



## PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday, August 27, 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 July 9, 2025
6. Discussion and Possible Action Items
  - a. Home Occupation at 85 S. 330 East – Imagin3D Printing
  - b. Home Occupation at 490 S. Rock Creek Dr. – Young Welding, Inc.
7. Discussion Items
  - a. Home Occupation Standards
  - b. Hospital District Zone
8. 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](http://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/Zoning Administrator  
Date: August 22, 2025  
Re: New Business License for Home-Based Welding Business at 490 Rock Creek Dr.

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## The Request

Mr. Tyson Young, who lives at 490 S. Rock Creek Dr., would like to operate a traveling welding business from his home (see attached letter). Operation of a business from a home requires a Planning Commission review of a Home Occupation license.

## Action Needed

The Planning Commission must determine if the request complies with the Home Occupation standards outlined in Section 1702 of the Land Use Code. After a determination of compliance, city administrative staff will issue a business license to the applicant.

## 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 will be conducted within the walls of the home. No exterior evidence of the operations is expected other than a company vehicle occasionally parked at the residence.

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.
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 exterior evidence of the home operations is expected. There will be no customers coming to 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)	A small office area (~160 s.f.) in the basement will be used and occupies less than 25% of the home (see attached plans).
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 activities will be conducted within the home by the applicant, who is a resident.
All activities associated with the home occupation must be conducted within the dwelling unit or legal accessory building or structure (§1702.6)	All activities will be conducted inside the dwelling.
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.
No commercial vehicles are used except one (1) delivery vehicle which does not exceed three-fourth (3/4) ton rated capacity (§1702.8).	There are no commercial vehicles anticipated, except that a company truck may be parked at the home.
The home occupation shall maintain a valid Gunnison City business license (§1702.9)	If approved, this condition will need to be met.

### Recommended Action

It is recommended that the Planning Commission find the new business license requested to be in compliance with the city standards and forward a recommendation to the Mayor for approval of a business license based on the following findings and conditions:

### Findings:

1. The Planning Commission has authority to review all new home occupation applications under section 2.203 of the municipal code.
2. The business location does or can comply with all city ordinances prior to operation.
3. No illegal activities have been identified on the subject property, and
4. The premises is generally maintained in a legal, orderly, sanitary, non-hazardous manner.

### Conditions:

1. That the business owner continues to comply with all city business license requirements, and
2. Fully complies with all home occupation standards of the city.



Young Welding LLC  
New Home Occupation Application  
Location: 490 South Rock Creek Drive  
Zone: R-2      Permitted Use: P2



# Executive Summary

**Business Name:** Imagin3D Printing

**Location:** Salem, UT

**Business Type:** LLC

**Owner(s):** Steve Christiansen / Anna Nicole Van Sickle

**Contact Information:** 435-650-7424

## Business Overview:

Imagin3D Printing will offer high-quality 3D printing services, specializing in rapid prototyping, custom manufacturing, and low-volume production runs. Our services will cater to small and medium-sized enterprises (SMEs), hobbyists, and individual entrepreneurs across various industries including engineering, healthcare, and consumer products. We aim to become a leading provider of Imagin3D Printing by leveraging cutting-edge technology and providing exceptional customer service.

## Mission Statement:

To empower businesses and individuals by delivering innovative and precise 3D printing solutions that enhance product development and manufacturing processes.

## Objectives:

1. Achieve a 20% market share within the local 3D printing industry within the first two years.
2. Attain profitability within the first 18 months.
3. Develop partnerships with at least 25 local businesses and entrepreneurs by the end of year one.

# Market Analysis

## Industry Overview:

The 3D printing industry has seen significant growth due to advancements in technology and increased applications across various sectors. The global 3D printing market is expected to continue expanding, driven by the demand for rapid prototyping and customized manufacturing solutions.

## Target Market:

1. **Small and Medium-Sized Enterprises (SMEs):** Companies looking for cost-effective prototyping and small-batch manufacturing.
2. **Startups and Entrepreneurs:** Individuals needing prototypes and product iterations for new inventions.

No customers at the home.



State of Utah  
Department of Commerce  
Division of Corporations & Commercial Code  
Certificate of Organization (Limited Liability Company)

*This form cannot be hand written.*



**EXPEDITE**  
JUL 29 12:42 PM

Non-Refundable Processing Fee: \$70.00

1. Name of Limited Liability Company:		Imagin3D Printing LLC			
2. Principal office address: <small>Street Address Required P.O. Box can be listed after Street Address</small>		826 Expressway Ln, #437 Spanish Fork, Utah 84660 <small>Address City State Zip</small>			
3. The name of the Registered Agent (Individual or Business Entity or Commercial Registered Agent): United States Corporation Agents, Inc. CRA #7607969 <small>The address must be listed if you have a non-commercial registered agent. See instructions for further details.</small> Address of the Registered Agent: 299 South Main Street, Suite 1300 <small>Each Street Address Required. P.O. Boxes can be listed after the Street Address</small> City: Salt Lake City State: UT Zip: 84111					
4. Signature of Organizer Signature: Anna Nicole Van Sickle					
5. Name and Address of Members and/or Managers (optional):	1	Anna Nicole Van Sickle	Member		
	Name		Position		
	826 Expressway Ln, #437	Spanish Fork,	Utah	84660	
	Address	City	State	Zip	
2	Steve Milton Christiansen	Member			
	Name		Position		
	826 Expressway Ln, #437	Spanish Fork,	Utah	84660	
	Address	City	State	Zip	
6. Duration (optional):		<input checked="" type="checkbox"/>	The duration of the company shall be perpetual		
			The duration of the company shall be _____		
7. Purpose (optional): Printing and selling 3D printed items					
Under GRAMA (63-2-201), all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.					
Optional Inclusion of Ownership Information: This information is not required.					
Is this a female owned business?		Yes	No		
Is this a minority owned business?		Yes	No	If yes, please specify:	

State of Utah  
Department of Commerce  
Division of Corporations and Commercial Code  
I hereby certified that the foregoing has been filed  
and approved on this 19 day of JUL, 20 24  
In this office of this Division and hereby issued  
This Certificate thereof

Examiner


Date 7/21/24



Adam Watson  
Division Director

14111323 - 0160



 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 08-21-2024

Employer Identification Number:  
99-4551778

Form: SS-4

Number of this notice: CP 575 B

IMAGIN3D PRINTING LLC  
STEVE MILTON CHRISTIANSEN MBR  
826 EXPRESSWAY LN NUM 437  
SPANISH FORK, UT 84660

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-4551778. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2025

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.



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From: Dennis L. Marker, City Administrator/Zoning Administrator  
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Young Welding LLC  
New Home Occupation Application  
Location: 490 South Rock Creek Drive  
Zone: R-2      Permitted Use: P2



**Gunnison City Office**

Attn: Planning and Zoning Commission  
38 West Center Street  
Gunnison, UT 84634

**Re: Home Occupation Business License Application - Young Welding LLC**

Dear Planning and Zoning Commission,

I am writing to formally submit my application for a Home Occupation Business License for my travel welding business, Young Welding LLC, to be based out of my residence located at 490 Rock Creek Drive in Gunnison.

The business, which provides mobile welding services for agricultural, residential, commercial, and industrial clients, will not involve any on-site welding or fabrication activities at my home address. Instead, my home will serve strictly as a business office, used only for administrative tasks such as scheduling, customer communication, invoicing, accounting, and equipment management.

The nature of the business is entirely mobile, meaning all welding services will be performed at off-site client locations. As such, there will be no customers, vendors, or heavy equipment arriving at or departing from the property on a regular basis. All materials and tools will be stored in a company vehicle or off-site storage, and there will be no welding fumes, noise, or safety risks posed to the neighborhood. No structural modifications or signage will be added to the home.

The business will be run by the property owners only, with no additional employees working at the residence. Hours of operation for the administrative side of the business will remain within standard business hours, and all client visits, welding work, and material transportation will occur off-premises.

In summary, the use of the home office will be minimal and administrative in nature, with no disruption to the residential character of the neighborhood. My goal is to responsibly operate a mobile welding business while maintaining the integrity and peace of the community.

As required, I am submitting this narrative and will follow the process to request approval from the Planning and Zoning Commission. I respectfully request that my application be reviewed for approval under the Permitted Use (P-2) for Home Occupations within my current zoning district.

Please feel free to contact me at 435-287-7698 or [youngwelding25@gmail.com](mailto:youngwelding25@gmail.com) if you require any additional information or documentation. I appreciate your time and consideration of my application and look forward to responsibly operating a business that supports local needs while preserving the character of our community.

Sincerely,

Tyson and Emily Young

Young Welding LLC





## **PLANNING COMMISSION**

**July 9, 2025**

**City Council Chambers at 38 West Center Street**

**Start Time:** 7:00

**Roll Call:** Commissioners Debbie Greener, Vern Miller, Ardella Petersen, Steven Sautler, and Jill White were present.

**Others Present:** City Treasurer Mandi Buege, Dennis Marker via phone, Jim Sanders, Charlotte Christiansen

**Invocation/inspirational thought** Commissioner Sautler

**Pledge of Allegiance** Commissioner Greener

### **Public Forum**

No public comment was made.

### **Public Hearing**

Commissioner Greener acknowledged that the applicant did not receive a copy of the staff reports as required, and the commission can only move forward with the hearing if the applicant waives their right to have the report before the meeting.

Jim Sanders chose to continue with the public hearing.

**Motion to open the public hearing made by Commissioner Sautler and seconded by Commissioner Miller.**

**The vote was unanimous**

### **Rezoning of 79 acres from A-1 to R&C and R-2**

Mr. Jim Sanders filed a rezoning request on behalf of Kirsten Sanders Candland, which acts as Trustee for their family property. The property is currently zoned A-1, which requires 40-acres per residential lot. They request rezoning the southeasternmost 10 acres along Highway 28 to accommodate a professional medical clinic coming to Gunnison, and the remainder of the property zoned R-2 for residential development by a future buyer.

Jim stated he has no immediate development plans. The sole purpose of the request is to facilitate the sale of the land, particularly the 10-acre parcel. IHC cannot make an offer or proceed without rezoning, as the current zoning does not permit the 10-acre purchase size. Jim stated he was open to only rezoning the 10-acre parcel to commercial, leaving the remaining 69 acres as A-1. He would defer further rezoning or development until additional interest emerges. Jim cited past rezoning approvals to facilitate sales, e.g., Stella Hill selling to Fierce for homebuilding.

Charlotte Christiansen has been working with IHC they are willing to purchase 10 acres (though would prefer less) for a medical clinic/office, but the sale cannot proceed until zoning allows it.

- **Property Search:** Charlotte detailed diligence in seeking appropriately zoned property throughout the valley for IHC over a year-plus with no available sellers.
- **Market Conditions:** No developers are willing to buy the entire 79-acre parcel due to infrastructure costs and upfront water requirements (approx. \$1.9M before development).
- **Competition:** Charlotte acknowledged potential competition with the existing Gunnison Valley Hospital but emphasized the demand and IHC's tenacity for a presence in the valley.

Jim hasn't been able to sell the 79 acres because of the gamble of our valley's infrastructure. This is the only piece of ground they have that would work to get IHC here. Jim stated, if the office space doesn't go with the Our Valley, Our Vision, neither does a sagebrush hill, and that's what it will stay.

**Motion to close the Public Hearing made by Commissioner Miller and seconded by Commissioner White.**

**The vote was unanimous.**

### Commissioner Discussion

Some commissioners were supportive of permitting smaller parcels for residential use (potentially via R-2). Some objected to general commercial upzone/development without clear plans or supporting studies.

The Commission noted the presence of existing adjacent commercial properties (Valley Builders, Valley Furniture), which might support a limited rezoning argument. There are concerns about traffic safety with possible access onto Highway 28, referencing recent highway accidents. Additional concerns were raised about "opening the floodgates" and undermining the long-term vision if exceptions to the master plan are made without basis.

Any new buyer (IHC or otherwise) would be responsible for obtaining all further permits, rights-of-way, studies, and development plan submissions, even after rezoning and sale.

Commission consensus was that even for a 10-acre split, additional information was needed about basic development intent, access, and infrastructure plans showing ability to comply with standards.

**A motion was made by Commissioner Greener to forward the request to the City Council with the recommendation to deny the rezoning request based on the following findings as noted in the staff report.**

1. The Planning Commission is responsible for reviewing rezoning requests against the application standards found in Section 603 of the Land Use Ordinance

2. The applicant has not submitted development plans sufficient for the Planning Commission to reasonably determine if the standards of Section 603 are or can be met. More specifically,
  - how the rezone request will affect the overall well-being of the city,
  - the potential effects upon the public health, welfare and safety,
  - the potential effects on the interests of the city and its residents,
  - the infrastructure and service demands required if development should occur under the requested zones,
  - the compatibility of future developments with nearby and adjoining properties, and
  - the suitability of the properties for the uses and activities proposed.
3. The proposed medical office use on the subject property is not consistent with the preferred future land use of the property as shown in the adopted Our Valley Our Vision plan.
4. Applying the R-2 zone to the property before a development proposal is submitted, and before the city has the regulatory framework to establish open space requirements, may limit the potential of having open space and amenities in this area of the city as contemplated by the General Plan.
5. At any time, the applicant can return with more information as requested or needed and pursue the request again.

**Second by Commissioner Peterson.**

**Roll Call vote**

**Steven Saulter yes, Jill white yes, Ardella Petersen yes, Vern Miller yes, Thomas Bore yes, Debbie Greener yes.**

**The vote is unanimous**

**Discussion and Possible Action Item**

**Home Occupation at 28 East 200 South – Aimee Gordon Massage and Art Therapy**

*Ms. Aimee Gordon, who lives at 28 East 200 South, would like to operate a private art studio and possibly conduct massage therapy from her home. This requires a business license as a Home Occupation.*

**Motion to approve the home occupation business license for Aimee Gordon with the conditions that the business owner continues to comply with all city business license requirements and fully complies with all home occupation standards of the city, made by Commissioner Miller and seconded by Commissioner White.**

**The vote was unanimously approved**

**General Discussion and Staff Reports**

No staff reports given.

## **Adjournment**

**Motion to adjourn by Commissioner Peterson and seconded by Commissioner Sauter.**

**The vote was unanimously approved**

The meeting was adjourned at **8:30 P.M.**

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Prepared by: \_\_\_\_\_

Mandi Buege  
City Treasurer

Approved: \_\_\_\_\_

Debbie Greener  
Commission Chair