



PLANNING COMMISSION / CITY COUNCIL WORK MEETING
Wednesday March 27, 2024,
City Council Chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Janelle Overly, Debbie Greener, Ardella Peterson, Vern Miller, Thomas Bore and Jill White were present.

Others Present: City Treasurer Buege, City Administrator Marker, Councilman Wanner, Councilman Andersen, Councilwoman Hill, Mayor Nay

Invocation/inspirational thought Commissioner Miller

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made.

Review and approval of Minutes – February 27, 2023

The Commission will review February minutes in April.

Public Hearing

Motion to open the public hearing for Creation of a Single Family Residential (R-1) Zone made by Commissioner Greener Seconded by Commissioner Miller

The vote was unanimously approved.

Creation of a Single Family Residential (R-1) Zone

In November 2023, the City Council initiated a request for the Planning Commission to consider the creation and application of an R-1 (Single Family only) zone. The citizens who requested the Council move this issue forward have indicated a desire to rezone small portions of existing R-2 neighborhoods so that only single-family residential dwellings can be constructed on vacant properties in those areas. After some discussion, the Planning Commission, during its February meeting, asked that a public hearing be held before forwarding a negative recommendation to the City Council for the suggested code amendment.

Gina Freelove- As a city we must abide by ADA laws and make it safe for people with disabilities and create a safe environment.

Kay Larsen- wants to remind us that they spent 3 weeks to get signatures and that they don't think duplexes are bad but that they would like to have a quality of life with single family homes around them.

Stella Hill question- Asked if they want an R-1 created for just their neighborhood. Commissioner Overly stated that is the current request. She thinks we need duplexes in the neighborhood and that they are a good thing to have.

Denise Kroff- not against duplex's necessarily but wants the Commission to listen to the people in the neighborhood and their concerns. Our valley our vision and keeping our valley's character this R-1 would help with that.

Commissioner Overly states that they are here to listen to the community and take their concerns into consideration.

Commissioner Greener stated the state considers that a R-1 zone can make a single-family home a duplex essentially and have more than one dwelling on the property.

Sam Roach- When you rent out part of your home to an employee or relative, or someone else is a lot different than anyone else.

Administrator Marker stated the code mandates that you must allow an accessory apartment in homes. Cities can put some stipulations on these. Gunnison states that it must be a relative or employee.

Commissioner Greener Can anyone buy a home and rent it out for anyone in an R-1 zone. Administrator Marker said yes.

Vern - how many lots in this area are available to build duplexes.

Janelle- we must consider many things the well-being of the citizens and the compatibility with the city. The city plan for Gunnison states there is a need for affordable housing. We must take all these things in consideration.

Kasey Peterson- When we build a house, we must understand that if there is open land available something will be developed, and we do get to choose with our neighbors will be.

Albert Park- As a co-owner of the property in question we have no intention of building a duplex on the property at this point. The city does need affordable housing and cannot promise it won't happen.

John Mogle- More houses will be built the road will be extended; more traffic is to be expected. We must understand the fact that we need affordable housing. No matter what type of housing is built you can't control what type of neighbor you will get.

Commissioner Greener- We do have signs in the valley on different streets cautioning that there is child with disabilities.

Gina Freelove- the signs attract people with ill intentions when they identify people with disabilities. She would like to avoid those labels.

Administrator Marker- single family homes generate 11 trips a day and attached single family homes are 5.5 trips a day. So, a duplex versus a single-family home the amount of traffic is equal.

Commissioner Peterson made the motion to close the public hearing for Creation of a Single Family Residential (R-1) Zone, seconded by Commissioner Bore.

The vote was unanimously approved.

The motion was made to recommend to city council that the 100 West to 300 West and 100 North to 200 North remain an R-2 zone at this time was made by Commissioner Miller and seconded by Commissioner Peterson.

Public Hearing for Rezoning of Approximately 3 acres from R-2 to RC near 230 East 300 North (Hwy 89)

Motion to open the public hearing for Rezoning of Approximately 3 acres from R-2 to RC near 230 East 300 North (Hwy 89) made by commissioner Bore, seconded by Commissioner Miller.

The vote was unanimously approved.

Rezoning of Approximately 3 acres from R-2 to RC near 230 East 300 North (Hwy 89)

In 2021, the acting Zoning Administrator, Rod Taylor, initiated a zone change on behalf of Jon Mogle. Mr. Mogle owns a 5.4-acre parcel of land adjacent to Highway 89 between 200 East and 300 East. The property currently has a split zoning of RC and R-2 on it. A public hearing was held on this matter during the February 2021 Planning Commission meeting (unfortunately no minutes could be found) and the matter was tabled. Mr. Mogle is asking that this be brought back to the Planning Commission for a final recommendation to the City Council.

Kasey Peterson- purchased property 4-5 years ago that started a phase of homes. Only 1 home was started in the second phase of that subdivision by the previous landowner. They would like to do some multi family housing on this property. They would like the entire property to be a RC zone.

Denise Kroff- We need to consider our rural character when we decide on adding multifamily housing.

Coleen Ogden- She would like to see plans of what to expect from Mogle and Peterson.

Multi family development standards are required for this build. This could have anywhere between 25-39 units on this property.

The city planning commission can impose conditions on a rezone stating x, y, z needs to be done. The City Council would decide if those conditions were appropriate and have the final decision.

Alisia Newman- That is a large volume of homes in 5 acres. She states that 200 East is already a high traffic street. Is there a traffic study stating a max capacity for this area.

Kasey Peterson- With the infrastructure is in place there isn't a better place in town to do this project.

Miller-With traffic increasing on 200 east Would the city ever extend 300 east across the river.

Administrator Marker - There would have to be a lot of engineering done. There certainly needs to be another crossing eventually. This is something that will most likely come out of our valley, our vision plan.

Commissioner Bore- RC zone with multifamily housing gives the city more development standard control.

Karen Prisbrey- 300 south extension would be a good opportunity for going over the river again.

The Motion to close the public hearing for Rezoning of Approximately 3 Acres from R-2 to RC near 230 East 300 North Commissioner Miller and seconded by Commissioner White.

The vote was unanimously approved.

Motion made for a positive recommendation to change to a RC zone to council with the conditions stated in the staff report, fencing between the property and existing homes, with the intent of multifamily development was made by Commissioner Miller and seconded by Commissioner Greener.

Aye votes Commissioners Bore, Miller, Greener, Overly. Nay votes Commissioners Peterson, and White

Vote approved with a 4-2 majority.

Discussion and Possible Action Items

Modification of Water Impact Fee

State law requires that the municipal legislative body must treat an impact fee enactment as if it were a land use regulation for public notice purposes. According to state noticing requirements, all land use regulations must first be reviewed by the Planning Commission and a recommendation provided to the City Council prior to Council adoption of the regulations. As such the Planning Commission should provide a recommendation to the City Council on changes to the water impact fee.

Motion to recommend an increase of the Impact Fee up to %30 of the maximum to the City Council made by Commissioner Bore and seconded by Commissioner White.

The vote was unanimously approved.

Discussion and Possible Action Items

Rezoning Existing Commercial Properties from RC to CC (Commercial)

Motion made to move forward with a public hearing to rezone was made by Commissioner Peterson and seconded by Commissioner Bore.

The vote was unanimously approved.

General Discussion and Staff Reports

City Administrator Marker wanted to report we are having a trail race on G-Hill October 5th the race should bring in around 3000 visitors at that time.

City Administrator Marker has met with 5 different high school classes, and they are excited to be a part of the Our Valley Our Vision and see where they want to take the valley.

People and Place will prepare 3 scenarios for the process. They will have maps that illustrate the scenarios and have another public meeting.

Jill, Debbie, and Ardella all 3 days, Janelle, and Vern Thursday for the UAPA conference coming up in May.

Reminder May 21 six county regional planning conference in Richfield.

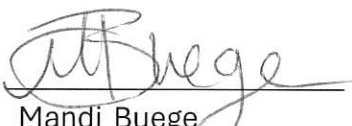
Adjournment

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

The vote was unanimously approved.

The meeting was adjourned at **8:55 P.M.**

Prepared by:


Mandi Buege
City Treasurer

Approved:


Janelle Overly
Commission Chair