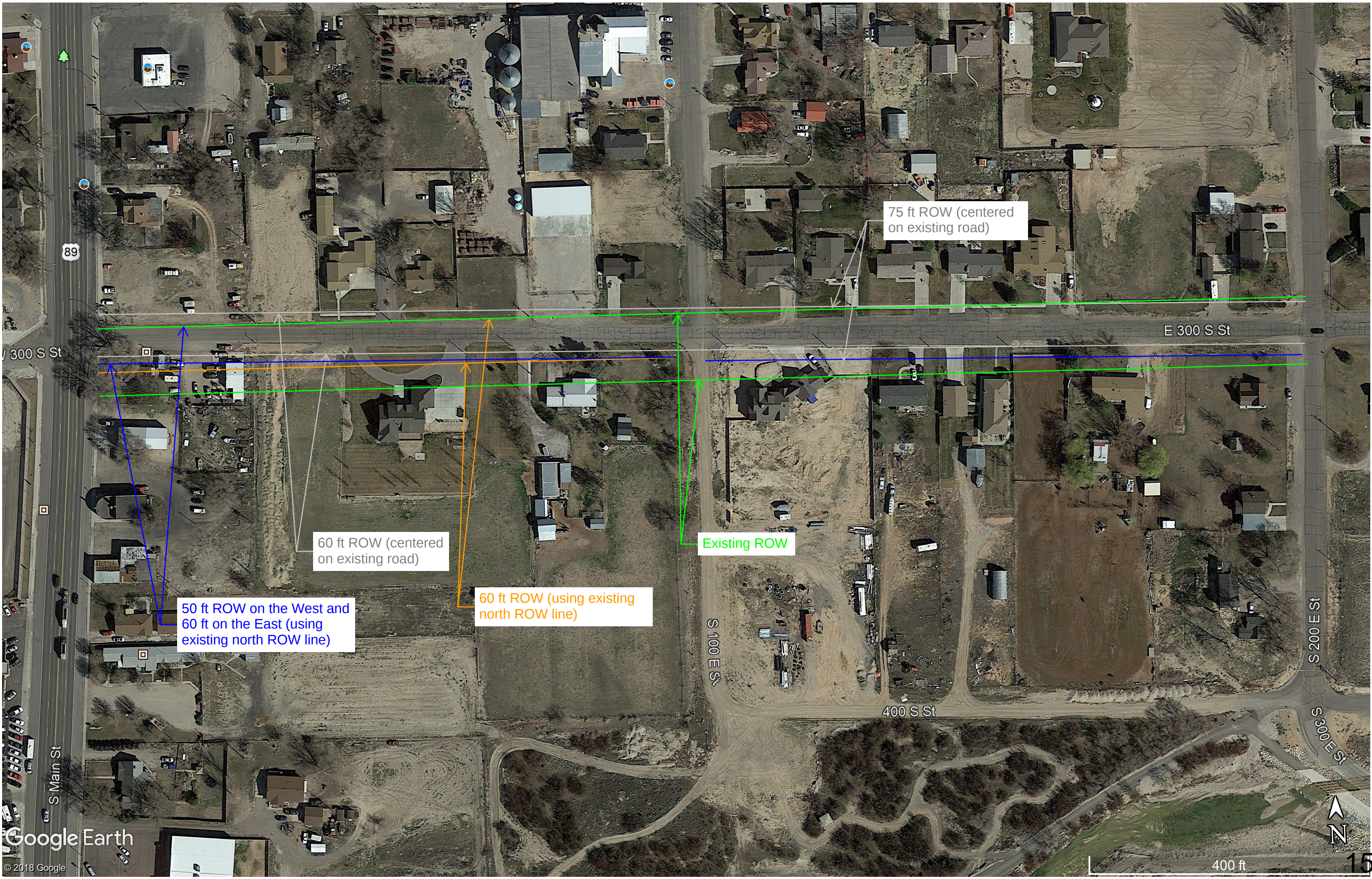
City staff are working to prepare three grant applications for recreation purposes:

State of Utah UORG – Mini Recreation Grant
State of Utah RTP - Community Parks and Recreation Grant (CPR)
State of Utah UORG – Recreation Restoration Infrastructure.

The intended use of these grant funds is as follows:

Project	Grant Name	Award Potential	Project Cost	Requesting	Matching
NICA Parking Area	UORG Mini	\$5k-30k	\$66,000	\$30,000	Min. 30% Required. (20k) \$7.5k County \$5.7k Hales \$3.5k Christensen (Currently \$20k short to fund project if awarded grant)
Sport Court and Bathrooms	Recreation Restoration Infrastructure	\$250,000	\$450,000	\$250,000	Min. 30% Required. (\$135k) 4 th Auction \$XX City \$200,000?
200 West Trail Connection – Planning and Design	RTP / CPR	\$5k-200k	\$50,000	\$30,000	Min. 30% Required (\$15k) City \$20,000?

It is proposed that the Council discuss these three grants and related matching funds and then motion to authorize the City Administrator to submit the applications consistent with Council direction.



75 ft ROW (centered on existing road)

E 300 S St

60 ft ROW (centered on existing road)

50 ft ROW on the West and 60 ft on the East (using existing north ROW line)

60 ft ROW (using existing north ROW line)

Existing ROW

S 100 E St

400 S St

S 200 S

S 300 E St



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 28, 2025
Re: Ordinance 2025-02 Rezoning Approximately 0.6 acres from Rural Residential (RR) to Industrial (I-1) at 115 West 500 South.

The Request

Mr. Justin Pickett requests that Gunnison modify its zoning map so he can construct an RV/Boat storage facility on a portion of his farm located at 115 West 500 South. The property is currently zoned Rural Residential (RR) where self-storage facilities are not permitted. The zoning needed for the proposed use is Industrial (I-1). The current use of the property is agriculture. The proposed storage facility would be located on the northeast corner of the field where no growing activities occur due to irrigation limitations.

The Planning Commission reviewed this proposal during their February 25, 2025 meeting where they conducted a public hearing in accordance with State law 10-9a. The following standards, found within the Gunnison City Land Use Code were considered by the Commission.

	Standard	Proposal considerations
1.	The effect of the proposed amendment on the overall well-being of the city.	A small RV/Boat storage facility will have little impact on the overall community by itself, but because it is a complimentary use to a larger farming operation, it will enable the agricultural use to remain solvent for a longer time. Supporting and finding ways to sustain the area agriculture operations is a major goal of the general plan and Our Valley Our Vision.
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 proposed is expected to have negligible impact on city services.
5.	Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	The adjacent property to the east is the Silver Oasis senior housing development. City landscape standards require industrial uses to provide a 10' landscape buffer along residential property lines. This will need to be provided as part of the site

		approval process. No buffering, other than required setbacks, is necessary along adjacent farming boundaries. Our Valley Our Vision indicates that this property would be on the fringe of commercial areas and residential uses. An RV/Boat storage facility has little noise, light, or air pollution and can provide a “good neighbor” buffer between future residential areas and the commercial areas closer to Main Street.
6.	The suitability of the properties for the uses and activities proposed.	The property is generally flat and appears to have no limiting site characteristics for the proposed construction. However, as a new industrial use, development will need to comply with the city setback and landscaping standards. It is unclear where the south side of the 500 South right-of-way boundary is relative to the proposed development. The public ROW and landscaping requirements may pinch the area available for the new building. A survey of the property should be conducted to determine actual available area for development.
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.	As noted above, the proposal would support a local agriculture operation, it would improve an underutilized piece of property, and would be reviewed under the city’s development standards for compliance with all applicable laws.

Recommended Action

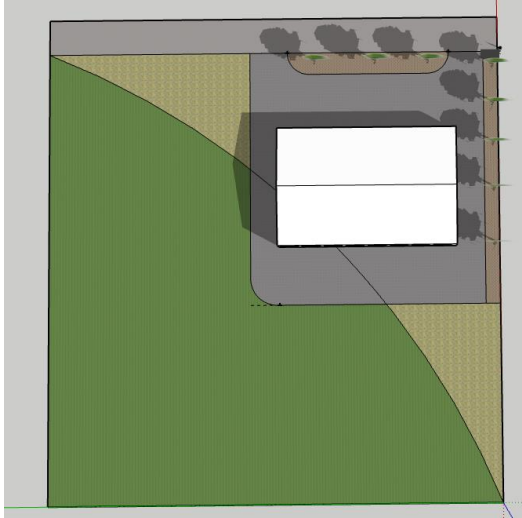
The Planning Commission forwarded a positive recommendation to the City Council for the proposed rezoning, as illustrated in Exhibit A of Ordinance 2025-02, based on the following findings and conditions:

Findings:

1. The Planning Commission has authority to review all amendments to city land use regulations.
2. The proposed rezoning facilitates an agriculture supportive use and improves an underutilized piece of property. The proposal supports economic and land use goals of the city’s general plan.
3. The proposal meets or can meet the review criteria outlined in Section 603 of the city’s land use ordinances.

Conditions:

1. That a survey of the property be conducted by the applicant to determine the south right-of-way extents of 500 South and by extension the necessary setback requirements for the proposed development.
2. That the zoning only change when application is made for the intended RV/Boat storage.
3. That the applicant complete a site plan and building permit review process with the Technical Review Committee and obtain the necessary permits for construction through Sanpete County.



Figures clockwise from top left: Concept layout of proposed RV/Boat storage facility on the Pickett property. Aerial image of the property showing adjacent residential “round house.” Oblique view of building concept with required landscape buffers in the I-1 zone.

ORDINANCE 2025-02

AN ORDINANCE REZONING APPROXIMATELY 0.6 ACRES FROM RURAL RESIDENTIAL (RR) TO INDUSTRIAL (I-1) AT 115 WEST 500 SOUTH, 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 February 25, 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, subject to the following conditions being met:

1. That a survey of the property be conducted by the applicant to determine the south right-of-way line of 500 South and any subdivision of the property comply with the city's subdivision review processes.
2. That the zoning change when application is made for the intended RV/Boat storage, which shall be within one year of this ordinance adoption or this approval shall become null.
3. That the applicant complete a site plan and building permit review process with the Technical Review Committee for the storage facility and obtain the necessary permits for construction through Sanpete County.
4. That the I-1 zone be adopted over the proposed 16-bay RV/Boat Storage site, which may be larger than 0.6 acres with surrounding parking, drive aisles, and landscaping.

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 March 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 March 6, 2025.

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

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

Councilmember Robert Andersen

Councilmember Donald Childs

Councilmember Shawn Crane

Councilmember Stella Hill

Councilmember Michael Wanner

ORDINANCE 2025-02 EXHIBIT A



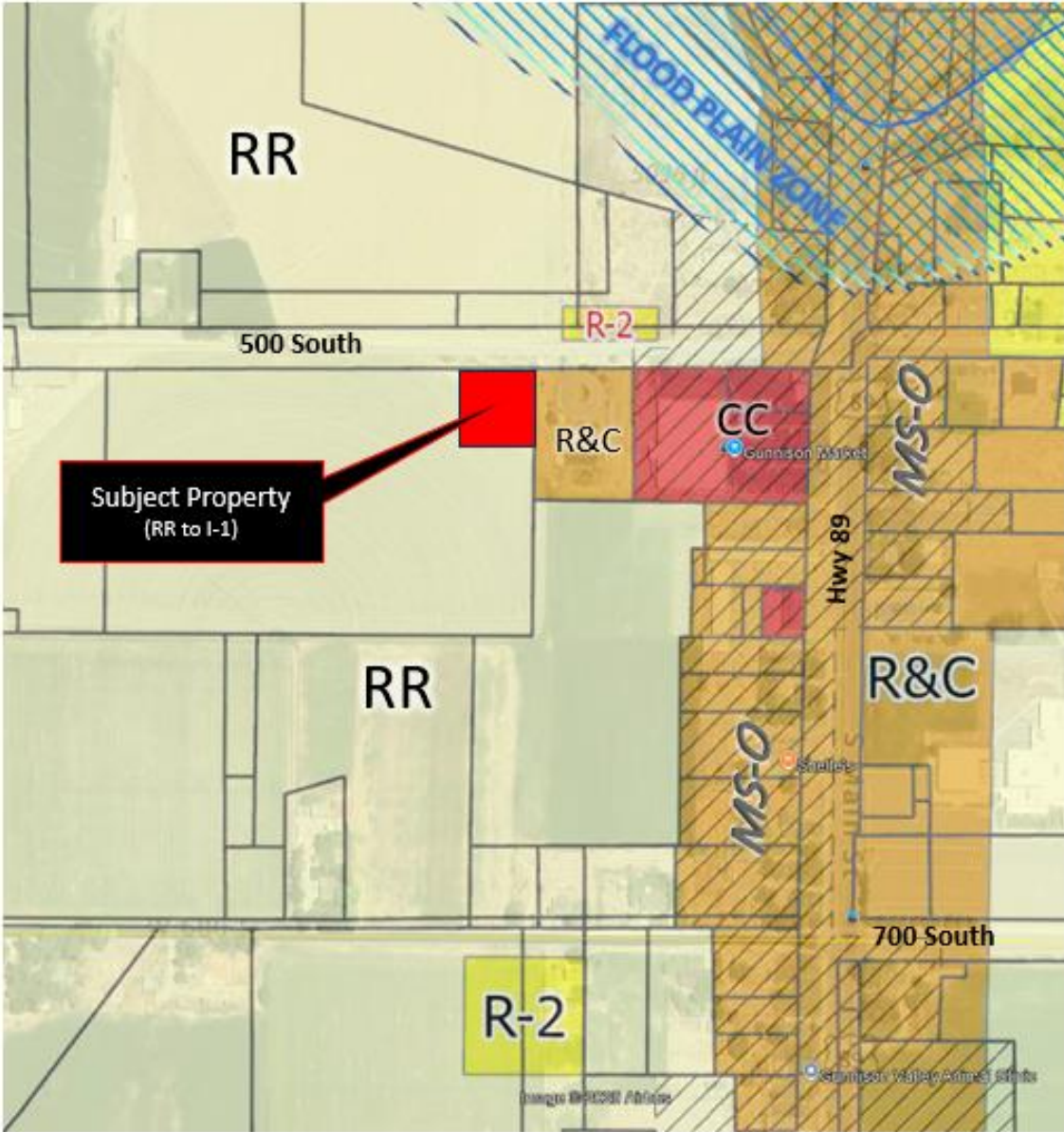
Pickett RV Storage Rezone

Current Zoning: Rural Residential (RR)

Proposed: Industrial (I-1)

Acres: 0.6 +/-

Properties: 1





Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 28, 2025
Re: Resolution 2025-05 Amending the Gunnison Inland Port Project Area

The Request

The Gunnison Innovation Park is part of the Utah Inland Port Authority (UIPA) Skyline Corridor area. The intent of being part of the UIPA area is to begin capturing Tax Increment or “Tax Differential” to help build more infrastructure.

When Proteor moved its operations into the Future Comp building, it made significant improvements to the building and they brought additional machinery into the County. All of these changes will increase the taxable value of the property, and with it the ability for UIPA to capture the difference in taxes so that other improvements can be made in the park.

Resolution 2025-05 authorizes UIPA to begin capturing the tax differential from the future comp property that will be reflected in the 2025 tax year. It is not known at this time how much differential will result from the Proteor move, but if the city waits to create the differential baseline until next year, the differential opportunity will be gone until other developments are constructed.

Jenna Draper, the regional representative for the Skyline Corridor Project Area will be available to answer any questions the Council may have on this matter.

RESOLUTION NO. 2025-05

TRIGGER RESOLUTION FOR SKYLINE CORRIDOR INDUSTRIAL PARK PROJECT AREA

WHEREAS, Utah Code Chapter 58, Part 6, authorizes the Utah Inland Port Authority to utilize money from property tax differential;

WHEREAS, on October 7, 2024, the Utah Inland Port Authority Board adopted the Skyline Corridor Project Area Plan;

WHEREAS, the Skyline Corridor Project Area Plan authorizes the UIPA board to designate a trigger date for the collection of the general tax differential by resolution;

WHEREAS, Utah Code Chapter 58 permits UIPA to adopt multiple trigger dates for different properties with unique parcel numbers within the Project Area; and

WHEREAS, UIPA desires to establish 2025 as the trigger date for the parcel indicated in Attachment A within the Project Area;

NOW THEREFORE BE IT RESOLVED BY THE GUNNISON CITY COUNCIL:

1. Tax year 2025 is established as Year One for Skyline Corridor Project parcel indicated in Attachment A.
2. The UIPA staff is directed to notify Sanpete County officials of this action and triggering the collection of the tax differential for the aforementioned parcels.
3. The Sanpete County Assessor, Sanpete County Auditor, and the Sanpete County Treasurer are requested to begin the calculation, collection, and disbursement of the Tax Differential in accordance with the Project Area Plan and Budget and applicable state law.
4. This resolution is effective immediately.

PASSED by the City Council of the City of Gunnison, Utah this 5th day of March 2025.

By: _____
Lori Nay, Mayor

ATTEST:

By: _____
Gunnison City Staff

Attachment A

Sanpete County Parcel ID S-2577

