



PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission will hold a meeting at **6:00 pm, on Wednesday, March 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. Discussion Items
 - a. Code Amendment: Lot Frontage Requirements Pgs 2-4
 - b. Code Amendment: Miscellaneous Multi-Family Regulations Pgs 5-7
 - c. Code Amendment: Street Improvement Standards Pg 8
6. Review and Approval of Minutes – February 25, 2026
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

Section 1616 Minimum Lot Frontage Required

Every lot or parcel created shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front yard setback, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance-frontage may be reduced to not less than seventy (70) feet for lots located in an A-1 and RR-1 Zoning District or sixty (60) feet for lots located in all other Zoning Districts, provided that the side lot lines radiate in such a manner that the width of the lot at the minimum front yard setback line, as measured by a straight line, is not less than the minimum requirement of the Zoning District in which the lot is located.

Section 1618 Lot Standards - Creation Of Noncomplying-Lots Prohibited

Every lot or parcel created after the effective date of this Ordinance shall comply with the minimum lot size, frontage, width, depth, and all other requirements of this Ordinance.

Section 1621 Required Yard Areas For One Building Only

1. All required yard areas shall be situated on the same lot as the primary building or structure to which it is required.
2. No required yard area for any lot or building required for the purposes of complying with the City's Land Use Ordinances, including this Ordinance, shall be considered as providing the required yard for any other lot or building.
3. No area required to meet the lot width, area, setback, or other requirements of this Ordinance for a lot or building may be divided, sold, or leased separately from such lot or building.

3. Minimum Lot Sizes and Widths. The following standards are for specified residential uses permitted within the city's zones. Permitted non-residential uses or multi-family developments with more units than those listed below must have sufficient acreage and site dimensions to comply with the development standards of this code based on the intended use. Large Lots may be subdivided in accordance with the Subdivision Ordinance and may have lot areas and widths less than those indicated below for the respective zones.

REQUIREMENTS	ZONING DISTRICTS									
	A-1	RR	R-2	R-4	MH	RC	CC	I-1	S-1	H
	Minimum Lot Size (Internal Lot/Corner Lot)									
Single Family	40 ac.	1 ac.	10,000 s.f. / 12,000 s.f.	7,500 s.f. / 9,000 s.f.			NA	NA	NA	NA
Two-Family	NA	NA	15,000 s.f. / 18,000 s.f.	10,000 s.f. / 12,000 s.f.						
Three-Family			NA	12,500 s.f. / 15,000 s.f.						
Four-Family			NA	15,000 s.f. / 18,000 s.f.						
Non-Residential	40 ac.	5 ac.	2 ac.	As necessary to comply with city development standards						

REQUIREMENTS	ZONING DISTRICTS									
	A-1	RR	R-2	R-4	MH	RC	CC	I-1	S-1	H
	Minimum Lot Width (Internal Lot / Corner Lot) - See also Section 1115 for cul-de-sac lot standards									
Single Family	200 ft / 240 ft	130 ft / 160 ft	100-80 ft / 120 <u>100</u> ft	75-60 ft / 90 ft			NA	NA	NA	NA
Two-Family	NA	NA	118-90 ft / <u>100</u> ft	90-80 ft / 110-100 ft						
Three-Family			NA	110-100 ft / 120 ft						
Four-Family			NA	110 ft / 135 ft						
Non-Residential	As necessary to comply with city development standards									

Definitions

Frontage: All the property fronting on a street measured along the street line.

Lot Width: For an interior lot or parcel, the shorter of horizontal distance between side lot lines, **measured at the required front yard setback line or rear setback line.** For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

Misc. Multi-family Amendments

Currently adopted Codes with highlighted provisions for discussion.

Parking Requirements (Land Use Ordinances, Chapter 18, Table 18-1)

Use	Parking Standard
Accessory Dwelling Unit for a Relative or Employee	Two (2) spaces per dwelling unit.
Dwelling Unit, Condominium	Three (3) spaces per dwelling unit for the first 10 units in a Multiple-family development and Two and 1/2 (2.5) spaces per dwelling unit thereafter. A minimum 18' x 18' garage shall be provided per multiple-family unit.
Dwelling Unit, Manufactured Home	Two (2) spaces per dwelling unit.
Dwelling Unit, Mobile Home	Two (2) spaces per dwelling unit.
Dwelling Unit, Multiple Family	Three (3) spaces per dwelling unit for the first 10 units in a Multiple-family development and Two and 1/2 (2.5) spaces per dwelling unit thereafter. A minimum 18' x 18' garage shall be provided per multiple-family unit.
Dwelling Unit, Single-Family	Two (2) spaces per dwelling unit.
Dwelling Unit, Two-Family	Two (2) spaces per dwelling unit.

Minimum Building Width Requirements (Land Use Ordinance Appendix B)

5. Building Dimensions and Landscaping

REQUIREMENTS	ZONING DISTRICTS										
	A-1	RR	R-2	R-4	MH	RC	CC	I-1	S-1	H	
Minimum Building Height	10 feet, or one (1) story entirely above grade measured from the lowest point of the natural or finished grade immediately adjacent to an exterior wall to the highest point of the roofline. See Main Street Overlay for additional standards that may apply.										
Maximum Building Height (See GLUO Section 1625 for exceptions)	35 feet, or two (two) stories measured from the lowest point of the natural or finished grade immediately adjacent to an exterior wall to the highest point of the roofline. The maximum height measurement includes the height of all roof-mounted mechanical and ancillary equipment, and including, but not limited to,						40 feet, or 35 feet when the lot is adjacent to a Residential Zoning District, measured from the lowest point of the natural or finished grade immediately adjacent to an exterior wall to the highest point of the				

	towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls.	roofline. The maximum height measurement includes the height of all roof-mounted mechanical and ancillary equipment, and including, but not limited to, towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls.
Minimum Dwelling Unit Dimensions	All dwelling units shall be a minimum of twenty-four (24) feet wide at the narrowest point, excluding any attached accessory structure. The building width shall be considered the lesser of the two (2) primary dimensions of the building.	No requirement
Minimum Landscaping Required	No requirements for single family detached or two unit dwellings. See Section 1710 for other developments.	See Section 1710

Storage Requirements for Multiple-Unit Developments

Land Use Ordinance, Section 1730, Part C.4 pertaining to multiple unit developments with 5 or more units.

Storage Areas: Each unit shall be provided with a storage locker/unit having a minimum of 60 square feet of floor space, 8 feet of head room, and be accessible by a standard size door

To the Members of the Gunnison City Planning and Zoning Commission:

We at JL Construction and Development, LLC are interested in building quality homes that families can afford. Gunnison has not been immune from the surge in home prices since 2020 that has priced out many families across Utah, leaving a gap in the market for young families who want to own a home but can't afford a single-family home at current pricing. Therefore, enabling developers to build safe, attractive, and attainable townhomes and apartments is in the interest of Gunnison, though optimization of Land Use Ordinances is requested.

The following are four specific codes we are seeking to modify to help with affordability:

Code	Code Reference	Recommendation	Notes
Minimum 18'x18' garage per multiple family unit	Land Use Ordinances, Chapter 18, Table 18-1	Remove garage requirement	Of 35 municipalities of similar size/close to Gunnison, 30 have no covered parking code, 3 have 1 covered parking requirement, and 2 have garage requirements
Minimum 24' wide at the narrowest point	Land Use Ordinances, Appendix B, Item 5	Reduce to 20'	For higher density communities, 20' is fairly common, and some cities have started to remove a minimum building width for multi-family developments.
Maximum height of Multi-family homes at two-stories or 35 ft	Land Use Ordinances, Appendix B, Item 5	Three-stories or 45'	Effective way to increase affordability
Per Unit, a minimum of 60 square feet of floor space for a storage unit	Land Use Ordinances, Section 1730, Part C, Line 4	Allow HOA communities to be exempt	HOA storage and appearance requirements being enforced.

We will have supplemental material to discuss each of these points in the next planning commission meeting.

Thank you,

Joshua Flake

JL Construction and Development, LLC

Street Improvement Standards

Gunnison Land Use Code

Current Section 1628 Required Roads, Streets, Curb, Gutter, Sidewalks, Fire Protection, Trails, And Other Improvements

1. The installation of necessary roads and streets, street widening, curbs, gutters, sidewalks, storm drain, fire protection facilities, trails, and other public improvements are required for all Major Subdivisions, multi-family, or non-residential developments and shall be installed in accordance with the city's adopted construction standards as a condition of any Land Use Application approval.
2. The Council may provide that the installation of necessary roads and streets, street widening and improvement, curbs, gutters, sidewalks, fire protection facilities, trails, and other improvements be delayed until a specified date, or provided as part of any area-wide improvement plan(s). Any action by the Council to delay the installation of any required improvements shall only be with a finding of special circumstances, with the Applicant for a Land Use Application approval providing a written agreement, acceptable to the City Attorney, agreeing to provide the required improvements on the date identified, or participating in any improvement plan(s), at a time determined. The timing of any improvement plan(s) shall be at the sole discretion of the Council.

Proposed Addition to Section 1710 Requirements For Landscaping In Nonresidential And Multiple Dwelling Developments

8. Where street improvements along a developed property include a buffer area or landscape strip between the back of the street curb and the sidewalk or property line, the adjacent property owner/development shall be responsible for installing and maintaining landscaping and surface improvements within such area in accordance with city-approved improvement plans.

Gunnison Municipal Code

New 9.40.040.6 Parkstrip Improvements and Maintenance

Where street improvements along a developed property include a buffer area or landscape strip between the back of the street curb and the property line, the adjacent property owner/development shall be responsible for installing and maintaining landscaping and surface improvements within such area in a neat and orderly manner and in accordance with city-approved improvement plans or street standards.