



PLANNING COMMISSION

May 28th, 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, City Administrator Dennis Marker, Debbi Abbott, Ben Lakey, Shaun Jensen, Emily Jensen, Randon Anderson.

Invocation/inspirational thought Commissioner Greener

Pledge of Allegiance Commissioner Greener

Public Forum

No public comment was made.

Review and approval of Minutes for the April 23rd , 2025 meeting

Motion to approve the minutes made by Commissioner White and seconded by Commissioner Petersen

The vote was unanimously approved

Discussion and Possible Action Items

Abbott Minor (2 Lot) Subdivision at 160 East 300 South

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.

**The motion to approve the Abbott Minor Subdivision made by Commissioner Miller.
With the conditions 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. And that the city's vacation of right-of-way along 300 South be reflected in the final plans. Second, by Commissioner Saulter.

The vote was approved unanimously.

Big Jensen Subdivision at 153 South 200 West

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.

The motion to approve the Big Jensen Subdivision at 153 South 200 West was made by Commissioner Petersen. With the condition that the applicant completes the final review process with the Technical Review Committee as required by Gunnison City Subdivision Review process prior to recording the new subdivision. Second, by Commissioner Miller.

The vote was unanimously approved.

Anderson Lot Reconfiguration at 193 West 100 South

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.

The motion to approve the Anderson Lot Reconfiguration at 193 West 100 South was made by Commissioner White. With the condition that the applicant completes the final review process with the Technical Review Committee as required by Gunnison City Subdivision Review process prior to recording the new subdivision. Second, by Commissioner Miller.

The vote was unanimously approved.

Atlantis Marketing LLC Home Occupation at 235 North 100 West

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.

The motion to approve the Home Occupation for Ricky Everett's Atlantis Marketing LLC. With the condition that the business owner continues to comply with all city business license requirements and fully complies with the Home Occupation Standards of the city made by Commissioner Sautler. Second, by Commissioner White.

The vote was unanimously approved.

General Discussion and Staff Reports

We have in the budget for 3 commissioners to go to a conference. There will be one in the fall or a spring conference.

Adjournment

Motion to adjourn by Commissioner White and seconded by Commissioner Petersen.

The vote was unanimously approved

The meeting was adjourned at **7:56 P.M.**

Prepared by: _____

Mandi Buege
City Treasurer

Approved: _____

Debbie Greener
Commission Chair