



## PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **6:00 pm, on Wednesday, February 25, 2026**, 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 (Public 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 Planning Commission. Comments shall be limited to 3 minutes in length and must be pertinent to the scope of the local authority and purview.)
5. Public Hearing – Rezoning 11.3 acres at approximately 700 East Center Street from Agriculture (A-1) to Rural Residential (RR) Pgs 2-4
6. Discussion Items and Possible Action Items
  - a. Home Occupation at 411 W. Center Street – Vomzion LLC home office Pgs 5-7
  - b. Conditional Use – Campground at 395 S. Main Street Pgs 8-16
7. Review and Approval of Minutes – January 28, 2026
8. General Discussion
  - a. Minimum Lot Size Standards
9. 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  
Date: February 21, 2025  
Re: Rezoning of Approximately 11.36 acres from Agriculture (A-1) to Rural Residential (RR) at approximately 700 East Center Street

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## PUBLIC HEARING ITEM

### The Request

Mr. Bruce Christensen owns K.C. Farms, which is located near the east limits of Gunnison City off of Center Street, is requesting that a portion of the farm be rezoned. The property is currently zoned Agriculture (A-1) which requires that new homes must have 40 acres. The intent is to subdivide a 1-2 acre parcel from the farm so a relative can have a place to build a home. The Rural Residential (RR) zone permits lots of 1 acre in size. The current use of the property is agriculture. The proposed rezone includes the current Christensen home, which sits on less than 40 acres, and the area where the new lot will be created.

### 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.	The proposal enables a current farming operation to utilize its property for the benefit of the farming family, which promotes agricultural sustainability in the community. The location of the proposed single home site will have a negligible impact on the community.
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.	

5.	Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	<p>The proposal enables a current farming operation to utilize its property for the benefit of the farming family, which promotes agricultural sustainability in the community.</p> <p>Our Valley Our Vision indicates that this property would continue as an agricultural operation in the community. Allowing the farm to provide housing for a family member that will contribute to the farm operations is an agricultural supportive action.</p>
6.	The suitability of the properties for the uses and activities proposed.	The proposed area of the property for development is not currently part of the active agriculture operations. As such, it is a surplus area that can be developed for farming supportive purposes.
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 the applicant complete the necessary subdivision and building permit review processes required by City, including dedication of water relative to the size of property being developed.





# Memorandum

To: Planning Commission  
From: Dennis L. Marker, City Administrator/Zoning Administrator  
Date: February 20, 2026  
Re: New Business License for Home-Based Office Business at 411 W. Center Street

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## The Request

Mr. Jake Osentowski, who lives at 411 W. Center Street, has a trucking business focused on construction industry services. He performs all paperwork for the business from his home with the vehicles stored elsewhere. 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.

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)	No exterior evidence of the home operations is expected. There will be no customers coming to the home.
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).	
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 home office area will be used and occupies less than 25% of the home
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.
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:**

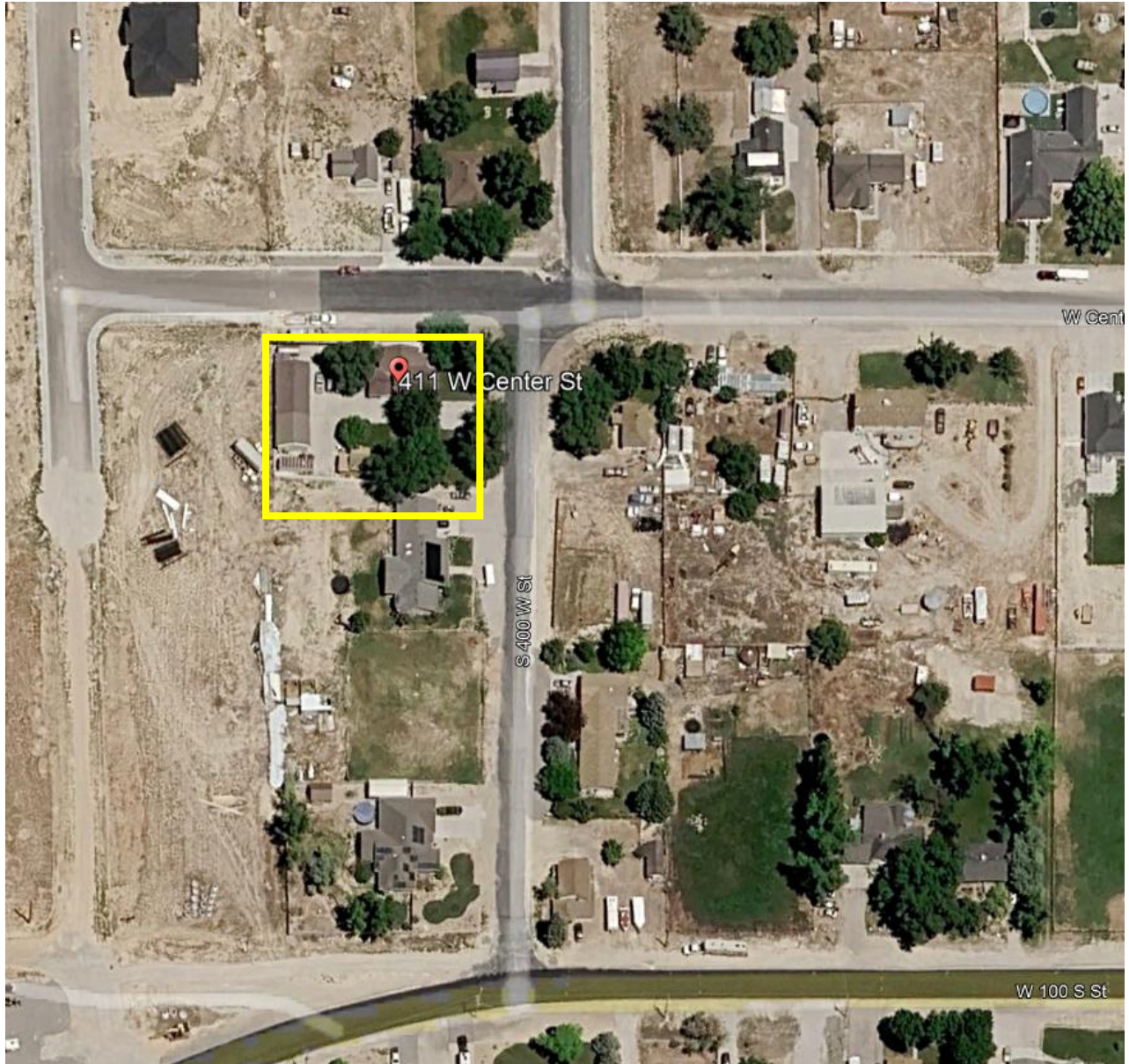
1. The Planning Commission has authority to review all new home occupation applications under section 2.203 of the municipal code.
2. The business location does or can comply with all city ordinances prior to operation.
3. No illegal activities have been identified on the subject property, and
4. The 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.



Vomzion LLC  
New Home Occupation Application  
Location: 411 West Center Street  
Zone: R-2 Permitted Use: P2





# Memorandum

To: Mayor Wanner and City Council via Planning Commission  
From: Dennis L. Marker, City Administrator/Zoning Administrator  
Date: February 20, 2026  
Re: Conditional Use Review of Campground at 395 South Main Street

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## The Request

Janet Hanson-Haight, who represents the Janet Joye Hanson Revokable Trust (“Trust”) that owns the Paradise Motel at 395 S. Main Street, is requesting a Conditional Use Permit to operate a short-term RV campground on the Trust property. The campground would accommodate up to 12 spots and would be connected to city utilities. The motel would remain with the RV camp area located to the east of the motel on undeveloped parts of the property. The property is zoned R&C where the proposed use is required to obtain conditional use approval before a building permit can be issued.

## Action Needed

The City Council, acting as the land use authority for these matters, can take final action on the request. The Planning Commission must review the proposal and forwarded a recommendation before Council action.

## Standards of Review

The standards for reviewing a conditional use request are found in Chapter 8, Section 803 of the Land Use Code and are as follows:

Standard	Proposal Status
The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.	The proposed use is found in Appendix A as “Campground” and listed as a “C” (conditional use) in the R&C Zone.
The proposed sign is a Conditional Use within the Zoning District as identified in Chapter 19.	Not applicable.
The proposed use or sign complies with all requirements of the Zoning District, including the minimum area, setbacks, height, and all other requirements as applicable.	The proposal does not include construction of buildings so all setbacks and height requirements are met. The Technical Review Committee (TRC) is still reviewing the concept plans for general considerations (see Technical Review Comments below). The major item of note so far is that UDOT must review the request. Any TRC comments will need to be addressed before starting construction of the project.

The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.	As noted, all TRC comments will need to be met before starting construction.
The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.	The property appears sufficient to accommodate up to 12 “camp” spots (see concept plan below).
The proposed use and site plan or sign complies with all site plan and building requirements, as provided and required by this Ordinance and this Chapter.	The applicant is working with the TRC to address any development concerns. A condition of approval can include all TRC comments being addressed to the satisfaction of the city.
The proposed use and site plan complies with all applicable dedication requirements of the City and provides the necessary infrastructure, as required.	There are no dedication requirements associated with this development. The applicant will need to expand or connect to infrastructure as determined by the City Engineer.
The proposed use or sign at the proposed location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the City.	No additional signage has been proposed at this time. Any new signage will need to have a separate permit and be reviewed against the city’s sign regulations.

**Additional Development Criteria:**

The land use code includes regulations for new site development on a variety of topics. The following table indicates the proposals compliance and/or recommended changes needed.

Code	Standard	Proposal Status
MC Title 9	Availability of Utilities	Connections to the city’s utilities will be monitored and inspected by Gunnison Public works. The applicant will have to pay any impact fees related to the proposed use.
LU Title 18	Parking	There is no specific parking requirement for this use. The proposed number of parking stalls is limited to reasonable spacing and turning movements for RVs. (See TRC Comments).
LU 1710	Landscaping	The applicant is proposing a grass area and tree per camping spot. A more formal landscaping plan with irrigation details must be approved before construction begins.
LU 1809	Site Lighting	No site lighting is proposed.
LU 1711	Architectural Standards	No structures are proposed.
LU Title 19	Signage	No additional signage has been proposed at this time. Any new signage will need to have a separate permit and be reviewed against the city’s sign regulations.
	Storm Drainage	The proposal to maintain a gravel driving surface throughout the camping area should generate minimal storm drain needs. This will be further considered by the TRC if the Conditional Use is granted.

## Technical Review Committee Comments

The Technical Review Committee members have returned the following comments to date:

- **Police**

“I do not see any issues from a law enforcement perspective. With only 9-12 being back there, there should not be many issues with vehicle turning in or exiting the property onto main st.”
- **Fire**
  1. The State recently provided guidance for RV spacing within RV camp areas. Additional research will be made to comment on this element.
  2. The closest fire hydrant is on the west side of main Street. That is a long haul for fire response. An additional hydrant may be necessary for fire protection.
  3. Due to the depth of the property, a turnaround area needs to be provided for fire vehicles.
- **Water and Sewer**
  1. Question having separate sewer connections for each camp site versus a single RV dump connection.
  2. Will need to provide more details about water and sewer connections to the existing service laterals on the property.
- **Engineering**

[Waiting for response]
- **UDOT**

We will have to update their conditional use permit. When there is a change of use of a conditional access we do have Administrative Rules that could impact the business' requirements based on the increased intensity of use of their access. If the changes generate a great enough impact to the area it could influence what is required of the business. In this instance, I'm not sure what it could result in other than a left turn option, but that is a little challenging based on the whole corridor. But it is always best for them to go through our permits group so they don't have any challenges in the future.

## Recommended Action

It is recommended that a conditional use permit for the proposed campground at 395 S. Main Street be approved based on the following findings and conditions:

### Findings:

1. The use is consistent with the criteria for conditional uses outlined in City Code.
2. The use will enable additional hospitality services that are in seasonal demand in Gunnison
3. The use will utilize currently underdeveloped property along Main Street.
4. The Technical Review Committee is still reviewing the request and any findings of the TRC will have to be addressed before the project moves forward.

### Condition:

1. The applicant continue to work with the Technical Review Committee to address any applicable site conditions or development requirements.



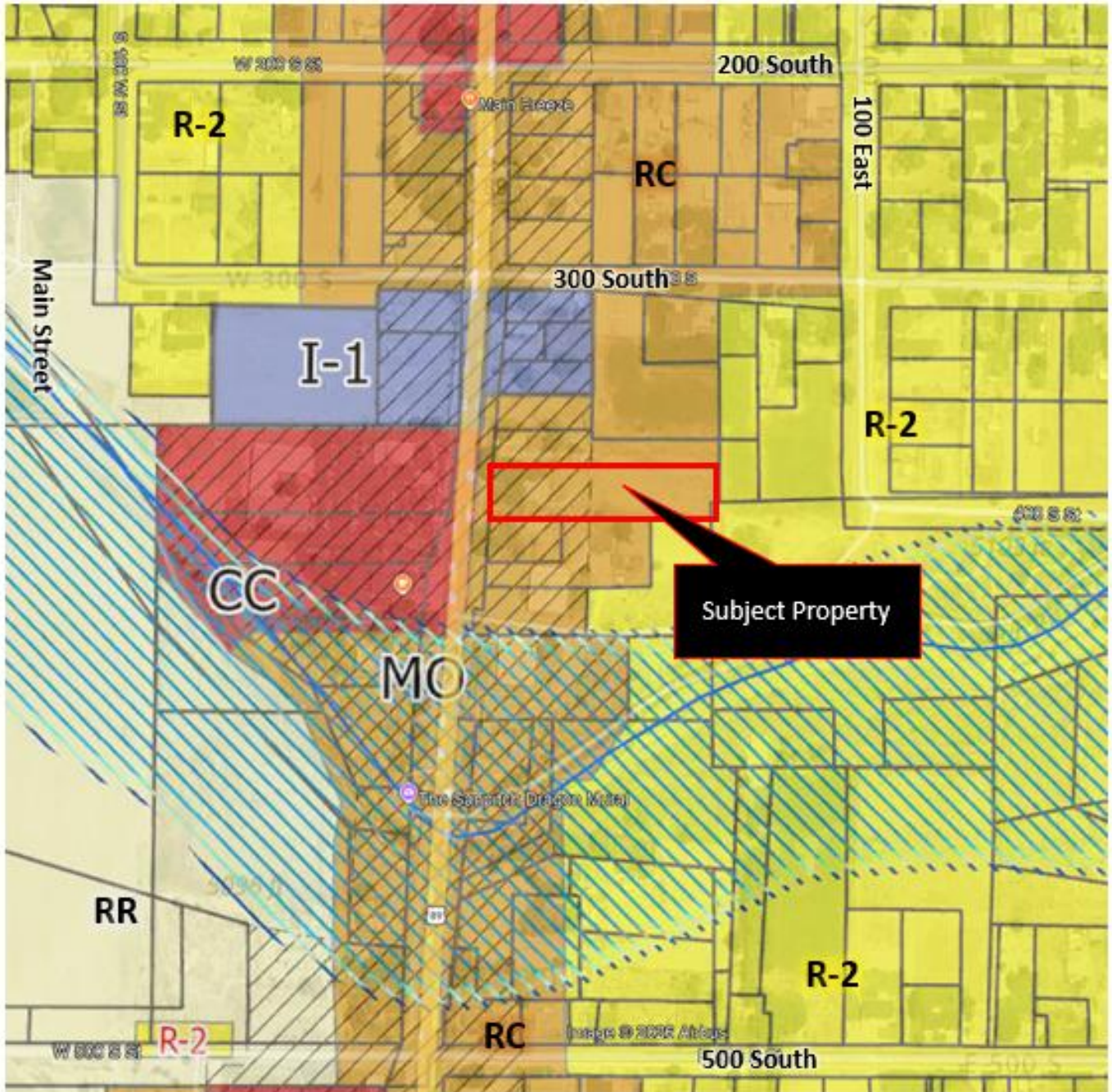
# Janet Hanson-Haight Conditional Use

Current Zoning: RC

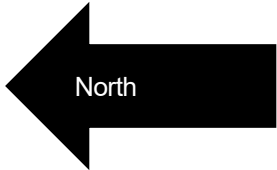
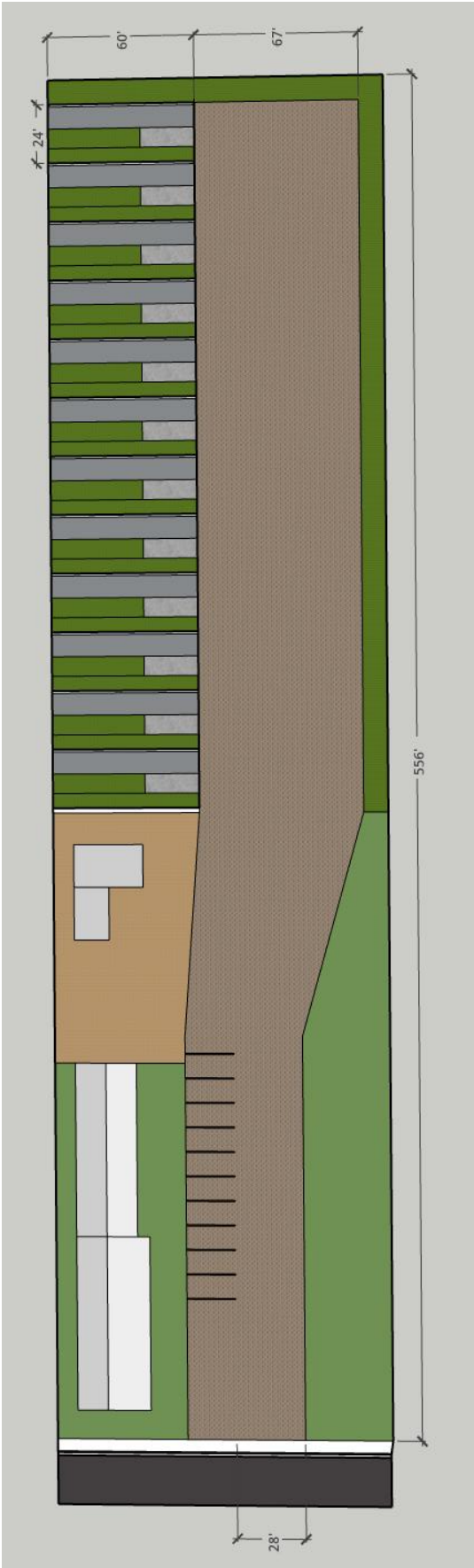
Proposed Use: Campground

Acres: 11.36 +/-

Properties: 1



Concept of Campground Layout  
Prepared by Dennis Marker based on drawings provided by the Applicant.

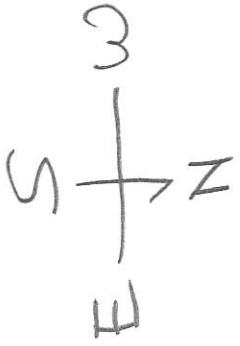


## Country Paradise Motel Conditional Use Application

- The road that provides service to the property is Main Street, HWY 89
- No additional lighting is planned for the project.
- Waste collection – we will have a dumpster on the corner of the property to collect garbage.

### **Narrative:**

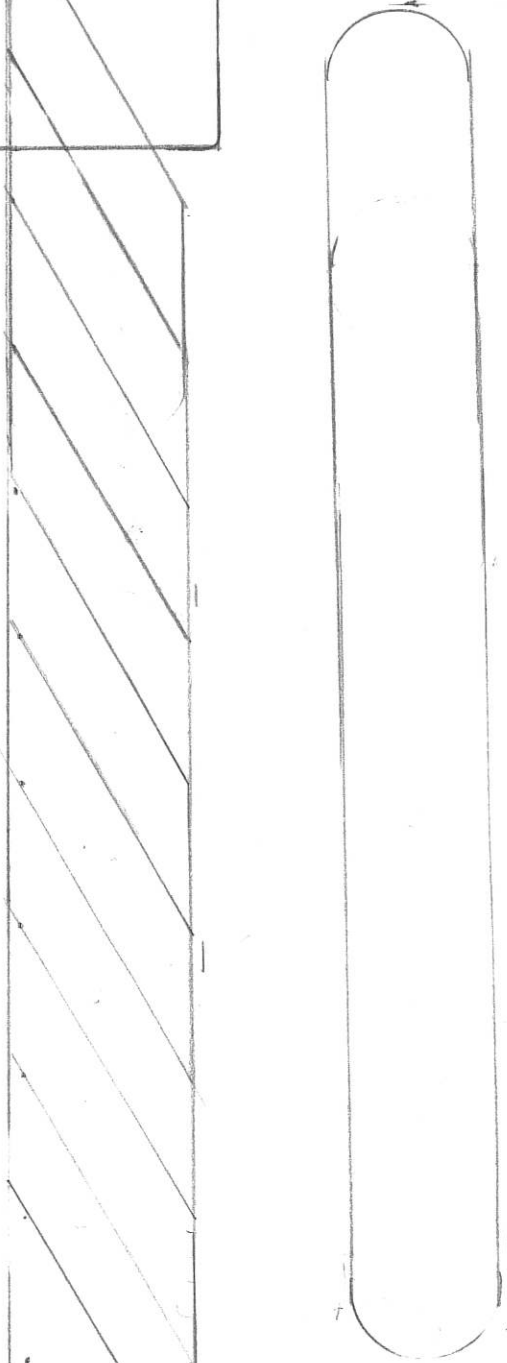
- The property is flat currently. WE plan to have Mike Madsen grade and prepare the property with road base and gravel on roadways and parking areas.
- Each parking spot will have a( approximately) 10'x10' cement pad for Customer use.
- There are no additional buildings planned on the property
- The number of traffic trips will depend on occupancy. They will enter the Motel property from Main Street, sign in at the main office, then move to the RV parking area for the night.
- We will have 12 RV spaces, each needing to be hooked into the sewer and city water services.



SEE  
DRAWING  
2

300'

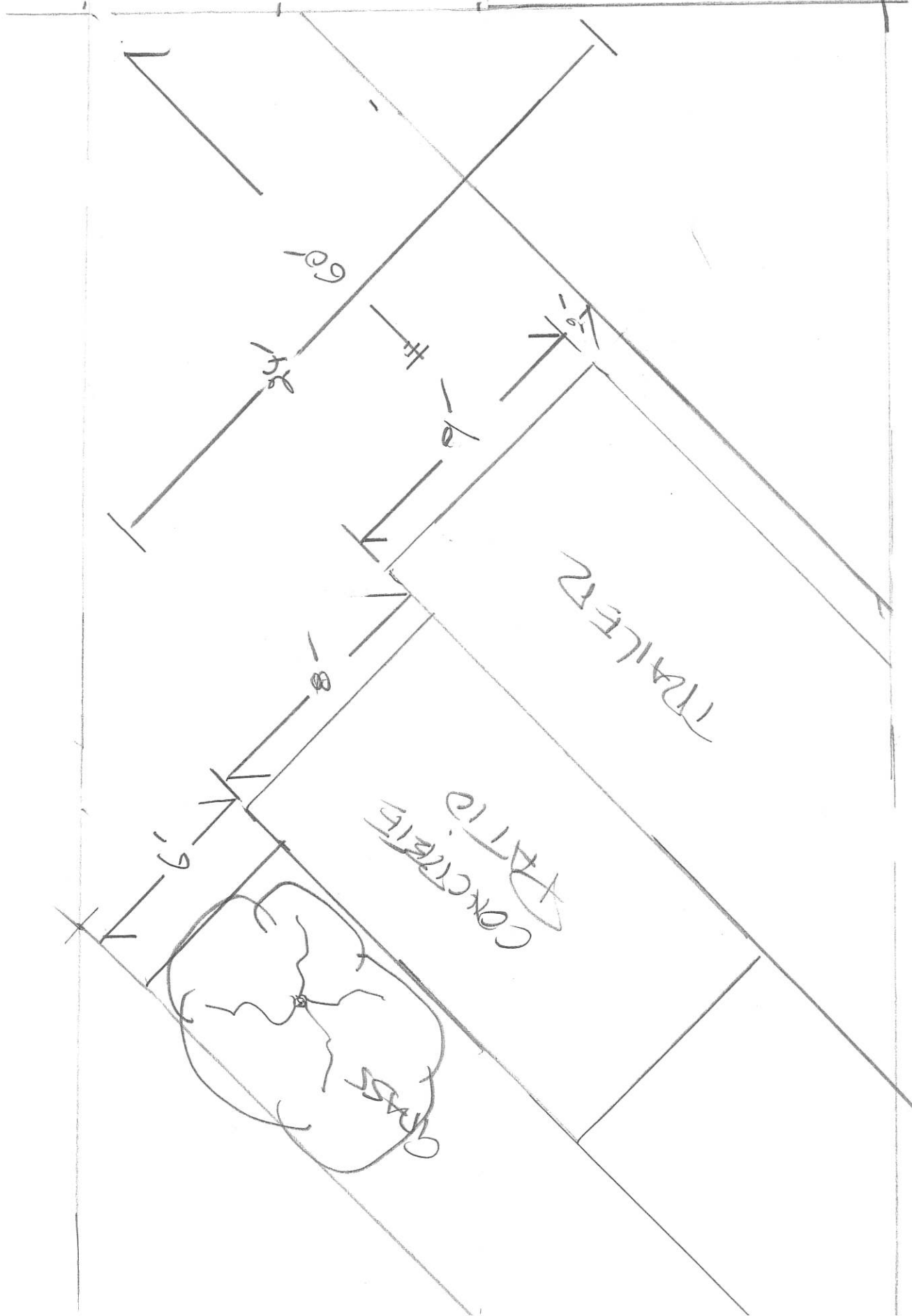
137'

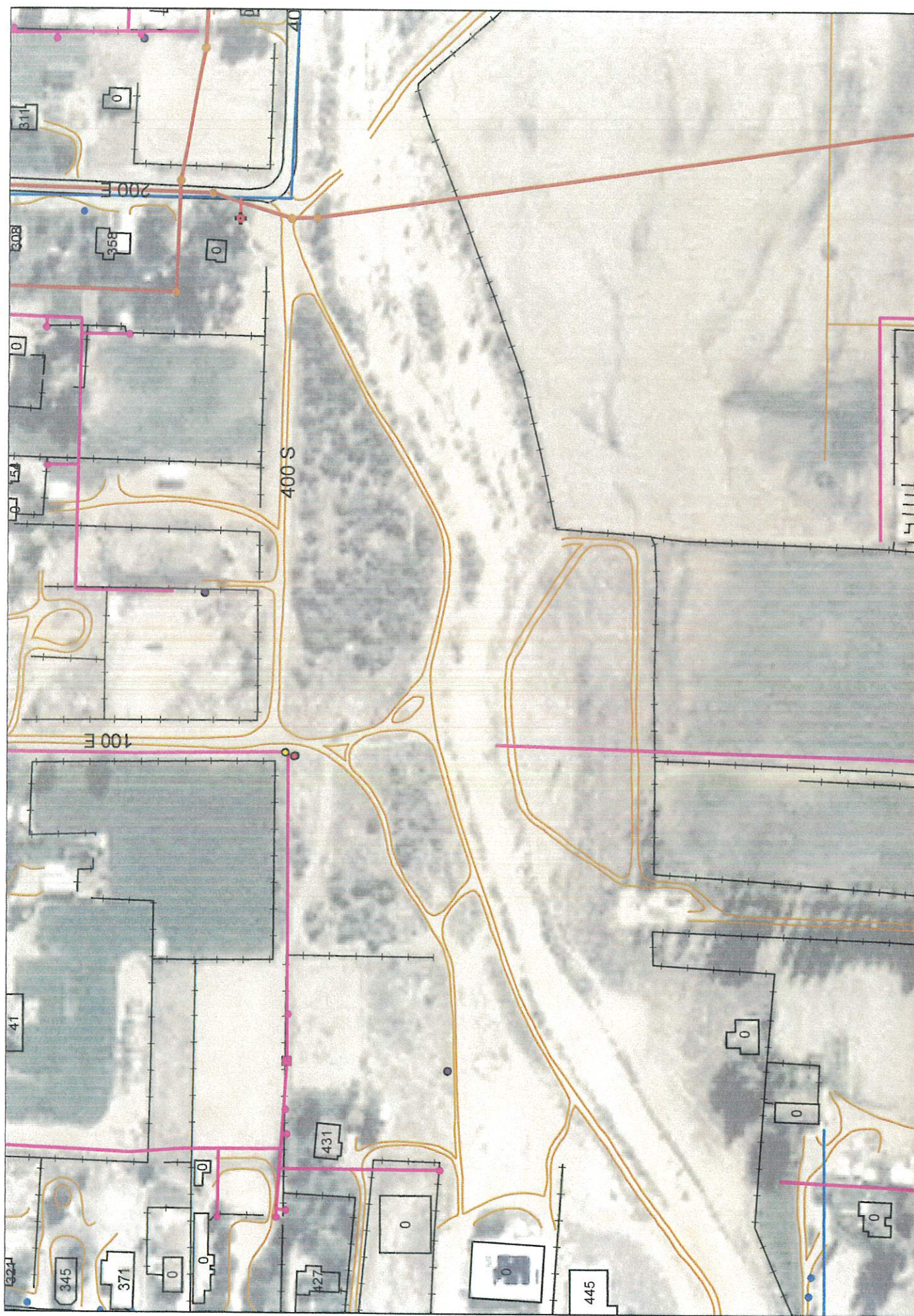


flight

JAMES K. KERNAN  
K 805-432-6574  
J 214-797-4972

BASE MAIN ST





GUNNISON CITY  
UTILITIES

SCALE 1"=300'