



PLANNING COMMISSION

April 23, 2025,

City Council chambers at 38 West Center Street

Start Time: 7:00

Roll Call: Commissioners Debbie Greener, Vern Miller, Steven Saulter, Thomas Bore, and Jill White were present.

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

Invocation/inspirational thought Commissioner Bore

Pledge of Allegiance Commissioner Greener

Public Forum

No public comment was made.

Public Hearing and Recommendation

Motion to open the public hearing for the General Plan Amendment Our Valley Our Vision made by Commissioner Miller seconded by Commissioner Bore.

The vote was unanimously approved.

General Plan Amendment-Our Valley Our Vision

Gunnison and Centerfield cooperatively prepared the Our Valley Our Vision plan to address future land use needs, economic strategies along Main Street, regional parks and trails, and transportation corridors in the area. The plan was prepared after multiple public meetings, surveys, and stakeholder input sessions. For the document to carry any weight with future development patterns and activities, it must be adopted as part of the city's general plan.

Considerations Section 602 of the Gunnison Land Use Code outlines factors the Planning Commission and City Council should consider when reviewing a proposed General Plan Amendment.

Those factors include:

1. The effect of the proposed amendment on the overall well-being of the City.
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 with nearby and adjoining properties.
6. The suitability of the properties for the uses and activities proposed.
7. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, and any other Ordinances required to implement the amendment.

Motion to close the public hearing for the General Plan amendment made by Commissioner Bore seconded by Commissioner Miller.

The motion was made to forward the General Plan Amendment for Our Valley Our Vision with the considerations outlined in the memo to the city code to the city council for adoption by Commissioner White seconded by Commissioner Miller.

Roll call vote

Commissioner Sauter yes, Commissioner Bore yes, Commissioner White yes, Commissioner Miller yes, Commissioner Greener yes.

The vote was unanimously approved.

Public Hearing and Recommendation

The motion to open the public hearing for the RC Zone Amendment-Light Manufacturing made by Commissioner Bore and seconded by Commissioner White.

The Vote was unanimously approved.

RC Zone Amendment – Light Manufacturing Uses

During the April 9, 2025 Special City Council Meeting, the Council directed that the Planning Commission consider amending the RC Zone to permit light manufacturing uses. This request was made to facilitate the construction of three low-impact manufacturing buildings (approx. 24,200 sq ft. combined) on the property at 200 East Hwy 89. This property was previously considered by the Planning Commission for solely multi-family/attached single-family development

Section 603 of the Gunnison Land Use Code outlines factors the Planning Commission and City Council should consider when reviewing a proposed land use code amendment.

Those factors include the following:

1. The effect of the proposed amendment on the overall well-being of the City.
2. The effect of the proposed amendment on 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.
6. The suitability of the properties for the uses and activities proposed.
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.

The motion to close the public hearing was made by Commissioner Sautler and seconded by Commissioner White.

The vote was unanimously approved

A motion to forward the RC Zone Amendment-Light Manufacturing 200 East Hwy 89 to city council with the following recommendations made by Commissioner Bore. That a traffic study be done to ensure existing streets are sufficient to handle any additional traffic. That any development on the property will comply with the multi-family , and commercial development standards of the city. The development of the property will include extension of the sidewalk, and curb and gutter along Hwy 89, and that city council enter into any appropriate development agreement prior to approving requested rezone. That may include zoning reversion options if development does not occur as anticipated or in a timely manner. And that there is a barrier or a fence between the manufacturing and residential portion of the development. The motion was seconded by Commissioner Miller.

Roll call vote

Commissioner Sautler yes, Commissioner White yes, Commissioner Greener yes, Commissioner Miller yes Commissioner Bore yes

The vote was unanimously approved.

Discussion and Possible Action Item

Home Occupation at 300 South 248 East

Mrs. Dessa Estey, who lives at 248 East 300 South, would like to operate a pet grooming business out of her home. Grooming activities will take place within a detached shed on the property. She expects to have 6-8 clients each day, 2-3 days per week. Customers will park on a gravel pad to the side of the driveway.

A motion was made by Commissioner Miller to approve the home occupation for pet grooming be approved with the conditions that the shed be inspected by the county, no pets be boarded, and the business shall comply with the Home Occupation standards of the city. Seconded by Commissioner White.

The vote was unanimously approved.

Discussion and Possible Action Item

Home Occupation at 251 East 300 South

Taylor and Chelaynie Anderson, who live at 251 East 300 South, would like to operate a mobile car detailing business, TNC Auto Detail, from their home. Roughly 10% of the home will be used for office work and storage of related supplies.

A motion was made to approve the home occupation business license for TNC Auto Detail with the conditions that any waste be properly disposed of, and they will comply with the Home Occupation standards of the city made by Commissioner White seconded by Commissioner Bore.

The vote was unanimously approved.

Approval of Minutes from February 25, 2025, and March 26, 2025

Motion to approve the minutes from February 25, 2025 made by Commissioner Miller and seconded by Commissioner White.

The vote was unanimously approved.

Motion to approve the minutes from March 26, 2025 made by Commissioner White and seconded by Commissioner Miller

The vote was unanimously approved.

Adjournment

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

The vote was unanimously approved.

The meeting was adjourned at **8:28 P.M.**

Prepared by: 

Mandi Buege

City Treasurer

Approved: 

Debbie Greener

Commission Chair