



CITY COUNCIL SPECIAL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **7:00 pm, on Wednesday, April 9, 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. March 5, 2025, Regular Council Meeting Pgs 2-6
 - b. March 19, 2025, Regular Council Meeting Pgs 7-10
 - c. March 26, 2025, Special Council Meeting Pgs 11-13
6. Bills for the period ending April 9, 2025, totaling \$285,351.66 Pgs 14-22
7. New Discussion and Possible Action Items
 - a. Agricultural Business License Exemption – Ashley's Flower Farm Pgs 23-27
 - b. Fence Encroachment at 250 N. 420 West Pg 28
 - c. 600 North Road Dedication Plat for Industrial Park Pg 29
8. Previous Business
 - a. Concept Development at 200 East Hwy 89 Pgs 30-33
9. Reports of Officers, Staff, Boards and Committees
 - a. DUP Cabin Pgs 34-36
 - b. Tentative 2025-2026 Budget Preparations
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

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 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

March 5th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Dennis Marker

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Claudia Sanborn addressed the council. She stated that they are trying to get money to help with the cabin at the park. She went over some grant opportunities that they are trying to get. She also went over some of the improvements they would like to make and the costs of them. Denise Frandson shared some of the relics that they had been collecting for the museum.

Minutes

February 19th, 2025, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the February 19th, 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: abstain, Hill: Yes, Andersen: Yes

Bills for period ending February 28th, 2025, totaling \$667,768.30:

Councilor Crane made the motion to approve the bills for the period ending February 8th, 2025, totaling \$667,768.30, Councilor Andersen seconded the motion.

Roll Call:

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

GVPD Chief Jason Adamson:

Went over the statistical report for February 2025.

New Discussion and Possible Action Items

Kaylee Hill Request for Economic Assistance:

Kaylee Hill Grassi addressed the council. She runs a weeklong summer camp for kids to learn about the arts and theatre. The Summer Youth Theatre Intensive is a weeklong 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, they 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 tracks focus on the performance aspect while Backstage Basics (for high school age) focuses on everything that happens behind the scenes. She stated she is asking for around \$500-\$1,000 to help with this camp. She is currently a theatre student at UVU. She went over all the details of her camp with the council. Mayor Nay said they would like to donate \$600.

Sale of Public Right-of-Way at 300 East 200 South:

Ms. Sara Bouley contacted Dennis Marker. She represents Mr. Herman Hogue who lives on the southwest corner of 300 East 200 South. She is requesting the City consider selling additional streets right-of-way to Mr. Hogue. Dennis displayed a map showing Mr. Hogue's property. 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.

Councilor Hill made the motion to make the sale of the public right-of-way at 300 East 200 South for fair market value, Councilor Crane seconded the motion.

Roll Call:

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

Previous Business

300 South Right-of-Way Survey:

Mr. Marker facilitated a discussion about property boundaries along 300 South between Main Street and 200 East. Development pressure in the area necessitates the corridor right-of-way to be redesigned. Private improvements along the road have encroached into the city's original 99' wide ROW. The Council discussed options and procedures to redesign the road as a 50' or 60' ROW. The Council directed staff to seek bids for the survey work.

Upcoming Grant Applications and Match Requirements:

Mr. Marker reviewed four upcoming grant opportunities with the City Council. Each grant will require the city to match the funds. He is preparing applications to seek funding for reconstruction of the old skate park for pickleball and basketball courts, design funding to connect the asphalt trail from 300 North to the G Hill trailhead, and additional funding for improvements to the NICA racecourse parking and access. The city's match for the grants would be nearly \$130,000 cash, plus in-kind labor. The city could solicit private donations to help defray the cash match.

Councilor Crane made the motion to move forward with the grant applications, Councilor Andersen seconded the motion.

Roll Call:

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

Ordinances and Resolutions

Ordinance 2025-02 Rezoning 0.6 acres at 115 West 500 South from Residential to Industrial:

Justin Pickett requested 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 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. They forwarded a positive recommendation to the council.

Councilor Hill made the motion to approve Ordinance 2025-02 Rezoning 0.6 acres at 115 West 500 South from residential to industrial, Councilor Wanner seconded the motion.

Roll Call:

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

Resolution 2025-05 Requesting Amendments to Utah Inland Port Authority Project Area:

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 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. Jenna Draper addressed the council. She stated that Gunnison needs to trigger the parcels that are included in the project area.

Councilor Wanner made the motion to approve Resolution 2025-05 Requesting Amendments to Utah Inland Port Authority Project Area, Councilor Andersen seconded the motion.

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

Central Utah Counseling center submitted their building plans. He is working on getting a review committee together.

Heating system for the pool back in working order.

They had a meeting with SITLA and went over the property trade that they made and would like access through City property into their land.

The CIB is asking for three possible projects that they will want to do over the next few years.

Reports by Mayor and Council Members

Donald Childs:

Tim Christensen asked why he had to have a meter. He is not on Gunnison water and is on the farm system.

Shawn Crane:

He would like the stop and yield signs to be more consistent throughout town.

Stella Hill:

The library is getting ready for summer reading.

Mayor Nay:

Will have motocross riders again for the Independence Day Celebration for \$4500

Councilor Crane 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, Crane: Yes, Hill: Yes, Andersen: Yes

10:18 P.M. out of executive session

Councilor Carne made the motion to authorize the Mayor to move in the direction discussed in executive session, Councilor Wanner seconded the motion.

Roll Call:

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

Adjournment:

Councilor Andersen made the motion to adjourn

Roll Call:

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

Approval Date: April 9th, 2025

Lori Nay, Mayor

Attest:

Valerie Andersen, City Recorder



City Council Meeting

March 19th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Mayor Lori Nay

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Carlton Jensen addressed the council. He is going to be writing informational articles for the Gunnison Gazette. He stated that he thinks that the City needs to focus on making Main street safer. Hed thinks that making the speed limit the same all the way through Centerfield and Gunnison and making crosswalks.

Bills for period ending March 14th, 2025, totaling \$365,135.04:

Councilor Childs made the motion to approve the bills for the period ending March 14th, 2025, totaling \$365,165.04, Councilor Wanner seconded the motion.

Roll Call:

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

New Discussion and Possible Action Items

Presentation by Jones & DeMille Regarding Sanpete County US-89 Trail

Feasibility Study:

Jones & DeMille Engineering is working with Sanpete Cycling to study a trail system that will connect from the south Sanpete County border to the north. Representatives Micklane Farmer and Mathew Lenhart of the consulting firm presented their findings to the City Council on the project and public involvement.

Contract for Airport Engineering Services with JUB Engineering:

Mayor Nay stated that an Engineer of Record is required for each airport to receive state and federal dollars. The Engineer of Record for the Salina-Gunnison Airport (44U) retired in 2024. An advertisement for airport engineering services was published in January and closed February 28. The advertisement was sent to consulting firms who have already been approved by the State of Utah Aeronautical Division to perform such services. Although the advertisement was sent to six firms, J-U-B Engineers was the only responsive firm. It is proposed that the Gunnison and Salina City Councils respectively authorize J-U-B Engineers to act as the 44U Engineer of Record and approve an engineering service agreement for the same. Projects that J-U-B Engineers will be expected to help with are on the following page. Each of the listed projects will require state and possibly federal oversight. Funding for the projects will need to be coordinated with the state and the cities to ensure budgets reflect match requirements. Gunnison's proportional cost of these projects is expected to be less than \$20,000 and is already in the draft budget for FY 2025-2026

Councilor Wanner made the motion to accept the contract for Airport Engineering Service with JUB Engineering, Councilor Andersen seconded the motion.

Roll Call:

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

Previous Business

300 South Right-of-Way Survey Work:

Dennis Marker addressed the council. He stated that at the last council meeting the City Council requested bids be obtained for survey services along the 300 South between Main Street and 200 East. Three engineering firms were invited to attend a pre-bid meeting held on March 12 in City Hall. Two firms attended the meeting and submitted bids. Those firms include Ensign Engineering and Sunrise Engineering. Their bids are attached behind this memo. City staff recommends the Council authorize Ensign Engineering to proceed with the 300 South right-of-way survey work as outlined in the following memo for the cost of \$1,810.

Councilor Crane made the motion to authorize Ensign Engineering to proceed with the 300 South right-of-way survey as discussed, Councilor Wanner seconded the motion.

Roll Call:

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

Pressurized Irrigation Meter Project – Installations South of San Pitch River:

The City Council, during the previous Council meeting, discussed the need to install pressurized irrigation meters on service connections south of the San Pitch River. Discussion on this point

has occurred before and the Council's previous aim was to save money in the project and not install meters south of the river. Kelly Chappell telephoned in to this meeting to report on the project funding status and the implications of installing meters south of the river at this point in the project.

Councilor Crane made the motion to not install meters south of the river at this time, Counselor Hill seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Greg Rosenvall- Gunnison Valley Hospital Board Director:

New services that the hospital is providing are EMG's, new ENT Dr, on call oncology services will be starting soon. They have been using the new MRI unit for a couple of months. New Manti and Salina clinic, Ephraim clinic under construction, extension of daycare. It is almost complete. Dr Batian and Dr Vail are both retiring. In great financial position and operating in the black.

Dennis Marker:

Received money from the county to help with the NICA parking lot.

Application will be going to the state for the OHV fund

USDA application that was submitted to help with costs of the Tarr Canyon well was denied

JD Bunnell:

Valves are installed at the irrigation pond. Peacock Springs is starting to fill up the pond.

Looking to put water into the system around the middle of April.

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:

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

8:45 P.M. out of executive session

5 Min recess

8:50 P.M. Councilor Crane made the motion to go into an executive session to discuss the character, professional competence, or physical or mental health of an individual, Councilor Andersen seconded the motion.

Roll Call:

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

10:40 P.M. out of executive session

Adjournment:

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

Roll Call:

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

Approval Date: April 9th, 2025

Lori Nay, Mayor

Attest:

Valerie Andersen, City Recorder



Special City Council Meeting

March 26th, 2025

City Council Chambers, 38 West Center

At 3 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Lori Nay, Stella Hill, Robert Andersen via phone call

Invocation/Inspirational Thought:

Given by Councilor Mike Wanner

Pledge of Allegiance:

Led by Mayor Nay

Roll Call:

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

3:08 P.M. Councilor Shawn Crane arrived

Ordinances and Resolutions

Ordinance 2025-03 Establishing a Director of Finance for the City with Related Duties:

Mayor Stated that they wanted to revamp and separate duties. Dennis Marker addressed the council. He stated that with state law they are allowed to separate financial duties from the City recorder and to have a Director of Finance. He discussed financial related code amendments that were being proposed. Which included establishing a Director of Finance, as well as changes in duty for the City Recorder and the City Treasurer and establishing duties for the Director of Finance.

Councilor Wanner made a motion to approve Ordinance 2025-03 Establishing a Director of Finance for the City with Related Duties, Councilor Childs seconded the motion.

Roll Call:

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

Resolution 2025-06 Amending the Personnel Policy to Include Additional Job

Descriptions:

Dennis Marker addressed the council. He went over the changes to the personnel policy that added additional job descriptions.

Councilor Crane made a motion to approve Resolution 2025-06 Amending the Personnel Policy to Include Additional Job Descriptions, Councilor Wanner seconded the motion.

Roll Call:

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

Executive Session:

Councilor Crane 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, Crane: Yes, Hill: Yes, Andersen: Yes

5:10 P.M. out of executive session

New Discussion and Possible Action Items

City Financial Assistant Position:

The council directed Mayor Nay to move ahead with the finance assistant position.

Director of Finance Designation:

Councilor Crane made a motion to appoint K&C CPA as Director of Finance for the City, Councilor Andersen seconded the motion.

Roll Call:

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

Adjournment:

Councilor Crane made the motion to adjourn.

Roll Call:

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

Approval Date: April 9th, 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	2025.03.28	03/15/2025-03/28/2025	03/28/2025	4,648.42	4,648.42	04/03/2025
Total 10-2221:					4,648.42	4,648.42	
10-2223							
4010	TAP	2025.Q1	SWT 01/01/2025-03/30/2025	03/31/2025	7,214.85	7,214.85	04/03/2025
Total 10-2223:					7,214.85	7,214.85	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2025.03.23	LIABILITIES-RETIREMENT PAYA	03/23/2025	4,062.10	4,062.10	04/03/2025
Total 10-2225:					4,062.10	4,062.10	
10-2229							
4067	SUN LIFE	2025.04	APRIL 2025	03/20/2025	339.50	339.50	04/03/2025
Total 10-2229:					339.50	339.50	
10-2231							
4003	PEHP FLEX	2025.03.23	03/10/2025-03/23/2025	03/23/2025	194.23	194.23	04/03/2025
2385	PUBLIC EMPLOYEES HEALTH	506596	LIABILITIES-APRIL 2025	03/15/2025	13,012.11	13,012.11	04/03/2025
Total 10-2231:					13,206.34	13,206.34	
10-2232							
2390	PEHP LTD PROGRAM	2025.03.23	LIABILITIES-03/10/2025-03/23/20	03/23/2025	88.40	88.40	04/03/2025
Total 10-2232:					88.40	88.40	
10-41-21							
3839	STATE BANK OF SOUTHERN UT	2025.02	ZOOM- FEBRUARY 2025	02/25/2025	15.99	15.99	03/21/2025
Total 10-41-21:					15.99	15.99	
10-41-24							
3839	STATE BANK OF SOUTHERN UT	2025.02	EL MEXICANO	02/25/2025	307.76	307.76	03/21/2025
Total 10-41-24:					307.76	307.76	
10-41-31							
1795	Keddington & Christensen LLC	5214.	COUNCIL- FEBRUARY 2025	03/18/2025	272.28	272.28	04/03/2025
Total 10-41-31:					272.28	272.28	
10-41-61							
1330	GUNNISON MARKET	2025.03	COUNCIL RETREAT	03/11/2025	213.71	213.71	04/03/2025
Total 10-41-61:					213.71	213.71	
10-42-28							
1300	GTELCO	2025.03.580	COURT- MARCH 2025	04/01/2025	99.34	99.34	04/03/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-42-28:					99.34	99.34	
10-42-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	COURT- MARCH 2025	04/01/2025	130.00	130.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	22.46	22.46	03/21/2025
Total 10-42-31:					152.46	152.46	
10-43-31							
1063	ENSIGN	118206	CENTRAL UTAH COUNCELING	03/27/2025	1,250.00	1,250.00	04/03/2025
Total 10-43-31:					1,250.00	1,250.00	
10-49-21							
3839	STATE BANK OF SOUTHERN UT	2025.02	UAPT- SPRING CONFERENCE	02/25/2025	175.00	175.00	03/21/2025
Total 10-49-21:					175.00	175.00	
10-49-23							
3839	STATE BANK OF SOUTHERN UT	2025.02	ADMIN- HOTEL I&A	02/25/2025	1,159.04	1,159.04	03/21/2025
3900	VALERIE ANDERSEN	2025.04	RECORDER- PER DIEM FOR A&	03/31/2025	239.00	239.00	04/03/2025
Total 10-49-23:					1,398.04	1,398.04	
10-49-24							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	ADMIN	03/10/2025	2.56	2.56	04/03/2025
Total 10-49-24:					2.56	2.56	
10-49-34							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	RECORDER- MARCH 2025	04/01/2025	275.00	275.00	04/03/2025
1795	Keddington & Christensen LLC	5214.	RECORDER- FEBRUARY 2025	03/18/2025	1,203.86	1,203.86	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	25.95	25.95	03/21/2025
Total 10-49-34:					1,504.81	1,504.81	
10-49-41							
5	A TO Z GLASS, INC	7435	ADMIN- ROCK CHIP REPAIR FO	03/25/2025	74.52	74.52	04/03/2025
Total 10-49-41:					74.52	74.52	
10-49-60							
1330	GUNNISON MARKET	2025.03	ADMIN	03/11/2025	16.27	16.27	04/03/2025
Total 10-49-60:					16.27	16.27	
10-51-25							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	CITY HALL	03/10/2025	2.17	2.17	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	CITY HALL	03/10/2025	4.49	4.49	04/03/2025
Total 10-51-25:					6.66	6.66	
10-51-26							
1905	LABOR COMMISSION	25U000000041	CITY HALL - BOILER INSPECTIO	04/01/2025	120.00	120.00	04/03/2025
1140	MOUNTAIN ALARM FIRE	5945939	CITY HALL-MARCH 2025	03/01/2025	64.31	64.31	04/03/2025
2410	PETERSON REFRIGERATION &	2025.03	CITY HALL- UPGRADE PROGRA	03/10/2025	1,064.05	1,064.05	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	ADA SIGN FACTORY	02/25/2025	114.00	114.00	03/21/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-51-26:					1,362.36	1,362.36	
10-51-28							
1300	GTELCO	2025.03.578	CITY HALL- MARCH 2025	04/01/2025	133.11	133.11	04/03/2025
Total 10-51-28:					133.11	133.11	
10-51-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	CITY HALL- FEBRUARY 2025	03/07/2025	851.71	851.71	04/03/2025
Total 10-51-29:					851.71	851.71	
10-51-40							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	CITY HALL	03/10/2025	76.90	76.90	04/03/2025
Total 10-51-40:					76.90	76.90	
10-52-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	SHOP- FEBRUARY 2025	03/13/2025	260.61	260.61	04/03/2025
Total 10-52-29:					260.61	260.61	
10-54-28							
1300	GTELCO	2025.03.581	POLICE- MARCH 2025	04/01/2025	157.57	157.57	04/03/2025
Total 10-54-28:					157.57	157.57	
10-56-37							
3839	STATE BANK OF SOUTHERN UT	2025.02	CANVA	02/25/2025	30.00	30.00	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	QR CODE CREATOR	02/25/2025	29.95	29.95	03/21/2025
Total 10-56-37:					59.95	59.95	
10-57-20							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	FIRE DISTRICT FEE- FEBRUAR	03/13/2025	100.00	100.00	04/03/2025
2685	ROCKY MOUNTAIN POWER	2025.03.66589	FIRE DISTRIC	03/07/2025	5.00	5.00	04/03/2025
Total 10-57-20:					105.00	105.00	
10-60-25							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	STREETS	03/10/2025	7.49	7.49	04/03/2025
Total 10-60-25:					7.49	7.49	
10-60-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	STREETS- FEBRUARY 2025	03/13/2025	604.91	604.91	04/03/2025
Total 10-60-29:					604.91	604.91	
10-70-25							
3952	WILKINSON SUPPLY	478003	PARKS-/CEMETERY- MOWER M	03/28/2025	2,062.59	2,062.59	04/03/2025
Total 10-70-25:					2,062.59	2,062.59	
10-70-26							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	SHOP	03/10/2025	8.09	8.09	04/03/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-70-26:					8.09	8.09	
10-70-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	PARKS-CEMETERY- FEBRUARY	03/13/2025	246.81	246.81	04/03/2025
Total 10-70-29:					246.81	246.81	
10-70-50							
4069	HALL'S HOMES, BUILDING AND	1068	BALLPARK- STORAGE CANOPY,	04/01/2025	22,948.65	22,948.65	04/03/2025
Total 10-70-50:					22,948.65	22,948.65	
10-70-51							
135	ANDY COX ELECTRIC LLC	02487	BALLPARK- NEW LIGHTS WIRIN	03/10/2025	3,184.00	3,184.00	04/03/2025
Total 10-70-51:					3,184.00	3,184.00	
10-75-21							
31	AMAZON BUSINESS	1HD7-RL3K-3L	LIBRARY-ASSORTED BOOKS	03/29/2025	46.56	46.56	04/03/2025
31	AMAZON BUSINESS	1HH3-FM4C-H	LIBRARY-ASSORTED BOOKS	04/02/2025	158.44	158.44	04/03/2025
31	AMAZON BUSINESS	1LNG-D94F-6	LIBRARY-ASSORTED BOOKS	03/17/2025	10.95	10.95	04/03/2025
31	AMAZON BUSINESS	1LNR-M63P-M	LIBRARY-ASSORTED BOOKS	04/02/2025	28.00	28.00	04/03/2025
31	AMAZON BUSINESS	1LP9-VHKC-G	LIBRARY-ASSORTED BOOKS	04/02/2025	28.69	28.69	04/03/2025
31	AMAZON BUSINESS	1MK1-RJK1-7	LIBRARY-ASSORTED BOOKS	03/17/2025	149.11	149.11	04/03/2025
31	AMAZON BUSINESS	1QKK-WGJM-	LIBRARY-ASSORTED BOOKS	04/02/2025	40.29	40.29	04/03/2025
31	AMAZON BUSINESS	1R33-4L1F-9K	LIBRARY-ASSORTED BOOKS	03/10/2025	70.96	70.96	04/03/2025
31	AMAZON BUSINESS	1R4D-RVTG-M	LIBRARY-ASSORTED BOOKS	03/12/2025	198.92	198.92	04/03/2025
31	AMAZON BUSINESS	1T33-F6GK-C	LIBRARY-ASSORTED BOOKS	03/31/2025	83.37	83.37	04/03/2025
2170	MICRO MARKETING LLC	520851	LIBRARY-ASSORTED BOOKS	03/18/2025	74.61	74.61	04/03/2025
2170	MICRO MARKETING LLC	976315	LIBRARY-ASSORTED BOOKS	03/13/2025	165.07	165.07	04/03/2025
2170	MICRO MARKETING LLC	976502	LIBRARY-ASSORTED BOOKS	03/18/2025	15.57	15.57	04/03/2025
2170	MICRO MARKETING LLC	977201	LIBRARY-ASSORTED BOOKS	03/25/2025	47.55	47.55	04/03/2025
3833	OVERDRIVE, INC	01506CO2508	LIBRARY-AUDIOBOOKS	03/17/2025	292.98	292.98	04/03/2025
3833	OVERDRIVE, INC	01506CO2509	LIBRARY-AUDIOBOOKS	03/25/2025	228.00	228.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	LIBRARY-KINDLE	02/25/2025	12.80	12.80	03/21/2025
Total 10-75-21:					1,651.87	1,651.87	
10-75-23							
515	CAROLYN CHILDS	2025.03	LIBRARY- MILEAGE REIMBURS	03/24/2025	214.20	214.20	04/03/2025
Total 10-75-23:					214.20	214.20	
10-75-28							
1300	GTELCO	2025.03.582	LIBRARY- MARCH 2025	04/01/2025	108.77	108.77	04/03/2025
Total 10-75-28:					108.77	108.77	
10-75-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	LIBRARY- MARCH 2025	04/01/2025	420.00	420.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	39.54	39.54	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	LIBRARY- BACK GROUND CHE	02/25/2025	15.00	15.00	03/21/2025
Total 10-75-31:					474.54	474.54	
10-75-61							
31	AMAZON BUSINESS	11N1-9N6J-DD	LIBRARY-ASSORTED BOOKS	03/02/2025	80.00	80.00	04/03/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
31	AMAZON BUSINESS	11TF-FHYD-YJ	LIBRARY-ASSORTED BOOKS	03/29/2025	34.96	34.96	04/03/2025
31	AMAZON BUSINESS	13K6-6WJ-94X	LIBRARY-ASSORTED BOOKS	03/11/2025	77.80	77.80	04/03/2025
31	AMAZON BUSINESS	147W-4NPT-R	LIBRARY-ASSORTED BOOKS	03/13/2025	102.56	102.56	04/03/2025
31	AMAZON BUSINESS	1DWY-LKRW-P	LIBRARY-ASSORTED BOOKS	02/18/2025	85.35	85.35	04/03/2025
31	AMAZON BUSINESS	1KHG-99MP-9	LIBRARY-ASSORTED BOOKS	03/10/2025	87.31	87.31	04/03/2025
31	AMAZON BUSINESS	1N4M-Y74K-R	LIBRARY-ASSORTED BOOKS	03/13/2025	58.74	58.74	04/03/2025
31	AMAZON BUSINESS	1NHQ-JR7N-K	LIBRARY-ASSORTED BOOKS	02/24/2025	13.48	13.48	04/03/2025
31	AMAZON BUSINESS	1QWX-PMHF-7	LIBRARY-ASSORTED BOOKS	03/10/2025	150.03	150.03	04/03/2025
31	AMAZON BUSINESS	1TCH-337P-XR	LIBRARY-ASSORTED BOOKS	03/13/2025	137.16	137.16	04/03/2025
31	AMAZON BUSINESS	1V3G-MCMG-T	LIBRARY-ASSORTED BOOKS	03/29/2025	19.99	19.99	04/03/2025
1330	GUNNISON MARKET	2025.03	LIBRARY- BATTERIES, FRUIT S	03/11/2025	40.74	40.74	04/03/2025
2170	MICRO MARKETING LLC	976002	LIBRARY-ASSORTED BOOKS	03/11/2025	13.07	13.07	04/03/2025
2170	MICRO MARKETING LLC	976753	LIBRARY-ASSORTED BOOKS	03/20/2025	21.31	21.31	04/03/2025
2170	MICRO MARKETING LLC	977200	LIBRARY-ASSORTED BOOKS	03/25/2025	45.07	45.07	04/03/2025
2170	MICRO MARKETING LLC	977459	LIBRARY-ASSORTED BOOKS	03/27/2025	39.34	39.34	04/03/2025
2170	MICRO MARKETING LLC	978013	LIBRARY-ASSORTED BOOKS	03/31/2025	191.19	191.19	04/03/2025
Total 10-75-61:					1,198.10	1,198.10	
10-76-30							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	RODEO-FEBRUARY 2025	03/13/2025	10.86	10.86	04/03/2025
Total 10-76-30:					10.86	10.86	
10-76-35							
570	CENTERFIELD CITY	2025.03	RAP TAX- MARCH 2025	03/21/2025	2,973.53	2,973.53	04/03/2025
Total 10-76-35:					2,973.53	2,973.53	
10-78-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	AIRPORT-FEBRUARY 2025	03/13/2025	287.62	287.62	04/03/2025
Total 10-78-29:					287.62	287.62	
10-78-65							
2550	RASMUSSEN EXCAVATION L.L.	3533	AIRPORT- CRACK SEALING, SE	03/19/2025	14,600.00	14,600.00	04/03/2025
Total 10-78-65:					14,600.00	14,600.00	
21-40-24							
31	AMAZON BUSINESS	13HQ-MGTL-7	POOL- SHIPPING	03/05/2025	6.99	6.99	04/03/2025
780	COPY STATION	2025.03	POOL- STICKER CHARTS	03/08/2025	34.44	34.44	04/03/2025
1330	GUNNISON MARKET	2025.03	POOL-LAUNDRY DETER, PAPE	03/11/2025	24.08	24.08	04/03/2025
1330	GUNNISON MARKET	2025.03	POOL- SR SFT EXTRA CRSE SA	03/11/2025	39.12	39.12	04/03/2025
3980	KELSIE WIRSCH	2025.02	POOL- MILEAGE REIMBURSEM	03/17/2025	112.00	112.00	04/03/2025
Total 21-40-24:					216.63	216.63	
21-40-25							
31	AMAZON BUSINESS	13HQ-MGTL-7	POOL-FOOTBALL	03/05/2025	14.99	14.99	04/03/2025
2480	QUENCH USA, INC	INV8700947	POOL-WATER DISPENSER 03/1	03/17/2025	39.95	39.95	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	POOL	03/10/2025	14.99	14.99	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	POOL	03/10/2025	12.99	12.99	04/03/2025
Total 21-40-25:					82.92	82.92	
21-40-26							
31	AMAZON BUSINESS	13HQ-MGTL-7	POOL-SWIM DIAPERS	03/05/2025	7.99	7.99	04/03/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3839	STATE BANK OF SOUTHERN UT	2025.02	POOL- SAMS CLUB	02/25/2025	378.73	378.73	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	POOL- SAMS CLUB	02/25/2025	129.39	129.39	03/21/2025
Total 21-40-26:					516.11	516.11	
21-40-28							
1300	GTELCO	2025.03.579	POOL- MARCH 2025	04/01/2025	103.08	103.08	04/03/2025
Total 21-40-28:					103.08	103.08	
21-40-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	POOL-FEBRUARY 2025	03/13/2025	1,772.77	1,772.77	04/03/2025
Total 21-40-29:					1,772.77	1,772.77	
21-40-33							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	POOL- MARCH 2025	04/01/2025	240.00	240.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	12.18	12.18	03/21/2025
Total 21-40-33:					252.18	252.18	
21-40-40							
31	AMAZON BUSINESS	13HQ-MGTL-7	POOL- AIR FILTER	03/05/2025	212.50	212.50	04/03/2025
2410	PETERSON REFRIGERATION &	129061	POOL- BLOWER REBUILD INST	02/07/2025	8,783.04	8,783.04	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	POOL	03/10/2025	14.99	14.99	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	POOL- SAMS CLUB	02/25/2025	219.09	219.09	03/21/2025
Total 21-40-40:					9,229.62	9,229.62	
21-40-41							
2410	PETERSON REFRIGERATION &	129392	POOL-NEW VALVEON FILL LINE	03/20/2025	1,229.20	1,229.20	04/03/2025
Total 21-40-41:					1,229.20	1,229.20	
21-40-42							
31	AMAZON BUSINESS	13HQ-MGTL-7	POOL- TEST STRIPS	03/05/2025	162.10	162.10	04/03/2025
565	CEM AQUATICS	20939	POOL- CHEMICALS	03/10/2025	1,856.64	1,856.64	04/03/2025
Total 21-40-42:					2,018.74	2,018.74	
22-40-22							
1330	GUNNISON MARKET	2025.03	FIRE-FOOD	03/11/2025	86.09	86.09	04/03/2025
1330	GUNNISON MARKET	2025.03	FIRE-FOOD	03/11/2025	76.36	76.36	04/03/2025
Total 22-40-22:					162.45	162.45	
22-40-24							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	FIRE	03/10/2025	17.99	17.99	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	FIRE	03/10/2025	84.95	84.95	04/03/2025
Total 22-40-24:					102.94	102.94	
22-40-25							
1635	Jed Hansen	2025.03.12	FIRE-OFFICE SUPPLIES REIMB	03/12/2025	72.87	72.87	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	FIRE	03/10/2025	90.92	90.92	04/03/2025
2555	RASMUSSEN'S ACE HARDWAR	2025.02	FIRE	03/10/2025	17.09	17.09	04/03/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 22-40-25:					180.88	180.88	
22-40-28							
1300	GTELCO	2025.03.585	FIRE- MARCH 2025	04/01/2025	97.62	97.62	04/03/2025
3675	VERIZON WIRELESS	6107036955	FIRE-FEBRUARY 2025	03/18/2025	40.04	40.04	04/03/2025
Total 22-40-28:					137.66	137.66	
22-40-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	FIRE-FEBRUARY 2025	03/13/2025	266.63	266.63	04/03/2025
Total 22-40-29:					266.63	266.63	
22-40-66							
1140	MOUNTAIN ALARM FIRE	5945939	FIRE- MARCH 2025	03/01/2025	58.32	58.32	04/03/2025
Total 22-40-66:					58.32	58.32	
22-40-67							
1330	GUNNISON MARKET	2025.03	FIRE- LUNCH TRAINING	03/11/2025	56.03	56.03	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	FIRE SCHOOL	02/25/2025	2,000.00	2,000.00	03/21/2025
3625	UTAH VALLEY UNIVERSITY	A29657	FIRE- WINTER FIRE SCHOOL20	03/13/2025	675.00	675.00	04/03/2025
Total 22-40-67:					2,731.03	2,731.03	
22-40-70							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	FIRE- MARCH 2025	04/01/2025	180.00	180.00	04/03/2025
1795	Keddington & Christensen LLC	5214.	FIRE- FEBRUARY 2025	03/18/2025	200.00	200.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	16.92	16.92	03/21/2025
Total 22-40-70:					396.92	396.92	
42-40-91							
3590	UTAH STATE DIVISION OF FINA	2025.B1015	CITY HALL	03/31/2025	48,000.00	48,000.00	04/03/2025
Total 42-40-91:					48,000.00	48,000.00	
42-40-92							
3590	UTAH STATE DIVISION OF FINA	2025.B1015	CITY HALL	03/31/2025	23,349.99	23,349.99	04/03/2025
Total 42-40-92:					23,349.99	23,349.99	
50-40-24							
1300	GTELCO	2025.03.578	PI- MARCH 2025	04/01/2025	26.62	26.62	04/03/2025
Total 50-40-24:					26.62	26.62	
50-40-25							
2555	RASMUSSEN'S ACE HARDWAR	2025.02	PI	03/10/2025	11.98	11.98	04/03/2025
Total 50-40-25:					11.98	11.98	
50-40-30							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	PI- MARCH 2024	04/01/2025	135.00	135.00	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	12.65	12.65	03/21/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 50-40-30:					147.65	147.65	
50-40-74							
1774	KAP ELECTRIC, INC	1165	PI-ELECTRICAL SUPPLIES	03/17/2025	346.55	346.55	04/03/2025
2225	MOUNTAINLAND SUPPLY CO	S106632904.0	PI	03/01/2025	23,650.42	23,650.42	04/03/2025
2225	MOUNTAINLAND SUPPLY CO	S106632904.0	PI	03/01/2025	317.15	317.15	04/03/2025
Total 50-40-74:					24,314.12	24,314.12	
50-40-75							
1515	HYDRO SPECIALTIES COMPAN	29223	PI- REQUEST 12	01/27/2025	23,951.76	23,951.76	03/18/2025
1515	HYDRO SPECIALTIES COMPAN	29299	PI- REQUEST 12	02/10/2025	41,060.16	41,060.16	03/18/2025
Total 50-40-75:					65,011.92	65,011.92	
51-81-23							
3839	STATE BANK OF SOUTHERN UT	2025.02	STORM WATER CERTIFICATION	02/25/2025	100.00	100.00	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	COMFORT INN	02/25/2025	455.84	455.84	03/21/2025
Total 51-81-23:					555.84	555.84	
51-81-24							
2445	POSTMASTER	2025.03	WATER STATEMENTS MARCH 2	03/26/2025	315.81	315.81	03/26/2025
Total 51-81-24:					315.81	315.81	
51-81-25							
625	CHEMTECH-FORD, INC	25C0850	WATER- AS (T) 200.8, METALS P	03/14/2025	93.00	93.00	04/03/2025
2225	MOUNTAINLAND SUPPLY CO	S106660170.0	WATER	03/21/2025	996.45	996.45	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106678366.0	WATER	03/21/2025	615.64	615.64	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106690274.0	WATER	03/21/2025	343.55	343.55	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106690274.0	WATER	03/21/2025	343.55	343.55	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106731986.0	WATER	03/21/2025	149.00	149.00	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106753426.0	WATER	03/21/2025	112.05	112.05	03/21/2025
2605	OTTEN AUTO WORKS	27872	WATER- OIL CHANGE, FILTER K	03/03/2025	299.57	299.57	04/03/2025
Total 51-81-25:					2,952.81	2,952.81	
51-81-28							
1300	GTELCO	2025.03.578	WATER-MARCH 2025	04/01/2025	212.98	212.98	04/03/2025
Total 51-81-28:					212.98	212.98	
51-81-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	WATER- FEBRUARY 2025	03/13/2025	5,561.29	5,561.29	04/03/2025
Total 51-81-29:					5,561.29	5,561.29	
51-81-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	WATER- MARCH 2025	04/01/2025	165.00	165.00	04/03/2025
1063	ENSIGN	118205	WATER LINE LOOP 470 N	03/27/2025	3,925.00	3,925.00	04/03/2025
1795	Keddington & Christensen LLC	5214.	WATER- FEBRUARY 2025	03/18/2025	601.93	601.93	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	15.82	15.82	03/21/2025
Total 51-81-31:					4,707.75	4,707.75	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
52-82-23							
3839	STATE BANK OF SOUTHERN UT	2025.02	STORM WATER CERTIFICATION	02/25/2025	100.00	100.00	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	COMFORT INN	02/25/2025	455.84	455.84	03/21/2025
Total 52-82-23:					555.84	555.84	
52-82-24							
1300	GTELCO	2025.03.578	SEWER- MARCH 2025	04/01/2025	159.73	159.73	04/03/2025
Total 52-82-24:					159.73	159.73	
52-82-25							
2225	MOUNTAINLAND SUPPLY CO	S106711624.00	SEWER	03/21/2025	480.84	480.84	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106711624.00	SEWER	03/21/2025	27.95	27.95	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106711624.00	SEWER	03/03/2025	13.97	13.97	03/21/2025
2225	MOUNTAINLAND SUPPLY CO	S106722246.0	SEWER	03/21/2025	25.30	25.30	03/21/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	WALMART	02/25/2025	22.13	22.13	03/21/2025
Total 52-82-25:					570.19	570.19	
52-82-29							
2685	ROCKY MOUNTAIN POWER	2025.03.66589	SEWER-FEBRUARY 2025	03/13/2025	51.23	51.23	04/03/2025
Total 52-82-29:					51.23	51.23	
52-82-31							
998	DYNAMIC INTEGRATIONS, LLC	INV-10771	SEWER- MARCH 2025	04/01/2025	135.00	135.00	04/03/2025
1795	Keddington & Christensen LLC	5214.	SEWER- FEBRUARY 2025	03/18/2025	601.93	601.93	04/03/2025
3839	STATE BANK OF SOUTHERN UT	2025.02	GOOGLE SUITE	02/25/2025	12.65	12.65	03/21/2025
Total 52-82-31:					749.58	749.58	
Grand Totals:					285,351.66	285,351.66	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

To Gunnison City Council,

Upon denial for "Home occupation" business license from the planning committee, I would like to request availability to being granted a waiver from the city's business licensing requirements.

I am growing flowers on my home property under business name "Ashleys Flower Farm" The blooms from said flowers will be available to sell publicly and privately as cut flower arrangements and individual stem sales. As stated in the Gunnison Municipal Code, Section 4.10.030.1 Gunnison City council may grant an exception from business licensing requirements. If proposal includes an "agricultural enterprise producing commodities for sale on the premises."

Thank you for your consideration

Sincerely,

Ashley Sanderson, Owner and founder of Ashley Flower Farm.



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

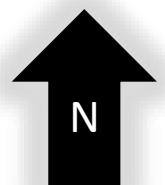
New Home Occupation Application

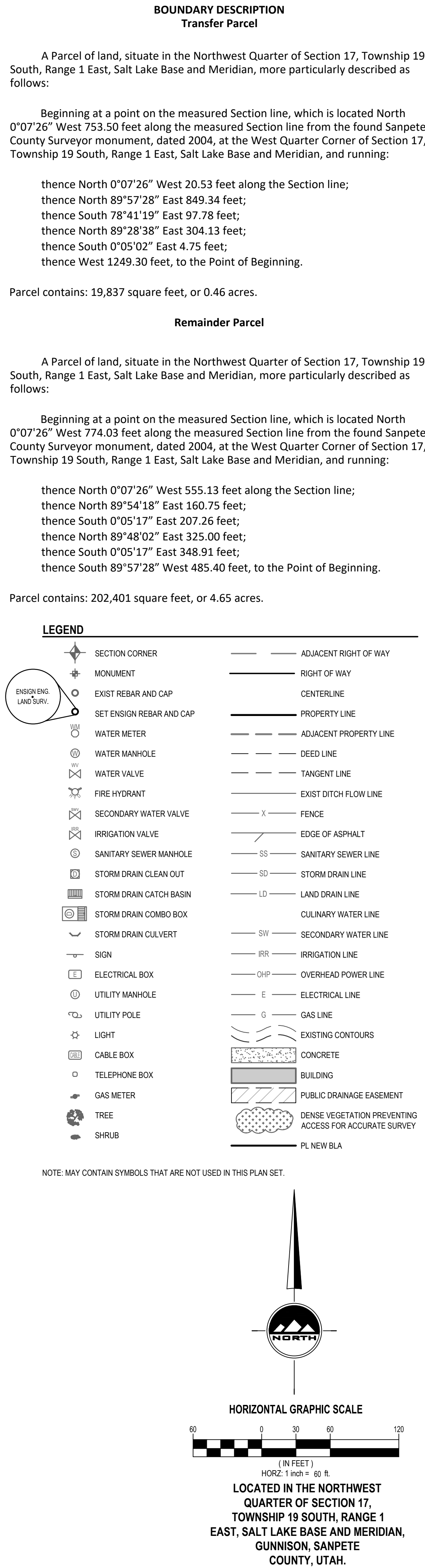
Location: 150 East 200 South

Zone: R-2

Permitted Use: P2

Acres: 0.61

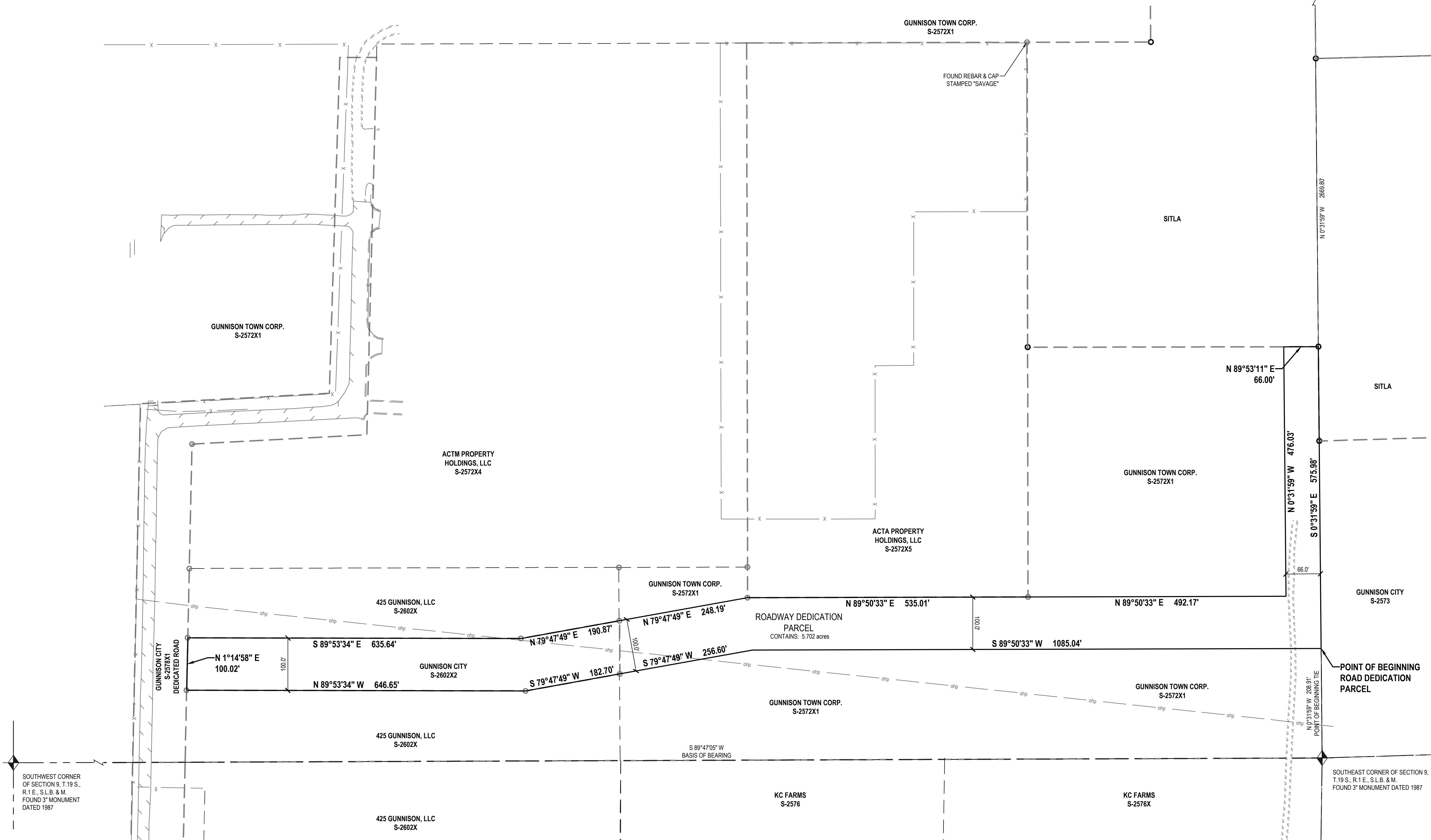
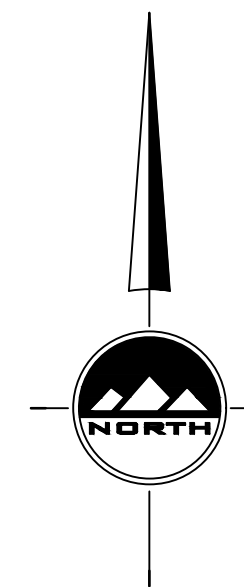
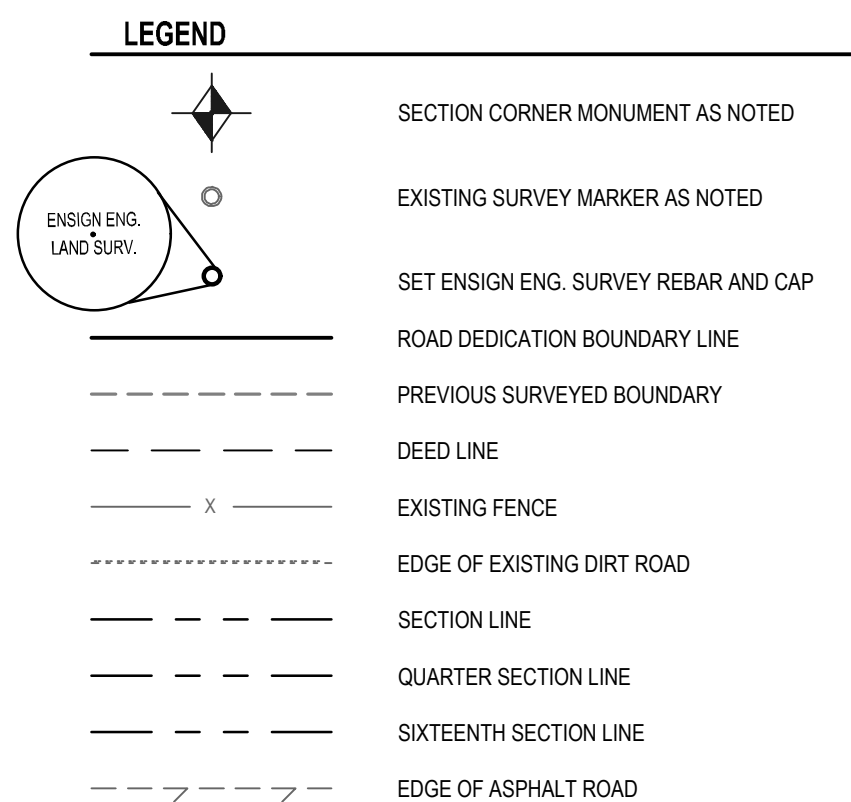




1 OF 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 19 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
GUNNISON CITY, SANPETE COUNTY, UTAH

(IN FEET)
HORZ: 1 inch = 100 ft.



WE, THE CITY OF GUNNISON, SANPETE COUNTY, UTAH, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, A TRACT OF LAND TO BE USED FOR GUNNISON CITY STREETS AND PUBLIC UTILITIES. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN HEREON:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 9, T19S, R1E, S1B, M., SAID POINT LYING NORTH 00°31'59" WEST 208.91 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°50'33" WEST 108.04 FEET; THENCE SOUTH 79°49'47" WEST 256.60 FEET TO THE SOUTHEAST CORNER OF PARCEL S-26022; THENCE ALONG THE SOUTHERN LINE OF PARCEL S-26022 THE FOLLOWING COURSES: SOUTH 79°49'47" WEST 182.70 FEET AND NORTH 89°53'34" EAST 100.00 FEET TO THE SOUTHWEST CORNER OF PARCEL S-26022; THENCE ALONG THE WEST LINE OF PARCEL S-26022 THE FOLLOWING COURSE: SOUTH 89°53'34" WEST 157.81 FEET TO THE SOUTHWEST CORNER OF PARCEL S-26022; THENCE ALONG THE WEST LINE OF PARCEL S-26022, NORTH 00°14'58" EAST 100.02 FEET TO THE NORTHWEST CORNER OF PARCEL S-26022; THENCE ALONG THE NORTH LINE OF PARCEL S-26022 THE FOLLOWING COURSES: NORTH 89°53'34" EAST 63.65 FEET AND NORTH 79°49'47" EAST 190.87 FEET TO THE NORTHEAST CORNER OF PARCEL S-26022; THENCE SOUTH 89°53'34" WEST 240.16 FEET TO THE SOUTHWEST CORNER OF PARCEL S-26022; THENCE ALONG THE SOUTHERN LINE OF PARCEL S-26022 THE FOLLOWING COURSES: SOUTH 89°53'34" WEST 108.04 FEET TO THE SOUTHWEST CORNER OF PARCEL S-26022; THENCE ALONG THE SOUTHWEST CORNER OF PARCEL S-26022, SOUTH 89°53'34" EAST 192.17 FEET; THENCE NORTH 00°31'59" WEST 47.03 FEET TO THE BOUNDARY OF PARCEL S-25721; THENCE ALONG THE BOUNDARY OF PARCEL S-25721, NORTH 89°53'31" EAST 66.00 FEET TO THE EAST LINE OF SECTION 9; THENCE ALONG THE EAST LINE OF SECTION 9, SOUTH 00°31'59" EAST 515.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.02 ACRES MORE OR LESS.

ATTEST: CLERK

STATE OF UTAH }
COUNTY OF . } S.S.

ON THE _____ DAY OF _____ A.D., 19_____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

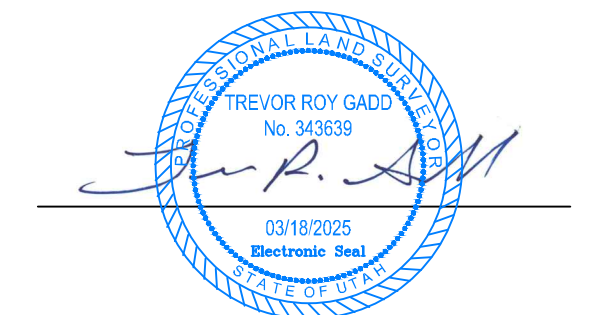
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I, TREVOR ROY GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED AS SHOWN
HERON.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED AS SHOWN
HERON.



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 19 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
SEVIER COUNTY, UTAH

COUNTY RECORDER INFORMATION



TOOELE
169 N. Main St. Unit 1
Tooele, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

SANDY
Phone: 801.255.0529

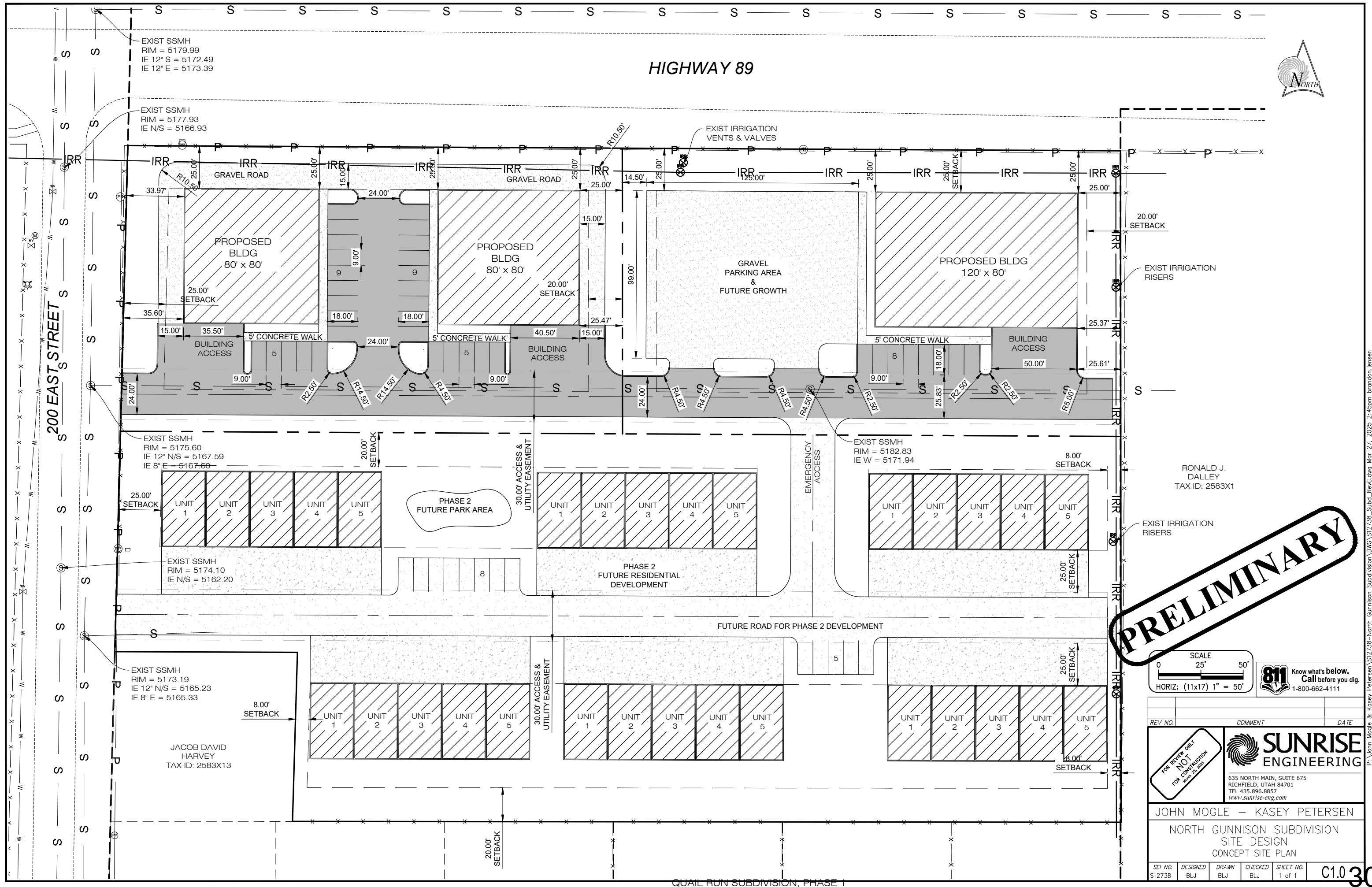
LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

PROJECT NUMBER - 8074P

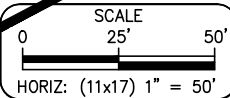
MANAGER : KLC
DRAWN BY : TRG JH
CHECKED BY : TRG
DATE : MARCH 18 202



HIGHWAY 89



PRELIMINARY



REV NO.		COMMENT		DATE
FOR REVIEW ONLY NOT FOR CONSTRUCTION March 25, 2025		SUNRISE ENGINEERING 635 NORTH MAIN, SUITE 675 RICHFIELD, UTAH 84701 TEL 435.896.8857 www.sunrise-eng.com		
JOHN MOGLE — KASEY PETERSEN				
NORTH GUNNISON SUBDIVISION SITE DESIGN CONCEPT SITE PLAN				
SEI NO. S12738	DESIGNED BLJ	DRAWN BLJ	CHECKED BLJ	SHEET NO. 1 of 1

C1.030



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: April 2, 2025
Re: Concept Plan Considerations for Property at 200 East Hwy 89.

Discussion Item

Mr. John Mogle recently submitted the attached concept plan for his property. The concept needs to be reviewed and accepted by the City Council as a condition of the City Council adopted Ordinance 2024-05 on April 10, 2024. This ordinance approved rezoning the property at 200 East Hwy 89 from R-2 to RC to facilitate multi-family development. The rezoning was not effective until a development agreement between Gunnison City and the developer was approved and recorded against the property.

Zoning Administrator General Comments

The following are some general review comments based on the provided concept plan.

1. Proposed Uses. The concept includes light manufacturing and attached single-family homes.
 - a. Attached single-family homes would be permitted under the RC zone so long as all multi-family development standards are met.
 - b. The proposed light manufacturing activities in the RC are not permitted under the current zoning laws. The RC zone will either need to be amended to permit the proposed manufacturing use or Ordinance 2024-05 could be reconsidered with a different zoning designation for parts of the subject property (E.g., I-1 and RC instead of all RC).
2. Zoning. Ordinance 2024-05 established the entire property would be zoned RC subject to final development agreement approvals.
3. Development Standards.
 - a. Architecture.
 - i. Ordinance 2023-05 also established that any commercial development along Hwy 89 would be subject to the site development and architectural standards of the Main Street Overlay Zone. Architectural renderings and materials will need to be submitted to the Main Street Review Committee for approval.

- ii. The Council can require building elevation concepts for the commercial and residential buildings be approved as exhibits to any development agreement for this project.
- b. Traffic. Based on the number of new units, a traffic impact study will need to be conducted to determine the adequacy of ingress/egress improvements.
- c. Private Improvements. The proposed roads are shown at a standard less than the city's adopted street requirements. If the intent is to have privately maintained infrastructure, then a maintenance and revenue plan should be provided to demonstrate long-term sustainability of the infrastructure.
- d. Easements.
 - i. Existing irrigation and sewer infrastructure and easement corridors will need to be protected during new construction.
 - ii. Cross-access easements will need to be established and recorded between all proposed properties in the event of ownership changes.
- e. Amenities.
 - i. Site amenities for the residential area must be installed proportional to the number of units. (I.e. if a park area is required for X units in phase one, then the park area improvements can't be postponed until phase 2.) This will need to be evaluated with each phase of development.
 - ii. A landscape plan will need to be submitted with each phase of development.
- f. UDOT will need to approve the development since it abuts Highway 89.
- g. Subdivision.
 - i. It appears the property will be subdivided into three parcels. This will need a separate approval from the city.
 - ii. The city will need to review and approve a condominium plat before the attached residential units can be sold separately.

Fire Department General Comments
(Received 4/3/2025 from Jed Hansen)

The concept of the proposed plan for a business & residential is good with Chief Jed Hansen.

For the future, if the plans go forth there needs to be Fire access roads, Emergency Fire Lanes, and fire Hydrants for high density housing and business.

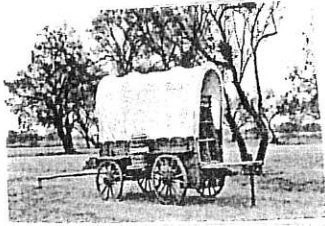
The following is found in the International Fire Code: "Fire Apparatus Access road should be built according to 503.2.1 through 503.2.8 and to Appendix D. Fire Hydrants should be according to Appendix c."

Engineering General Comments
(Received 4/4/2025 from Kelly Chappell, Ensign Engineering)

These are not real detailed "review" comments, but rather just thoughts and suggestions at this concept level.

1. Parking. It is tough to tell if sufficient parking is provided per code or not. What are the proposed buildings on the north? Obviously the use and final SF of the buildings impact parking requirements for this site
2. What is the proposed road cross section? Curb and gutter?
3. Storm Drain management. In addition to onsite detention, is the developer going to tie into the city storm drain system on 100 North? Will onsite detention include above and below ground storage?
4. Are the townhomes all for sale individually? Plat will need to indicate all dedicated, private, and common areas.
5. Parking stalls don't meet the current city standard of 10'x20'
6. Where will trash bins/enclosures be located? Once that is identified it needs to be clearly shown on the plans and will serve letter provided by the sanitation company.
7. The gravel road around the two buildings in the NW corner don't seem to be congruent with fire trucks. May need to evaluate these to ensure fire code is met.
8. Dead end on east needs a code approved fire turn around
9. What will be the fencing material plan.
10. Typical fire lane would be 26'. Many of the access are shown as 24'
11. Are the streets intended to be private streets? As far as I am aware, the current city code has no provisions for private roads. This may need special consideration from council and commission. Development Agreement?
12. I see the setbacks are shown, but are they shown in reference to a new parcel boundary that has yet to be accomplished? Is it proposed to subdivide the parcel into 3 lots prior to subdividing again? Unsure what is intended here, but maybe a draft of a plat would clear this up.
13. Are the Townhomes all Future phasing?

JOHN JOHNSON CABIN DEDICATION



To be a museum

DATE: June 2nd 2025

PLACE GUNNISON PARK

TIME: 12:00

SPEAKERS: Kirk Huffaker Preservation Strategies, Isabell Stringham DUP Chairman in SLC, Karen Donaldson Captain DUP in Gunnison

MUSICAL NUMBER

DEDICATION

HORSE RIDE IN CARRIAGE: Dan HANSEN

