



PLANNING COMMISSION
Wednesday October 23, 2024,
City Council Chambers at 38 West Center Street

Start Time: 7:00

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

Others Present: City Treasurer Mandi Buege, City Administrator Dennis Marker,

Invocation/inspirational thought Commissioner Overly

Pledge of Allegiance Commissioner Overly

Public Forum

No public comment was made.

Public Hearing

Rezoning Lands in the Gunnison Industrial

Rezone multiple properties in the Gunnison Innovation Park (approximately 105 acres) from A-1 (Agriculture) to I-1 (Industrial) and (approximately 6 acres) from I-1 to R&C with the Main Street Overlay

PC discussed the rezone request. Asked questions about the SITLA land exchange which involves portions of the industrial park. Dennis explained that the city is planning to exchange approximately 68 acres in the industrial park for 170 acres west of town for the new Tarr Canyon Well. The Council has not decided which acreage it wants to exchange yet. A stipulation of the exchange is that all exchanged ground be rezoned I-1.

A motion was made by Commissioner Miller to approve the Rezoning of multiple properties in the Gunnison Innovation Park (approximately 105 acres) from A-1 (Agriculture) to I-1 (Industrial) and (approximately 6 acres) from I-1 to R&C with the Main Street Overlay. With the conditions that the lands between the Future comp/Proteor site improvements and Highway 89 be rezoned as RC with the Main Street Overlay Zone standards being applicable, 2. That the zoning for the area immediately east of the RC airport be determined after the land exchange between Gunnison City and SITLA are finalized. This was seconded by Commissioner.

The vote was unanimously approved

Discussion and Possible Action Items

GOEO Rural Community Opportunity Grant Request

The Governor's Office of Economic Opportunity (GOEO) is requesting applications for their Rural Community Opportunity Grant. The program provides up to \$600,000 to communities or entities to foster economic development in rural areas. He discussed possible uses of the \$600,000 grant including finishing the basement of city hall as an incubator and innovator space as well as adding parking around Main Street and helping get storefronts occupied. The commission asked that Dennis prepare a letter for Janelle to sign on behalf of the Commission.

Motion was made by Commissioner Peterson to move forward with the GOEO Rural Community Opportunity Grant. This was seconded by Commissioner Bore.

The vote was unanimous

Subdivision Review Standards

Dennis noted that before any action can be taken on the previously reviewed code amendment, a public hearing is needed. That is planned for the November meeting. The Commission discussed dates for the next meeting and determined they will meet on the 13th to avoid conflicts with the Thanksgiving holiday on the 28th. Dennis noted that additional changes will likely be added to the code amendment before the hearing. One of those will include storm drain standards, which the city currently does address.

General Discussion and Staff Reports

No reports given

Adjournment

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

The vote was unanimously approved.

The meeting was adjourned at **8:00 P.M.**

Prepared by: _____

Mandi Buege
City Treasurer

Approved: _____

Janelle Overly
Commission Chair