



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday, March 26, 2025**, 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. Minutes from February 25, 2025 Meeting
6. Discussion and Possible Action Items
 - a. Home Occupation – Ashley's Flower Farm @ 150 East 200 South
 - b. Home Occupation – Pro Stripe Joey Crane @ 60 North 450 West
 - c. Gunnison General Plan Amendment
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: March 22, 2025
Re: Home Occupation at 150 East 200 South
Action Type: Administrative

Zoned: R-2

Action Needed:

The Planning Commission is the Land Use Authority for all Home Occupation licenses and must review proposals for approval, approval with conditions, or denial based on the city's adopted review standards.

The Request

Mrs. Ashley Sanderson, who lives at 150 East 200 South, would like to operate a home-based flower growing and bouquet business. The following information was provided about the business:

What began as a passionate hobby for Ashley has evolved into a thriving business. In August 2023, she started selling flower bouquets on Facebook Marketplace, receiving enthusiastic feedback that has fueled her growth. This year, Ashley made her business official and plans to expand and increase flower accessibility for the community.

The business plan for Ashley's Flower Farm is to bring more beauty to Gunnison Valley and surrounding areas. She provides high quality specialty flowers like dahlias, tulips, peonies and many more among a list of 40-50 different flower varieties.

This year Ashley plans to sell flowers to local florists, and through local markets. She also sells bouquet subscriptions, dahlia tubers in the spring, DIY buckets of blooms, and custom arrangements. Customers can order through her website ashleysflowerfarm.com, as well as through social media, email and messenger.

Every flower and greenery utilized to craft her stunning arrangements are grown on their .65 acre property. With a focus on sustainability, Ashley and her husband, David, have

implemented drip irrigation systems which has significantly decreased their overall water consumption.

Right now there is no plan to host gatherings on their property. If there is enough interest, Ashley may consider having a "Bouquet Making Night" once or twice in the late summer. The guest list would be limited to 30 people or less and would be held in their backyard.

Standards of Review

The standards for the Commission to use in reviewing a request for a Home Occupation are as follows:

Standard	Proposal Status
Compliance with all city ordinances (§4.10.070.3)	No violations of city ordinances have been identified on the subject property.
No unlawful activities are being conducted or permitted on the premises (§4.10.070.5)	The home is used for single family residential uses which are permitted. No unlawful activity is known to be conducted on the property.
The premises and/or the business is maintained in a legal, orderly, sanitary, non-hazardous manner (§4.10.070.5)	No violations of city ordinances have been identified on the subject property.
The home occupation is clearly incidental to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit or any legal accessory building or structure. (§1702.1)	The applicant's business operations at the site will include back office operations and the growing and harvesting of plants for ornamental products. The growing operations are done within the framework of the applicant's yard landscaping.
If the home occupation will be conducted within a dwelling, the entrance to the home occupation from outside shall be the main entrance or the same entrance used by the residents of the dwelling unit, except when required to be otherwise by the Fire Authority, Board of Health, or other public agency with authority (§1702.2)	Visitors into the home will use the primary entrance, but more likely to walk into the rear yard area where plants will be grown.
The physical appearance, traffic, and other activities in connection with the home occupation are not contrary or in conflict with the purposes of the Zoning District in which the dwelling unit is located (§1702.3).	All growing activities are currently done behind the front of the house, but would be customary in front of the home as flower gardens around residential dwellings.
If the home occupation will be conducted within a dwelling, no more than twenty-five (25%) of the ground floor area of the dwelling unit is used for the home occupation (§1702.4)	No more than a small office area is anticipated.
All activities associated with the home occupation shall be conducted entirely within the dwelling unit,	Due to the agricultural nature of this application and its scale, it will not be conducted "entirely

or legal accessory building or structure, and shall be conducted by the residents of the dwelling only (§1702.5)	within the dwelling or accessory building or structure”. As such, <u>the proposal cannot comply with these two provisions</u> and would need to be rejected by the Planning Commission. At the same time, Section 4.10.030.1 of the Gunnison Municipal Code provides that the City Council can grant an exception from business requirements if a proposal includes an “agricultural enterprise producing commodities for sale on the premises.”
All activities associated with the home occupation must be conducted within the dwelling unit or legal accessory building or structure (§1702.6)	
The home occupation contains no facilities for the display of goods or merchandise. Any sale of goods or services shall be an incidental part of the home occupation (§1702.7)	Each of the applicant’s flower beds is a display of the goods for sale, but such are incidental to the property for residential purposes.
No commercial vehicles are used except one (1) delivery vehicle which does not exceed three-fourth (3/4) ton rated capacity (§1702.8).	No commercial vehicles are anticipated.
The home occupation shall maintain a valid Gunnison City business license (§1702.9)	If approved, this condition will need to be met unless waived by the City Council.

Recommended Action:

It is recommended that the Planning Commission deny the request for a flower growing businesses at 150 East 200 South, based on the following findings and conditions:

Findings:

1. The Gunnison Land Use Code provides standards for reviewing home occupation applications.
2. The home occupation review standards require all business operations to be conducted within the dwelling or legal accessory structures on an applicant’s property.
3. The proposed business operations cannot be contained within the dwelling or accessory structures due to the agricultural nature of the business.





Ashley's Flower Farm

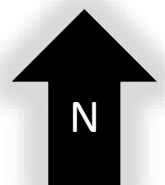
New Home Occupation Application

Location: 150 East 200 South

Zone: R-2

Permitted Use: P2

Acres: 0.61





Memorandum

To: Planning Commission

From: Dennis L. Marker, City Administrator

Date: March 26, 2025

Re: Home Occupation at 60 North 450 West

Zoned: R-2

Action Type: Administrative

Action Needed:

The Planning Commission is the Land Use Authority for all Home Occupation licenses and must review proposals for approval, approval with conditions, or denial.

The Request

Mr. Joey Crane, who lives at 60 North 450 West, would like to operate his parking lot striping and line marking services from his home. Mr. Crane submitted the following narrative for the Commission to consider.

At ProStripe, my mission is to provide high-quality, professional parking lot striping and line marking services that enhance safety, organization, and aesthetic appeal for businesses, municipalities, and property owners. I am committed to delivering durable, precise, and compliant striping solutions that help improve traffic flow, reduce accidents, and ensure clear guidance for both drivers and pedestrians. My goal is to build lasting relationships with our clients by providing exceptional service, reliability, and attention to detail.

The business will operate on-site at client locations requiring line striping services. As a result, there will be no direct customer interaction at the company's physical location.

The company's primary asset is the Graco LineLazer 3900 Model V line striper.

Transportation will primarily be handled using a pickup truck, with plans to acquire a small, enclosed trailer for enhanced mobility and equipment security.

Standards of Review

The standards for the Commission to use in reviewing a request for a Home Occupation are as follows:

Standard	Proposal Status
Compliance with all city ordinances (§4.10.070.3)	No violations of city ordinances have been identified on the subject property.
No unlawful activities are being conducted or permitted on the premises (§4.10.070.5)	The home is used for single family residential uses which are permitted. No unlawful activity is known to be conducted on the property.
The premises and/or the business is maintained in a legal, orderly, sanitary, non-hazardous manner (§4.10.070.5)	No violations of city ordinances have been identified on the subject property.
The home occupation is clearly incidental to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit or any legal accessory building or structure. (§1702.1)	The applicant's business operations at the site will include back office operations and storage of equipment inside a hauling trailer not out of character with other residential properties in the area.
If the home occupation will be conducted within a dwelling, the entrance to the home occupation from outside shall be the main entrance or the same entrance used by the residents of the dwelling unit, except when required to be otherwise by the Fire Authority, Board of Health, or other public agency with authority (§1702.2)	The current, residential entrances will be used although no client visits are anticipated.
The physical appearance, traffic, and other activities in connection with the home occupation are not contrary or in conflict with the purposes of the Zoning District in which the dwelling unit is located (§1702.3).	No painting will occur at the home. All jobs are done off-site. Interaction with clients is expected over the phone or digital mediums and not expected at the home.
If the home occupation will be conducted within a dwelling, no more than twenty-five (25%) of the ground floor area of the dwelling unit is used for the home occupation (§1702.4)	No more than a small office area is anticipated.
All activities associated with the home occupation shall be conducted entirely within the dwelling unit, or legal accessory building or structure, and shall be conducted by the residents of the dwelling only (§1702.5)	All business activities will be conducted by the property owner and will be within the home or the proposed hauling trailer on-site. It is unknown if some external processes may be needed to clean equipment and dispose of company waste materials.
All activities associated with the home occupation must be conducted within the dwelling unit or legal accessory building or structure (§1702.6)	
The home occupation contains no facilities for the display of goods or merchandise. Any sale of goods or services shall be an incidental part of the home occupation (§1702.7)	No outdoor display of goods is anticipated. The applicant's vehicle and utility trailer will likely have incidental logos or other identifying elements on them.
No commercial vehicles are used except one (1) delivery vehicle which does not exceed three-fourth (3/4) ton rated capacity (§1702.8).	The applicant is proposing to use their personal vehicles and one company utility trailer.

The home occupation shall maintain a valid Gunnison City business license (§1702.9)	If approved, this condition will need to be met.
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Recommended Action:

It is recommended that the Planning Commission grant approval of the requested business operations based on the following findings and conditions:

Findings:

1. The business location does or can comply with all city ordinances prior to operation.
2. The premises are generally maintained in a legal, orderly, sanitary, non-hazardous manner.

Conditions:

1. That the business owners fully comply with all home occupation standards of the city.
2. That any waste products or materials generated by the business be properly disposed of in accordance with city waste management regulations.





Pro Stripe

New Home Occupation Application

Location: 60 North 450 West

Zone: R-2

Permitted Use: P2

Acres: 0.61

