

PLANNING COMMISSION / CITY COUNCIL WORK MEETING

Wednesday April 24, 2024,

City Council Chambers at 38 West Center Street



Start Time: 7:00

Roll Call: Commissioners Overly, Greener, Peterson, Miller, Bore and White were present.

Others Present: City Treasurer Buege, City Administrator Marker, Councilmembers Andersen, Wanner, and Childs

Invocation/inspirational thought Commissioner Greener

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made.

Review and approval of Minutes February 27, 2024 and Review and approval of Minutes March 27, 2024

Motion to approve February 27, and March 27, 2024, minutes made by Commissioner Greener, seconded by Commissioner Peterson.

The vote was unanimously approved.

Public Hearing

Motion to open the public hearing for Rezoning Multiple Properties Along Main Street from R&C to C made by Commissioner Peterson Seconded by Commissioner White

The vote was unanimously approved.

Rezoning Multiple Properties Along Main Street from R&C to CC

During the R&C zone revisions process over the past few months, several existing business locations were identified as being non-conforming uses within the R&C zone. The R&C Zone revisions, adopted by Ordinance 2024-03 on March 7, 2024, made some of those businesses conforming. The following list indicates five businesses that are still non-conforming in the R&C

and should be considered for rezoning to the city's general commercial (CC) zone. Business Property Location Nonconforming Uses.

Brent Jensen – Clarification whether this is all main street vs just the specified business.

Administrator Marker- Just the business that are specified. We want the business to conform to the standards within that zone.

Motion to close the public hearing for Rezoning Multiple Properties Along Main Street from R&C to CC, Commissioner Greener seconded by Commissioner Peterson.

The motion was made to forward the Rezoning Multiple Properties Along Main Street with a positive recommendation to Council by Commissioner Miller and seconded by Commissioner White.

Roll call vote Bore aye, Miller aye, Overly aye, Greener aye, Peterson aye, White aye

The vote was unanimously approved.

Public Hearing

Motion to open the public hearing for the Code Amendment Creating Cottage Development Standards Made by commissioner Bore, seconded by Commissioner Miller.

Code Amendment Creating Cottage Development Standards

We are not approving a specific development but creating a specific set of zone standards. This would be a set of standards for smaller homes on smaller lots. These developments would only be in the R&C zone.

Ms. Debbi Abbott has applied to amend the city's development standards to allow "cottage developments." Such developments are characterized by small, single-family homes on small parcels or as part of a multi-family development option. The applicant is considering a cottage development on the Country Paradise motel property at 435 South Main Street.

Annette Allred- if the development is approved could another developer come in and ask to do the same type of development in another neighborhood?

Administrator – They could propose it, and it would go through the planning commission and city council.

Annette Allred- Would the city ask for an easement or use eminent domain.

Administrator Marker- The city would not do that, utility companies would have to get an easement, UDOT could not use eminent domain either.

Gina FreeLove- Her previous city had an easement on her property, and she was not allowed to change her property. So, to be cautious.

Boyd Allred- seems like the city is moving to high density housing, so if we are going to do that, we should have standards. HOA's and they should be privately owned. That they should have a fence around it to be separated.

Commissioner Overly- We do have development standards; they may not cover all your concerns.

Boyd Allred- he would like each property to be separated. He wants them to look nice and use quality material. If we gave them an easement, we would still be paying taxes and such with no benefit. He does not want tiny homes built right up to his property.

Commissioner Greener- We are talking about guidelines for this type of development and if we as a city would want this type of development. What the community wants to see and does not want in these developments.

Administrator Marker- The Commission will formulate what the recommendations for the standard will be and forward it on to City Council.

Commissioner Overly- We need to determine as a community how we want to see affordable housing, do we want to see Stacked townhomes or small cottages.

Gary Day- We moved here to be part of a small community, ultimately after living next to high density housing after a couple of years, seeing what they look like after time. They are not nice looking anymore, and problems arise. Is our culinary and sewer systems big enough to handle the density of these homes. This is a narrow area snow plowing, garbage pickup, it all would seem difficult. I don't think this type of housing belongs in Gunnison. (provided a handout that will be included in the final minutes)

Denise Kiroff- She likes the idea of the tiny cottage style housing over high density town homes. But in keeping with our rural quaintness does this fit our city. If this is adopted into the R&C zone what is the potential of people who don't have large enough lots for R2 could they build 2 tiny homes on a single property. If it comes to eminent domain, this shouldn't be used for private lanes. This happened 20 years ago for a resident to get a private lane to his home. We need to keep things fair for all parties.

Maxlynn Frandsen- This private lane on 200 South was created by eminent domain; this did not seem fair. 200 South was to continue through but is now a private lane due to a citizen and using eminent domain.

Jolyn Chappell- Concern that we can all acknowledge that we need affordable housing, but the haves do not want the have nots to have this. This is our children and grandchildren that are wanting to move here, we need to keep them in mind. We want to make them nice, but we cannot control how everyone takes care of their property, we see this as we drive around town. I think this is your job to find a happy medium.

Megan Hutchinson- The percentage of people that would use this sq footage seems so small. This seems like an older person type of development, not a starter home for a young couple.

Commissioner Overly- We just need to determine what standards fit the needs of our community.

Debbi Abbot- I understand what it's like to not be able to afford housing, my thoughts going into this are that all people need affordable housing. The need is there. The city council was excited about seeing a plan for something affordable and individually owned. Her plan would be 18-28 units. The bigger units would be 2-3 bedrooms and 1-1.75 bathrooms, 800-1000 square feet making the best use of the space possible. Target would be first time home buyers and retirees. Asking about smaller setbacks to make them as attractive as possible, garages are too expensive to keep in this range, they would have driveways and hopefully carports. Hoping to do 20 units. The property is 2.1 acres.

Angie Day- would you keep the hotel? Who would want to drive through a hotel that's rented. The benefit for Debbi would be to keep and rent the hotel.

Debbi Abbot- the plan is to keep it and use the space available. Make it so it could be purchased. She is not going after anyone's property. It is up to the city whether 400 South becomes a through street.

Commissioner Miller- Could someone buy 2-3 properties and rent them out?

Administrator Marker- There is nothing in Gunnison's regulations with ownership restrictions stating that homes must be owner occupied.

Debbi Abbot- I am looking into a possible way that makes the home's owner occupied her investor/attorney has been looking into CCNR's.

Annette Allred- What will the sewer impact be on the system?

Administrator Marker- If this goes forward that is part of the review process that the city will look at, with each development that is purposed.

State law states cities cannot use eminent domain for the benefit of development, nor does the city council want to do this.

State law does not allow cities to use architectural standards on single family homes or duplexes. Kasey Peterson- What is the irrigation water requirement for a project like this in this zone. Could any R&C zone qualify for this type of development?

Administrator Marker- We must look at what water has been designated in the past and what would need to be added for the development. If this is adopted any R&C zone could have this type of project.

Commissioner Bore- We want input from the citizens on what you would like to see so we can develop standards to recommend to the City Council. What are you thought on this type of homes to bring people to the valley, and to make these concepts a reality.

Megan Hutchinson- I know of very few people that would benefit from this type of housing. I want to see more housing that is around 1200 sq feet. Something that you could raise 3-5 kids and have a garden, while having a decent size home.

Dillon Thurston- Adding cottage development standards to R&C would it be the best or creating a new zone that isn't on main street?

Commissioner Miller- What is the intent with the Hotel portion are you wanting to keep it or change?

Debi Abbot- she is open to suggestions for the hotel part of the property she would like to keep the home that is at the front and go from there.

Angie day – Couldn't imagine 20 homes without a stoplight in that area, it could cause a lot of issues.

Debi Abbot- That space is a walkable area for seniors and those that don't drive. This space allows walking to the grocery store and anywhere in town really.

Annett Allred- There might be other options like grants for people to build.

Commissioner Miller- Dennis could you address road situation for development for traffic flow.

Administrator Marker- UDOT will do a review and they will look at the lighting, the road width, and the access to the property. They will have to approve the access change.

A typical single family generates 10 trips a day, this may get 7-8 a day on that one road per household. Larger developments will require a traffic study.

Commissioner Miller- The potential increased traffic at the corner of 200 E. 400 S. As we develop more housing, there will be more traffic at that intersection. It's already a busy street. With the hill there and potential poor visibility, and kids walking to and from school each day, playing in the river, bike riding etc, we should at some point do a traffic study at that intersection for pedestrian and overall traffic safety concerns.

Denise Krott- Historical preservation and wanting to keep the front of the hotel is appreciated. It's a big dance of wanting and needing these types of housing but not sure of wanting them at the same time.

Charlotte Christiansen- The economy is frustrating. What do we do for our young adults and elderly that are on fixed income. What do we do to help them.

Kasey Peterson- The town is designed to be a community to come together. Farmland is more out of town, the town was never designed to be this farm rural area, it's a community.

Boyd Allred- I'm not against affordable housing in Gunnison I just want things to look nice. If you don't want things to look nice go live in the trailer park.

As far as irrigation water goes with my property, we had 13 shares, and we get rationed for 3 acres to the same as someone with less property. The irrigation system is not properly connected, water pressure is an issue.

We should have standards I don't want a modular home next to me. I want my property value to go up.

Commissioner Overly – This feels unfinished we have several things to determine, I feel like we need to have another discussion.

The Motion to close the public hearing for the Code Amendment Creating Cottage Development Standards, Commissioner Peterson and seconded by Commissioner White.

The vote was unanimously approved.

Discussion between the commissioners was had.

General Discussion and Staff Reports

Administrator Marker-We are sending out another round of postcards for Progress with Purpose for an open house at the middle school at 5:30 on May 7th. With a stakeholder meeting on May 6th. We are trying to identify what elements from the previous feedback do we really want.

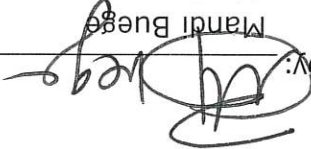
Planning Conference on May 8-10 in Cedar city.

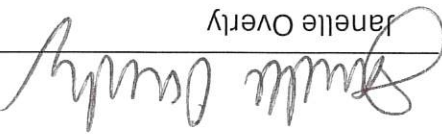
Adjournment

Motion to adjourn by Commissioner Miller and seconded by Commissioner Greener.

The vote was unanimously approved.

The meeting was adjourned at 9:05 P.M.

Prepared by: 
Mandi Buege
City Treasurer

Approved: 
Janelle Overly
Commission Chair

These 500-700 Square foot "Cottage Homes" are in Ephraim Utah. There is barely 10-12 feet in between each unit. There are six units with a few larger units behind them. There are no yards, no green space, no storage. Where this is a corner lot there is access from two different areas. Is this what Gunnison views as needed for the community? The location that is proposed does not match the surrounding family homes and property. There are mobile homes at the north end of town and apt complexes that may fit more of the location of this type of home.

Changing the code from commercial to commercial/residential opens the possibility for others to utilize their property for the same type of building. If you approve it for one, others will follow.

If these homes do not sell and are turned into low income housing, there is a possibility that family members that have relatives that reside at Gunnison prison, may utilize these "Cottage Homes" as a residence to be close to their inmate relatives. Again this opens up the possibilities to something that does not fit the needs of Gunnison.

The mortgage on a \$200,000 home, the proposed amount on these "Cottage Homes" would be around \$1300.00 a month. This does not include the HOA fee. Why would someone want to purchase a home, that is nearly the same size as a motel room that would cost \$ 1360.00 a month, with no utilities, HOA and weekly housekeeping.

What involvement would the city have financially to have this project go through? Widening roads, paving roads, utilities, culinary water?

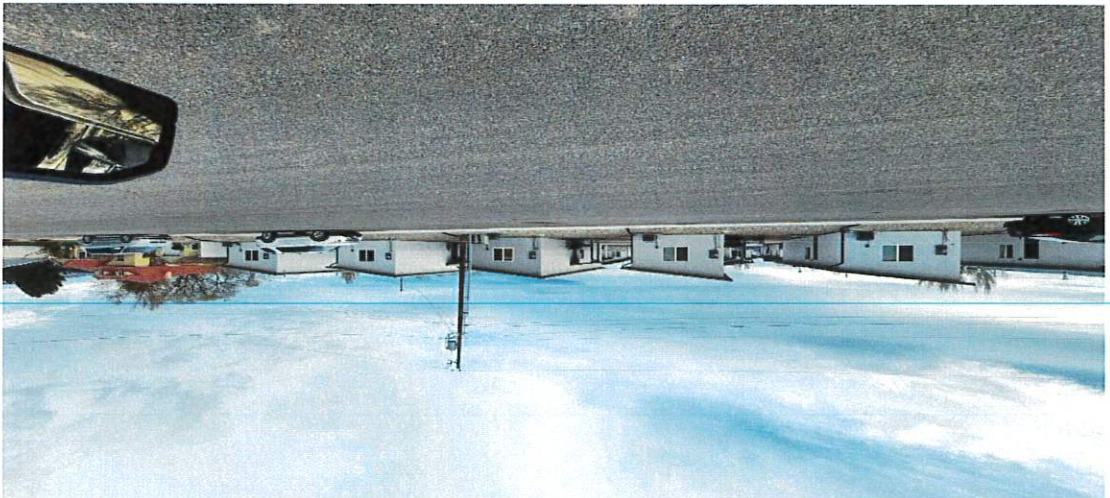


Table 2
Peaking factors for wastewater flows from individual residences, small commercial establishments, and small communities

Peaking factor*	Individual	Small commercial establishments	Small community
Peak hour	4-10	6-10	4
Peak day	2-5	2-6	3-6
Peak week	1.25-4	2-6	2-4
Peak month	1.15-3	1.25-4	1.5-3
* Ratio of peak flow to average flow			
† Higher values are often reported, but the given values are suitable for sizing onsite wastewater management facilities.			

In many states it is quite common to use a flow allowance for design of 150 gpd per bedroom, which in theory accounts for peak flow (Crites and Tchobanoglous, 1998). These same authors recommend that a per capita design allowance, based on peak flow, be used for design. Table 3 provides a comparison of design flows based on a per capita allowance versus design flow based on a per bedroom allowance (Crites and Tchobanoglous, 1998).

Table 3
Comparison of design flows based on a per capita allowance times a peaking factor versus design flow based on a per bedroom allowance

Number of bedrooms	Number of persons	Flow/capita, * gal/capita · d	Peaking factor	Design flow based on capita flow, gal/d	Design flow based on bedroom allowance, gal/d
1	2	55	2.5	275	150
2	3	48	2.5	360	300
3	4	45	2.5	450	450
4	5	42	2.5	525	600

* Computed using Flow, gal/home d = gal/home d + gal/person d x (number of persons/home)

Density Designation

Very Low Density	Up to 2.0
Low Density	1 to 3
Medium Density	3.1 to 5.0
High Density	5.1 to 10
Very High Density	10.1 and up

Current Density Range (Dwelling Units Per Acre)

Density Designation

Very Low Density	Up to 2.0
Low Density	1 to 3.5
Medium Density	3.1 to 7.6
High Density	5.1 to 14.1
Mixed Use	0-25

Density Range (Dwelling Units Per Acre)

ii Density for the Performance Based Overlay District

ii Density Ranges