



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **7:00 pm, on Wednesday, May 28, 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 and April 23, 2025 Meetings
6. Discussion and Possible Action Items
 - a. Abbott Minor (2 Lot) Subdivision at 160 East 300 South
 - b. Big Jensen (1 Lot) Subdivision at 153 South 200 West
 - c. Anderson Lot Reconfiguration at 193 West 100 South
 - d. Atlantis Marketing LLC Home Occupation at 235 North 100 West
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/Zoning Administrator

Date: July 22, 2022

Re: Abbott Minor Subdivision at 160 East 300 South

Zoning: R-2

The Request

Ben Lakey, who represents the interests of the Abbott Minor Subdivision, requests preliminary approval for the proposed 3-lot subdivision at 160 East 300 South. The attached Abbott Minor Subdivision Plat illustrates the intended division of the existing 1.988 acre parcel. The property is zoned R-2, which requires interior lots to have at least 10,000 sq.ft. and 100 feet of frontage. The intent is to create two lots along 300 South, both of which comply with the minimum lot width and area requirements of the zone, and retain a “Remainder Parcel” fronting 400 South. The applicant is still considering how they would like to develop or additionally subdivide the Remainder Parcel.

Action Needed

Gunnison Subdivision review processes require the Planning Commission to review all Minor subdivisions for preliminary approval, conditional approval, or denial.

Standards of Review

The standards for the Commission to use in reviewing a request for a preliminary subdivision approval are outlined in section 603 of the Subdivision Ordinances and are as follows:

	Standard	Proposal Status
1.	Complies with all requirements of this Ordinance and the Zoning District in which the subject property is located.	The proposed properties comply with the minimum lot area and width requirements.
2.	Complies with all applicable Federal, State, or Local requirements and regulations.	The property is located within an area identified by the State of Utah Division of Emergency Management as susceptible to flood hazards (see exhibit A attached hereto). This doesn't affect the configuration of the proposed lots but means any construction on these properties must comply with the city's flood damage prevention standards and additional subdivision design standards required therein.

3.	Will comply with all requirements for expansion of and connection to the city's culinary and irrigation water systems including dedication of appropriate water rights and/or shares, as stipulated by the Water Authority and city ordinances.	The proposed lots will connect to existing public infrastructure already on or adjacent to the property. Water dedication requirements have already been satisfied for this property when the city installed phase one of the irrigation system.
4.	Will comply with all requirements for expansion of and connection to the city's sanitary sewer system, as stipulated by the Sanitary Sewer Authority.	The technical review committee will evaluate this during the final approval review. The Remainder Parcel may not be able to be served without additional infrastructure or development considerations.
5.	Will comply with recommendations of fire protection, suppression, and fire access facilities, as stipulated by the City Fire Chief.	The technical review committee will evaluate this during the final approval review.
6.	Is consistent with the city's Official Maps, and General Plan as adopted.	There are no planned roads or trails running through the subject property.
7.	Complies with all applicable dedication requirements of the City and provides the necessary infrastructure, services and amenities as required.	The only dedication required with this subdivision is public utility easements around the new properties. The easements are not currently shown on the plat but will be a requirement of final approval.
8.	Will provide all necessary infrastructure, services and amenities sufficient to meet the needs of the proposed subdivision.	Existing infrastructure will be used and no development amenities are required for minor subdivisions.

Additional Considerations

Gunnison City initiated a right-of-way survey of 300 South between Main Street and 200 East. The findings of that survey indicate that the subject property will likely be granted property between the indicated north property line and the edge of asphalt along 300 South. The conveyance of the right-of-way to adjacent land owners will result in additional lands being associated with Lots 1 and 2. The City Council will likely take action on the right-of-way vacation during their June 6 meeting. Any land adjustments as part of the right-of-way vacation should be reflected on the final subdivision plat for this development.

Recommended Action

It is recommended that the Planning Commission grant preliminary subdivision approval of the Abbott Minor Subdivision based on the following findings and conditions:

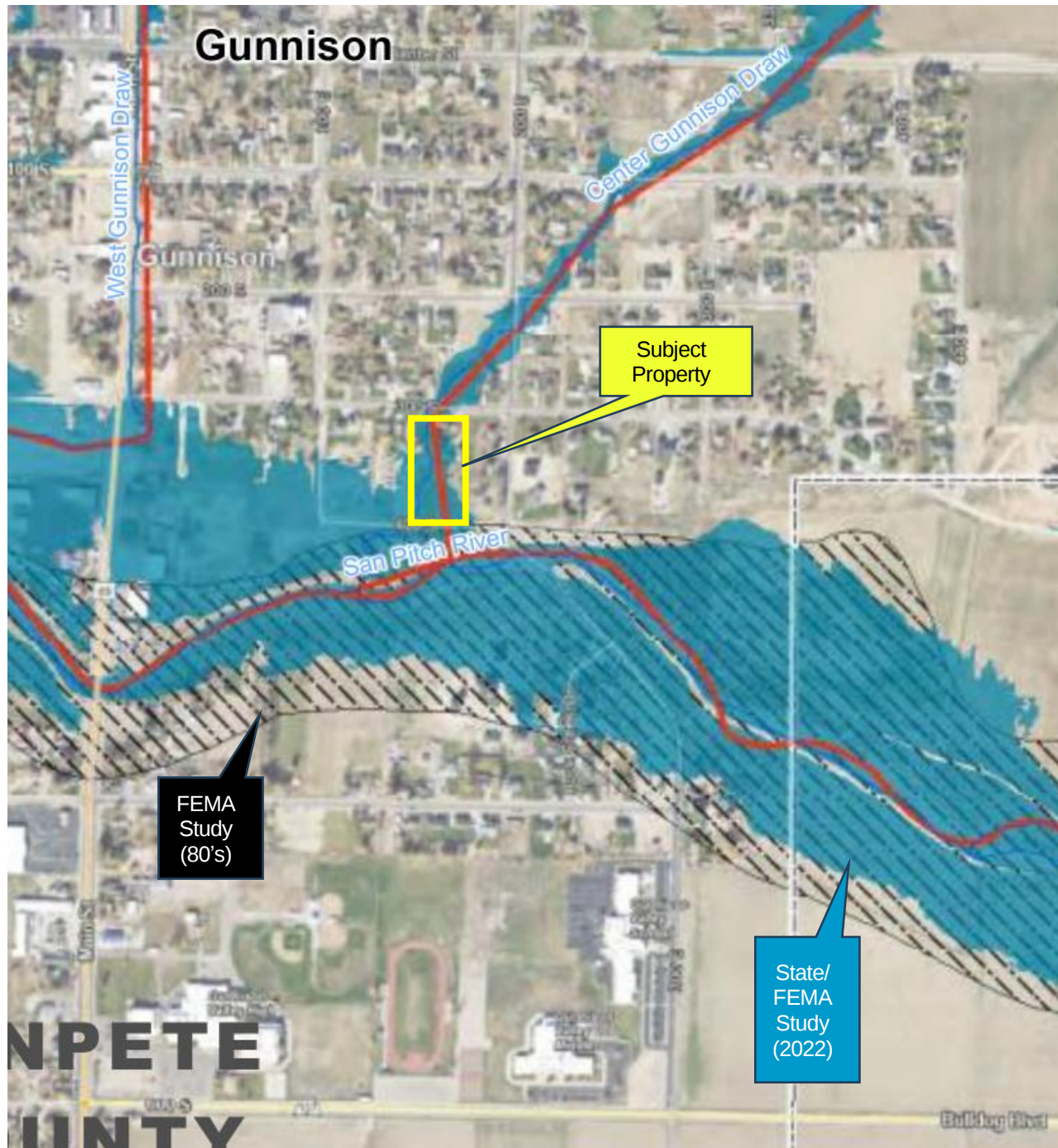
Findings:

1. The Planning Commission has authority to approve, approve with modifications or deny all preliminary applications for minor subdivisions.
2. The Abbott Minor Subdivision is a minor subdivision according to Gunnison City ordinances.
3. The proposed subdivision complies with the lot standards of the R-2 zone in which it is located.
4. A final review of the subdivision request will be done by the City's Technical Review Committee to assure full compliance with all city, state, and federal requirements

Condition(s):

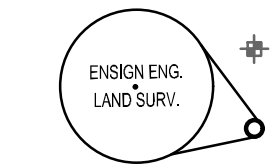
1. That the applicant complete the final review process with the Technical Review Committee as required by Gunnison City Subdivision Review processes with special consideration of flood hazard mitigation, and sewer connection limitations for the remainder parcel
2. That the city's vacation of right-of-way along 300 South be reflected in the final plans.

Exhibit A: Flood Hazard Map provided by State of Utah Division of Emergency Management.



The above map is available at
https://issuu.com/utahemergency/docs/discovery_maps_sanpete_county_municipal?fr=xKAE9_zU1NQ

LEGEND

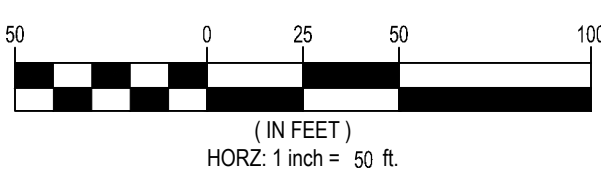


EXISTING SURVEY MONUMENT AS NOTED
SET ENSIGN REBAR AND CAP
SUBDIVISION BOUNDARY / LOT LINE
DEED LINES
CHP OVERHEAD POWER LINE
W EXISTING CULINARY WATER LINE
IRR EXISTING PRESSURIZED IRRIGATION LINE
G GAS BLUE STAKE MARKINGS
X EXISTING FENCE
EDGE OF EXISTING ASPHALT ROAD
EDGE OF EXISTING DIRT ROAD
EDGE OF EXISTING GRAVEL DRIVEWAY
EXISTING BUILDING
EXISTING EASEMENT

ABBOTT MINOR SUBDIVISION

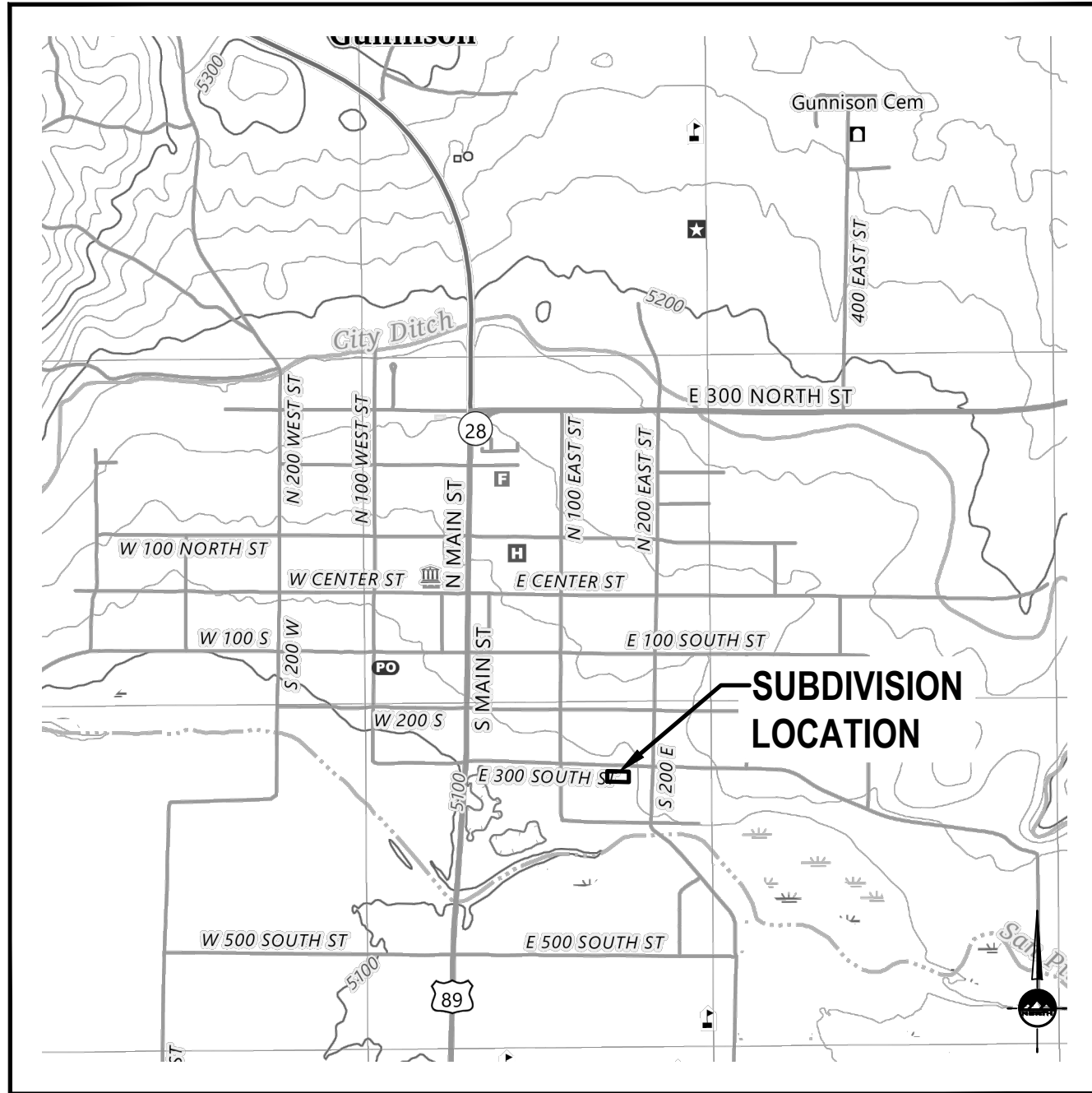
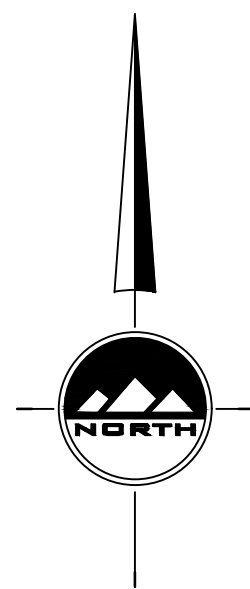
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ALSO LOCATED IN LOTS 2, 7, & 8, BLOCK 1, PLAT "A", GUNNISON CITY SURVEY,
SANPETE COUNTY, UTAH
2025

HORIZONTAL GRAPHIC SCALE



(IN FEET)

HORZ: 1 inch = 50 ft.



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, TREVOR ROY GADD, DO HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 343639, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE ABBOTT MINOR SUBDIVISION.

TREVOR ROY GADD, P.L.S. #343639

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH LINE OF BLOCK 1, PLAT "A", GUNNISON CITY SURVEY AND AN EXISTING NORTH-SOUTH RUNNING FENCE LINE EXTENDED, SAID POINT LYING ALONG THE NORTH LINE OF SAID BLOCK 1, SOUTH 88°21'51" EAST 13.18 FEET FROM THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 1; THENCE ALONG SAID FENCE LINE EXTENDED, SOUTH 00°53'24" WEST 100.01 FEET; THENCE NORTH 88°21'51" WEST 205.88 FEET; THENCE NORTH 01°38'09" EAST 100.00 FEET TO THE NORTH LINE OF SAID BLOCK 1; THENCE ALONG THE NORTH LINE OF SAID BLOCK 1, SOUTH 88°21'51" EAST 204.58 FEET TO THE POINT OF BEGINNING. CONTAINING 20,523.26 SQ. FT. OR 0.472 OF AN ACRE, MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED CERTIFY THAT WE ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CEASE THE SAME TO BE DIVIDED INTO LOTS, STREETS AND EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS THE ABBOTT MINOR SUBDIVISION LOCATED IN GUNNISON CITY, SANPETE COUNTY, STATE OF UTAH.

THIS _____ DAY OF _____, 20____

DEBI ABBOTT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, DEBI ABBOTT
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____
IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE
OWNER'S DEDICATION, FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____, _____, _____.

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT THIS PLAT OF THE ABBOTT MINOR SUBDIVISION WAS APPROVED BY RESOLUTION OF GUNNISON CITY, SANPETE COUNTY, STATE OF UTAH AT A REGULAR MEETING ON THE _____ DAY
OF _____, 20____.

PLANNING COMMISSION CHAIR _____ DATE _____

MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK _____ CITY CLERK'S SEALABBOTT
MINOR SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
LOTS 2, 7, & 8, BLOCK 1, GUNNISON CITY SURVEY,
GUNNISON CITY, UTAH

COUNTY RECORDING INFORMATION

OWNER INFORMATION: ABBOTT PROJECTS, LLC
624 WEST 1950 SOUTH
PAYSON, UTAH 84651



RICHFIELD
225 N. 100 E.
Richfield, UT 84701
Phone: 435.896.2983

WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
SALT LAKE CITY
Phone: 801.551.0539
TOOELE
Phone: 435.843.3599
CEGAR CITY
Phone: 435.865.1453

SHEET 1 OF 1

PROJECT NUMBER : 13363

MANAGER : TRG

DRAWN BY : TMG

CHECKED BY : TRG

DATE : 050125

100 EAST

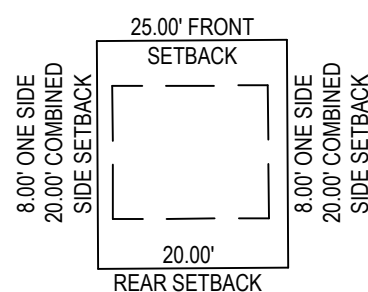
200 EAST

400 SOUTH

BENCHMARK

REFERENCE MARKER LOCATED 3.0 FEET
NORTHEAST OF THE SOUTHWEST CORNER OF
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN

ELEV = 5096.40'



TYPICAL BUILDING SETBACKS



Memorandum

To: Planning Commission

From: Dennis L. Marker, City Administrator/Zoning Administrator

Date: May 27, 2025

Re: Big Jensen Subdivision at 153 South 200 West

Zoning: R-2

The Request

Sean Jensen is requesting preliminary approval for the proposed single lot subdivision of his property at 153 South 200 West. The attached Big Jensen Subdivision Plat illustrates the intended division of the existing 0.99- acre parcel. The property is zoned R-2, which requires interior lots to have at least 10,000 sq.ft. and 100 feet of frontage and corner lots must have 12,000 square feet with 120 feet of frontage.

Action Needed

Gunnison Subdivision review processes require the Planning Commission to review all Minor subdivisions for preliminary approval, conditional approval, or denial.

Standards of Review

The standards for the Commission to use in reviewing a request for a preliminary subdivision approval are outlined in section 603 of the Subdivision Ordinances and are as follows:

	Standard	Proposal Status
1.	Complies with all requirements of this Ordinance and the Zoning District in which the subject property is located.	The proposed properties comply with the minimum lot area and width requirements for interior and corner lots.
2.	Complies with all applicable Federal, State, or Local requirements and regulations.	The subject property appears to constrain possible floodwater incursion northward along 300 South and 200 West. A 2-3 foot rock retaining wall along the south side of the property should provide adequate flood damage protection to the future corner lot. The city recently installed additional storm drain piping and improvements along the subject property to help mitigate flood hazard coming from the north as identified in the state's flood survey.
3.	Will comply with all requirements for expansion of and connection to the city's culinary and irrigation water systems including dedication of appropriate water rights and/or shares, as stipulated by the Water Authority and city ordinances.	The proposed lots will connect to existing public infrastructure already on or adjacent to the property. Water dedication requirements have already been satisfied for this property when the city installed phase one of the irrigation system.

4.	Will comply with all requirements for expansion of and connection to the city's sanitary sewer system, as stipulated by the Sanitary Sewer Authority.	The technical review committee will evaluate this during the final approval review. No concerns are expected.
5.	Will comply with recommendations of fire protection, suppression, and fire access facilities, as stipulated by the City Fire Chief.	The technical review committee will evaluate this during the final approval review. No concerns are expected.
6.	Is consistent with the city's Official Maps, and General Plan as adopted.	The City recently installed the 200 West recreation trail along the west side of the subject property. This infrastructure will need to be protected or restored if damaged with construction on the new lot.
7.	Complies with all applicable dedication requirements of the City and provides the necessary infrastructure, services and amenities as required.	The only dedication required with this subdivision is public utility easements around the new properties. The easements are shown on the plat and will be recorded as part of final approval.
8.	Will provide all necessary infrastructure, services and amenities sufficient to meet the needs of the proposed subdivision.	Existing infrastructure will be used and no development amenities are required for minor subdivisions.

Recommended Action

It is recommended that the Planning Commission grant preliminary subdivision approval of the Big Jensen Subdivision based on the following findings and conditions:

Findings:

1. The Planning Commission has authority to approve, approve with modifications or deny all preliminary applications for minor subdivisions.
2. The Big Jensen Subdivision is a minor subdivision according to Gunnison City ordinances.
3. The proposed subdivision complies with the lot standards of the R-2 zone in which it is located.
4. A final review of the subdivision request will be done by the City's Technical Review Committee to assure full compliance with all city, state, and federal requirements

Condition(s):

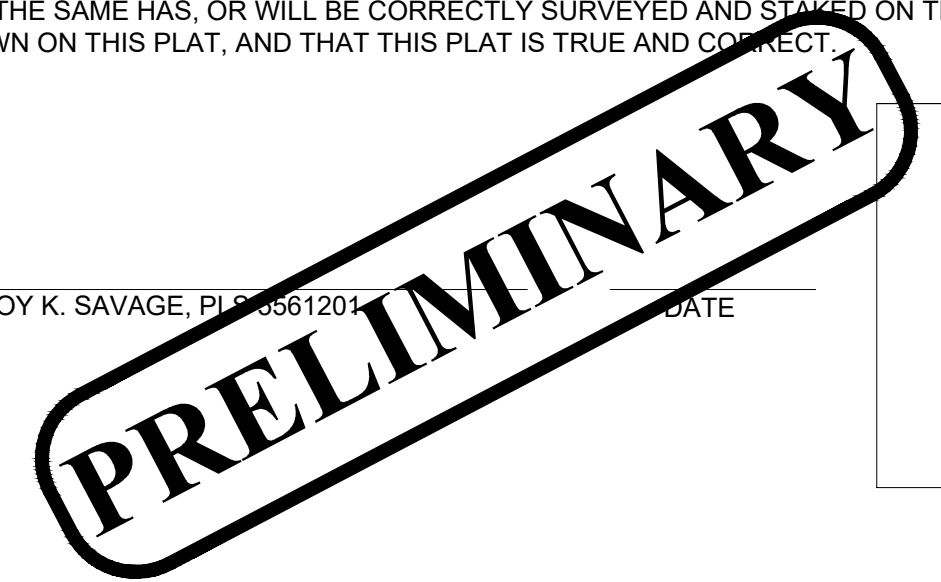
1. That the applicant complete the final review process with the Technical Review Committee as required by Gunnison City Subdivision Review processes prior to recording the new subdivision.

Exhibit A: Flood Hazard Map provided by State of Utah Division of Emergency Management.



The above map is available at
https://issuu.com/utahemergency/docs/discovery_maps_sanpete_county_municipal?fr=xKAE9_zU1NQ

LOCATED IN BLOCK 11, PLAT "A", GUNNISON CITY SURVEY
GUNNISON CITY, SANPETE COUNTY, UTAH
2025



DATE _____

SURVEYOR'S SEAL

PARCEL 1:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 4, BLOCK 11, PLAT "A",
GUNNINGSON CITY SURVEY, SAID POINT BEING ON THE WEST LINE OF SAID BLOCK 11 AND RUNNING
THENCE NORTH 89°35'42" WEST 198.00 FEET; THENCE SOUTH 00°24'18" WEST 117.80 FEET; THENCE
NORTH 89°35'42" WEST 198.00 FEET TO THE WEST LINE OF SAID BLOCK 11; THENCE NORTH
00°24'18" EAST ALONG THE WEST LINE OF SAID BLOCK 11, 117.80 FEET, MORE OR LESS, TO THE
POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF BLOCK 11, PLAT "A", GUNNISON CITY SURVEY AND RUNNING THENCE NORTH 00°24'18" EAST ALONG THE WEST LINE OF SAID BLOCK 11, 100.00 FEET; THENCE SOUTH 89°35'42" EAST 198.00 FEET; THENCE SOUTH 00°24'18" WEST 100.00 FEET TO THE SOUTH LINE OF BLOCK 11; THENCE NORTH 89°35'42" WEST ALONG THE SOUTH LINE OF SAID BLOCK 11, 198.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°24'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF BLOCK 11, PLAT "A", GUNNISON CITY SURVEY. SANPETE COUNTY COORDINATE SYSTEM. ALL DISTANCES ARE GROUND DISTANCES.

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAN AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____ AD ____.

ON THE ____ DAY OF _____, AD____, JAMES SEAN JENSEN, PERSONALLY
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY
ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

=====	SUBDIVISION BOUNDARY LINE
-----	LOT LINES
- - - - -	SECTION LINE
- . - . -	QUARTER SECTION LINE
- - - - -	40 ACRE LINE
- - - - -	PUBLIC UTILITY EASEMENT
- - - - -	DEED LINES
●	SET ORANGE PLASTIC CAP STAMPED SUNRISE ENGINEERING



SUNRISE
ENGINEERING

1925 SOUTH INDUSTRIAL PARK ROAD
RICHFIELD, UTAH 84701
TEL 435.896.8635 • FAX 435.896.0220
www.sunrise-eng.com

SEI NO.: S15619.000	DRAWN: BLJ	CHECK: TKS
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LOCATED IN THE SOUTHWEST CORNER OF BLOCK 11,
PLAT "A", GUNNISON CITY SURVEY.
GUNNISON, UTAH

_____ FEE _____ COUNTY RECORDER

P:\Sean Jensen\S15619-Jensen Property Split\DWG\S15619_Jensen_RevB.dwg May 27, 2025 10:08am brandon.jensen

200 WEST STREET

100 SOUTH STREET

200 SOUTH STREET

(IN FEET)

1 inch = 30 ft.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS CORRECT IN ACCORDANCE WITH
INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER

DATE

APPROVED THIS ____ DAY OF _____ AD 20__ BY THE
PLANNING & ZONING COMMISSION.

CHAIR, PLANNING COMMISSION

APPROVED AS TO FORM THIS _____
DAY OF _____ AD 20__

CITY ATTORNEY

PRESENTED TO _____ CITY COUNCIL THIS _____ DAY
OF _____, 20____, AT WHICH TIME THIS
SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

RECORDER'S SEAL

COUNTY RECORDER



Memorandum

To: Planning Commission

From: Dennis L. Marker, City Administrator/Zoning Administrator

Date: May 27, 2025

Re: Anderson Lot Reconfiguration at 153 South 200 West

Zoning: R-2

The Request

Mr. Randon Anderson owns the two properties at 193 West 100 South and 197 West 100 South (See Figure 2). Both properties have rental homes on them. Mr. Anderson would like to redraw the boundary between the two lots so that the southerly, vacant portions of the properties can be sold as a new building lot (See Figure 2). He would construct a connection between the existing homes so that they would become a duplex on the new corner parcel.

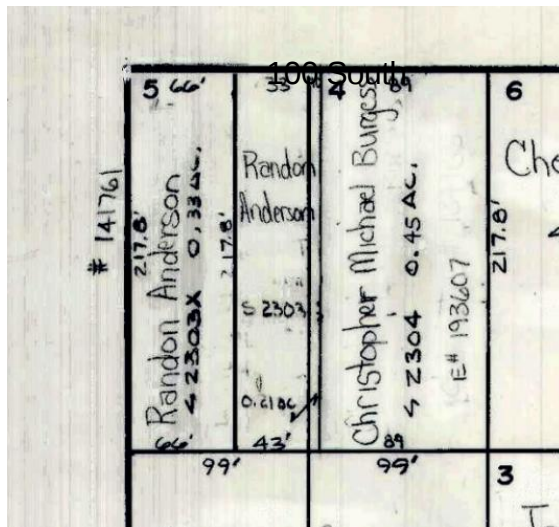


Figure 2: Current property boundaries

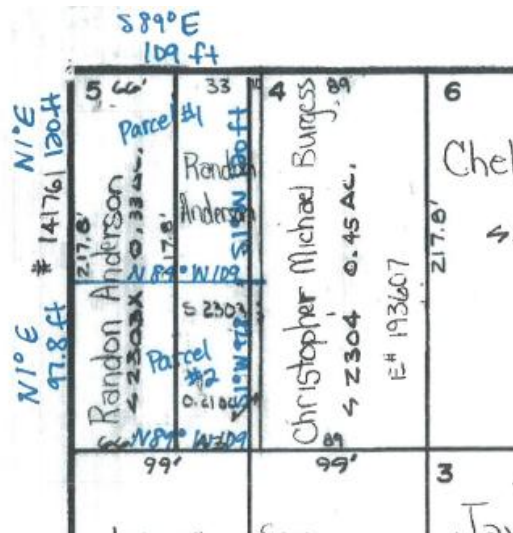


Figure 1: Proposed lot boundaries (blue)

Background

The corner parcel (197 West) has over 14,000 s.f. and 217.8 feet of lot width. The R-2 Zone requires corner lots to have 12,000 s.f. and at least 120' of frontage. The corner lot complies with the R-2 zone.

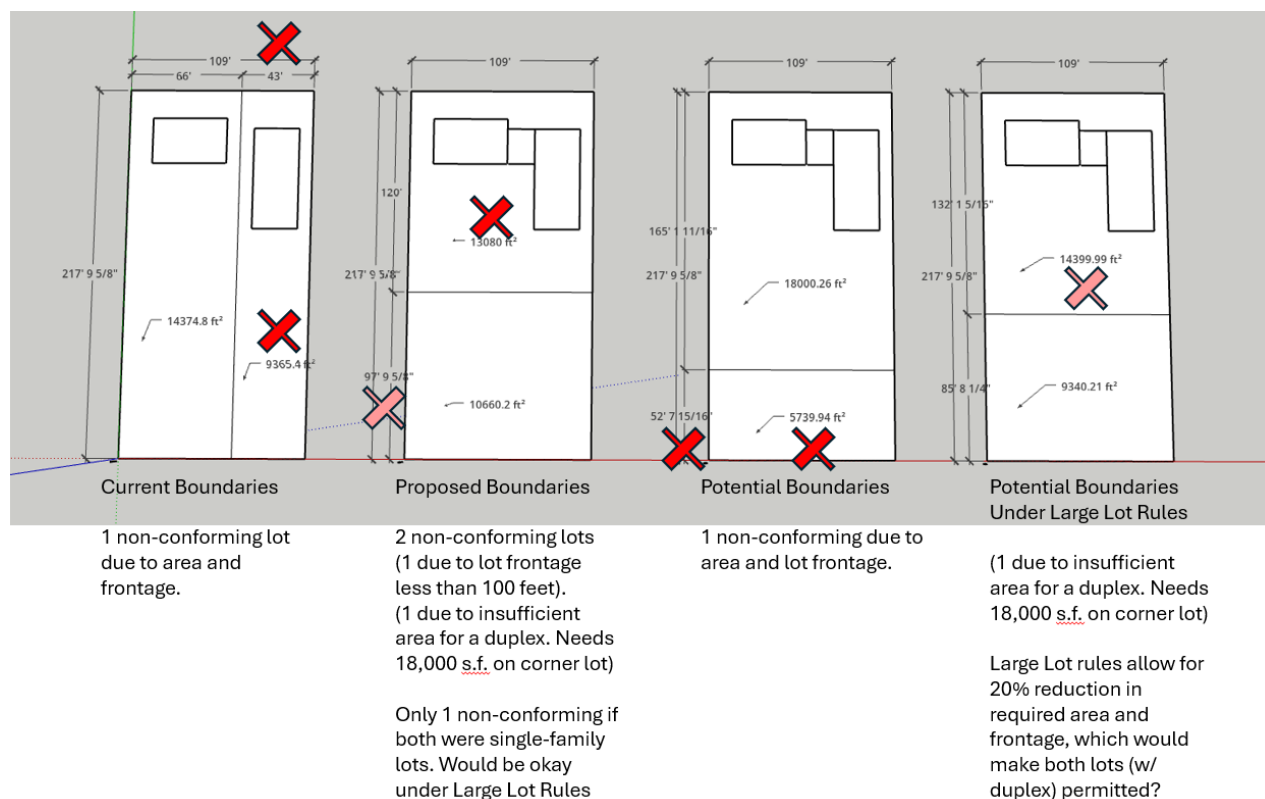
The interior lot (193 West) only has 9,365.4 and 43 feet of frontage. The R-2 zone requires 10,000 s.f. and 100 ft of frontage for interior lots. This lot is non-conforming as to lot area and width.

The proposed reconfiguration of lot boundaries would make the corner lot 13,080 s.f. with 120' of frontage. This would be a legal corner lot for a single-family home, but not a duplex, which is required to have 18,000 s.f.. The new interior lot south of the homes would have over 10,000 s.f. but only 97 feet of frontage. If the Large Lot standard, which allows for a 20% reduction in area and width were applied, the new interior lot would be permitted, while the corner lot would still have too little area for approval.

If, as a third option, the corner lot was made conforming to duplex standards, the new interior lot would only have 52 feet of frontage and 5,740 s.f. which is more non-conforming in size than the original interior lot and would not be permitted even under the large lot standards.

A fourth option would be to apply the Large Lot Standards to both properties, which could be liberally interpreted as permitting a duplex on a 14,400 s.f. property ($18,000 \times .8 = 14,400$) while the new interior lot would have more than the frontage and area requirements needed with the 20% reduction (See figure 3 for summary of these options).

Figure 3: Summary of interpretative options to consider



Action Needed

Because the request creates a new developable lot, it is considered a subdivision under state statute even though the final number of properties remains the same. Gunnison Subdivision review processes require the Planning Commission to review all Minor subdivisions for preliminary approval, conditional approval, or denial.

Standards of Review

The standards for the Commission to use in reviewing a request for a preliminary subdivision approval are outlined in section 603 of the Subdivision Ordinances and are as follows:

	Standard	Proposal Status
1.	Complies with all requirements of this Ordinance and the Zoning District in which the subject property is located.	Under the interpretation of applying the Large Lot Standards to the two proposed lots, the proposed properties comply with the minimum lot area and width requirements for interior and corner lots, which includes corner lots with duplexes.
2.	Complies with all applicable Federal, State, or Local requirements and regulations.	The subject property may be threatened by floodwater incursion coming from 100 West. The city recently installed additional storm drain piping and improvements along the 100 West corridor which should mitigate potential flooding of the subject property.
3.	Will comply with all requirements for expansion of and connection to the city's culinary and irrigation water systems including dedication of appropriate water rights and/or shares, as stipulated by the Water Authority and city ordinances.	The proposed lots will connect to existing public infrastructure already on or adjacent to the property. Water dedication requirements have already been satisfied for this property when the city installed phase one of the irrigation system.
4.	Will comply with all requirements for expansion of and connection to the city's sanitary sewer system, as stipulated by the Sanitary Sewer Authority.	The technical review committee will evaluate this during the final approval review. No concerns are expected.
5.	Will comply with recommendations of fire protection, suppression, and fire access facilities, as stipulated by the City Fire Chief.	The technical review committee will evaluate this during the final approval review. No concerns are expected.
6.	Is consistent with the city's Official Maps, and General Plan as adopted.	The proposal provides opportunity for an additional infill development property in the core of the city while preserving more affordable housing options in the community. This is consistent with the goals and strategies of the General Plan.
7.	Complies with all applicable dedication requirements of the City and provides the necessary infrastructure, services and amenities as required.	The only dedication required with this subdivision is public utility easements around the new properties. The easements will need to be dedicated with any final approval.
8.	Will provide all necessary infrastructure, services and amenities sufficient to meet the needs of the proposed subdivision.	Existing infrastructure will be used and no development amenities are required for minor subdivisions or duplexes.

Recommended Action

It is recommended that the Planning Commission grant preliminary subdivision approval of the Randon Anderson lot reconfiguration subdivision based on the following findings and conditions:

Findings:

1. The Zoning Administrator interpreted the Large Lot Development standards as applying to the proposal which would allow a duplex to be built on a 14,400 s.f. corner lot.
2. The Planning Commission has authority to approve, approve with modifications or deny all preliminary applications for minor subdivisions.

3. The subdivision is a minor subdivision according to Gunnison City ordinances.
4. The proposed subdivision complies with the lot standards of the R-2 zone in which it is located under the Large Lot development standards.
5. A final review of the subdivision request will be done by the City's Technical Review Committee to assure full compliance with all city, state, and federal requirements

Condition(s):

1. That the applicant complete the final review process with the Technical Review Committee as required by Gunnison City Subdivision Review processes prior to recording the new subdivision.

Exhibit A: Flood Hazard Map provided by State of Utah Division of Emergency Management.



The above map is available at
https://issuu.com/utahemergency/docs/discovery_maps_sanpete_county_municipal?fr=xKAE9_zU1NQ



Memorandum

To: Planning Commission
From: Dennis L. Marker, City Administrator/Zoning Administrator
Date: May 27, 2025
Re: New Business License for Home Based Digital Marketing

The Request

Mr. Ricky Everett, who lives at 235 North 100 West would like to operate a digital marketing business from his home. This requires a business license as a Home Occupation.

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.

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.
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 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).	No commercial vehicles will be used.
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.



Atlantis Marketing LLC
New Home Occupation Application
Location: 235 North 100 West
Zone: R-2 Permitted Use: P2

