

Gunnison City Planning and Zoning Meeting

Wednesday, July 27, 2022, at 7 P.M.

Gunnison City Hall

38 West Center, Gunnison, Utah 84634

Present: Janelle Overly, Ardella Peterson, Jorgan Jensen, Holly Bown, Dennis Marker

Excused: Shane Knudsen, Eric Hammer

Other city staff present: Zoning Administrator Dennis Marker and City Councilors Rod Taylor and Stella Hill

Community Members: Jason Edwards, Michele Roberts

Invocation: Jorgan Jensen

Pledge of Allegiance: Jorgan Jensen

Discussion and Possible Action items: Rezoning of 1.1 acres from R-2-10000 to R4-7500 near 200 south 200 West

Motion was made by Jorgan Jensen to open the public hearing for the advertised rezoning. Seconded by Holly Bown. Commission vote on motion was unanimous in favor.

Mr. Marker reviewed the circumstances behind the rezone request. R4-7500 allows for smaller lot size. With the prior approved subdivision near 200 South 200 West an easement and property line change are in order to build on the eastern lot. The home will be moved over, and the sewer line will stay where it is currently located. The middle lot is in question for the R4-7500. Stella Hill asked if we change the zone will the middle lot need to be a single-family home, or will it be able to be multi family home? Rod Taylor clarified that it will be a single-family home. With the R4-7500 the lot can have a frontage of 75 feet and a multifamily home still requires the 90-foot frontage.

Ardella did ask about the current flood zone with the map that is in the packet. Dennis clarified that with the flood zone the current house being built will be fine and is not in the flood zone. Any new construction on the other lots will need to adhere to the Ordinance for Flood protection.

Commissioner Overly invited public comment. No comments were shared.

Motion to close the public hearing was made by Ardella Peterson.

Jorgan Jensen seconded the motion.

All in favor

Ardella motioned to forward a positive recommendation to the council for approval of the rezone.

Holly Bown Seconded the motion

All in favor

Discussion with motion for recommendation to council of New Business License for Home Based Child Care at 63 West Center Street

Janelle opened by asking Michele Roberts to explain about her business and where it will be located. Michele explained where here childcare will be at 63 West Center which is her home. She will only have max 8 children; her hours will be from 6 A.M. to 6:30 P.M. Ardella asked what is the square footage of the home? Michele responded that it is 2040 square feet. A lot of family's that she will be taking care of are currently working at the Central Utah Correctional Facility as well as her husband, she would like to keep the hours after 6:30 P.M for her family, which will also mean no evening or night childcare.

Jorgen Jensen motioned for a recommendation for council to approve.

Ardella Peterson seconded.

All in favor

Dennis will have her put on City Council's agenda for Wednesday August 3rd.

Discussion with proposed approval for the Final Subdivision Plat Review for three lot subdivision at 200 South 168 West.

Dennis explained that with the process of subdivisions the plat process, and surveying documents were not submitted correctly. There could have been things done on both sides of this application that would have prevented it. The sewer easement was never recorded with the county. This could have been a costly mistake on all parts. Rod stated that there is a resolution for everyone and to ensure that we can prevent this in the future.

Dennis stated that the Plat still has a few minor errors such as the description, these will be taken care of before final signatures. The commission approval can be subject to the cleanup of the items discussed and the councils' final approval of the rezone as already discussed.

With the corner lot the only issue is the flood zone. Rod asked where they will find out how much they must bring up the lot.

Dennis stated that FEMA maps and a surveyor will show what elevation the house has to be Topo has to be together with the FEMA and the surveyor to look at all maps. This will determine how much they must bring up the lot.

Janelle asked whose responsibility is it to notify future buyers? Dennis did say this will be on the Plat mat so this will be pulled up with the county. These maps are to help prevent future loss. Flood insurance will be for the home insurance company to decide.

Ardella Peterson motioned to accept the final plat with the recommended changes and suggestions made by the Zoning Administrator.

Holly Bown seconded.

All in favor

Review and Approval of Minutes - May 25, 2022

The Commission reviewed the minutes. Motion to approve the Minutes by Jorgen Jensen, seconded by Holly Bown. Unanimously approved.

General Discussion

Dennis thanked Commission for their service and review current efforts he's making related to the Commission. He is currently working on GIS data in house which includes to digitize all county plat maps and have accurate zoning map. Researching the zoning map found several corrections that were needed based on adopted ordinances. Pushing for an electronic format.

He also wants to update the land use map, he would like to show potentially developable lands, and what can be improved. This will show potential where housing can be built.

Council adopted an ordinance creating the Gunnison community reinvestment agency. This enables us to look at the future development potential of properties and enables us to leverage future tax dollars now for getting infrastructure improvements implemented. We are focusing on the industrial park, the Sewer lines, and the roads.

He is looking at what we can do to streamline processes. We want to be easier for people to get a business license or building permit. We will need to update the construction standards.

Also, there is conflict with verbiage in the code and the flow charts.

Major subdivisions go to council for approval, verbiage in the code is back and forth between both Commission and Council. This makes it very hard for developers to get things going.

Commissioner Overly noted that it would be good for the City Council to better understand what discussions take place between the Commissioners and developers. We discuss with builders in meetings conditions for how to fix things and then the next meeting is with council who grants approval without including the fixes. Dennis stated that the findings and conditions need to be in the minutes and the minutes will be forwarded to the Council with the application. We need make sure to list your recommendations and conditions, be sure your motions are clear.

Councilor Rod Taylor reiterated that we want to make sure we list conditions on the minutes so the council can be sure to see when applications are brought forward.

Any staff memos will also be part of the record for decision making.

Adjournment

Jorgen Jensen made the motion to Adjourn Holly Bown second 7:55 P.M.

Date approved Aug 24, 2022

Mandi Buege

Mandi Buege, P&Z Secretary

Janella Overly

P&Z Head Chair