



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday, February 25, 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 January 29, 2025 Meeting
6. Public Hearing, Discussion and Possible Action Items
 - a. Rezoning of Approximately 0.6 acres from Rural Residential (RR) to Industrial (I-1) at 115 West 500 South
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: February 21, 2025

Re: Rezoning of Approximately 0.6 acres from Rural Residential (RR) to Industrial (I-1) at 115 West 500 South

PUBLIC HEARING ITEM

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.

Action Needed

The Planning Commission needs to conduct a public hearing and then consider the city standards for amending the zoning regulations before making a recommendation to the City Council on the request.

Standards of Review

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

	Standard	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

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

Findings:

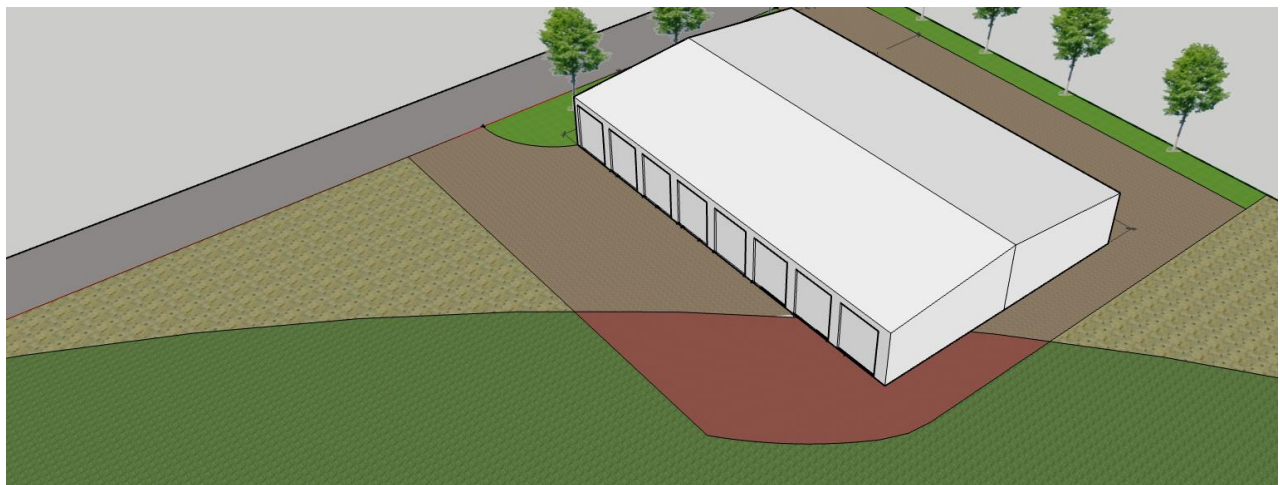
1. The Planning Commission has authority to review all amendments to city land use regulations.
2. The proposed rezoning facilitates an agriculture supportive use and improves an underutilized piece of property. The proposal supports economic and land use goals of the city's general plan.
3. The proposal 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.



Figure 1&2: Site concept based on proposed dimensions of the storage building. The area noted in red indicates some of the irrigated fields could be disturbed by the new development.





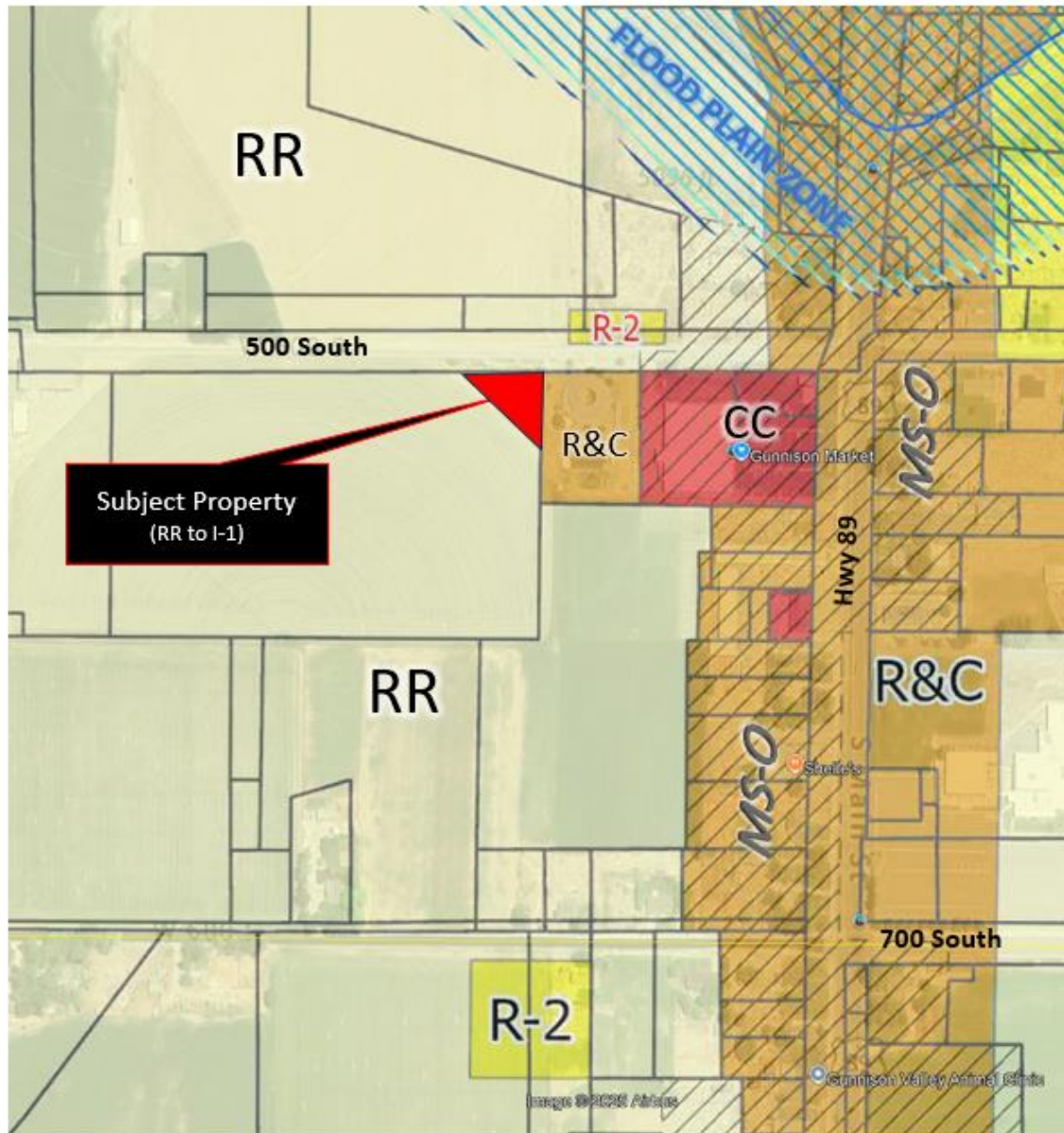
Pickett RV Storage Rezone

Current Zoning: Rural Residential (RR)

Proposed: Industrial (I-1)

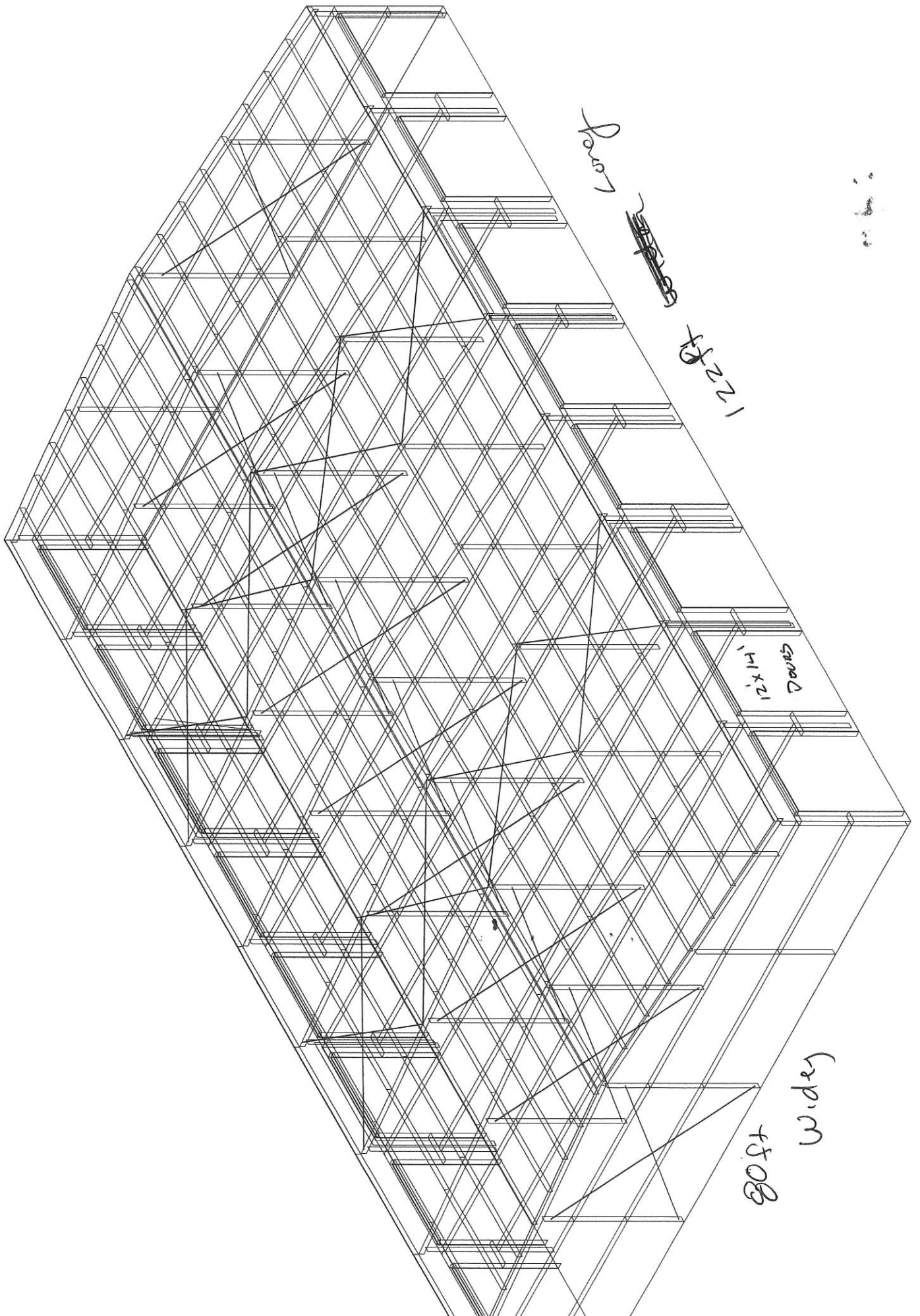
Acres: 0.6 +/-

Properties: 1

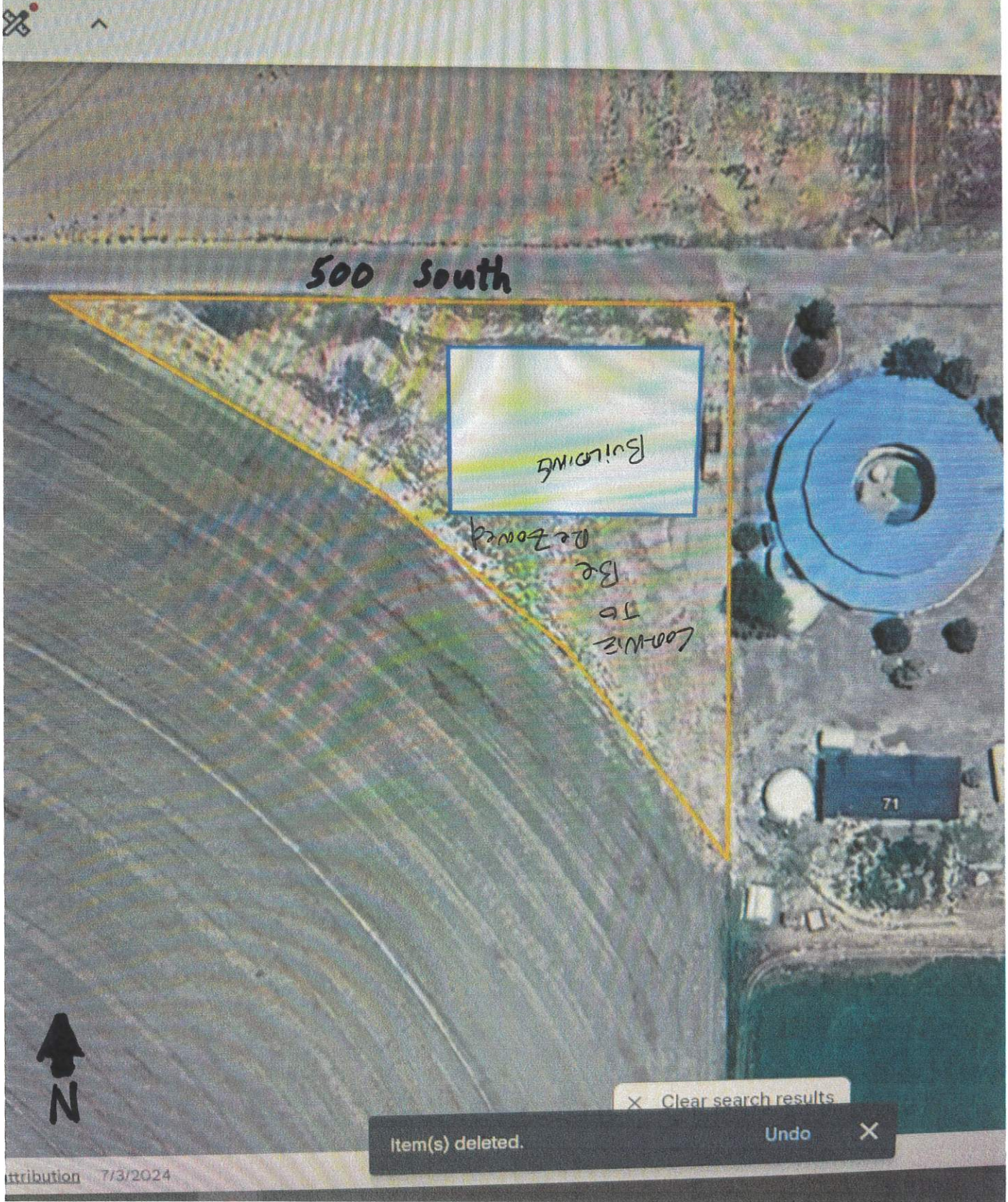


Example Self Service Storage





8,-111.02151646,1555.46405246a,309.42292155d,35y,0h,0t,0r/data=CiwjgokCXNhBQJ9QzVAEXJhBQJ9QzXAGfZ



500 South

Building

Be to 300W12
Re-zoned



Item(s) deleted.

Undo

Clear search results