

**Gunnison City Council Meeting Minutes**  
**March 16, 2022**  
**Gunnison City Hall, 38 West Center**  
**Gunnison, Utah 84634**

Present: Mayor Lori Nay, councilmen Mike Wanner, councilmen Robert Andersen, councilwoman Stella Hill, councilmen Rod Taylor, councilmen Shawn Crane, Coleen Ogden, Josh Flake, Lindsey Flake Valerie Andersen, Dan Davies, Wayne Wasden, Steve Waldrip, Aaron Waldrip

Presiding Mayor Lori Nay  
7:00 p.m. Invocation given by Councilmen Mike Wanner

Discussion and proposed approval for final subdivision application and trade agreement for Rocky Point Estates located at 500 West Center Street- Joshua Flake

Josh presented the council with his final plans. The council reviewed and had a few questions. The mayor asked if he had updated his standards to match the city standards details. They did make a few changes to the storm drain plan, they put in a culvert. They will need to finalize some of the numbers for the storm drain with the engineer before all the paperwork is signed. The discussed the changes that would need to be made on the contract between the Flakes and the city. Once we sign the contract, they will have 30 days to do the title with the right to reverter. Josh will review that contract. The discussed his options for getting the utilities put in. It was brought up that he would either need to do the utilities for both phases 1 and 2 or that an easement to the right-of-way would have to be made for the storm drainage and the utilities. The discussed impact fees and made sure they he understood those are paid as they apply for the building permits. The mayor let him know that we will have those charges put together for him when he comes into sign.

The motion with the conditional final approval was made by councilmen Mike Wanner, seconded by Councilmen Robert Andersen. The vote was unanimous.

Acknowledgement of service for 4 years of service with planning and zoning. – Karen Prisbrey and Jay Clayton

Karen Prisbrey and Jay Clayton were given acknowledgement for their years of service with the planning and zoning committee. Jay was on the committee and Karen was the secretary as well served on the committee. They were thanked for their service.

Presentation and discussion, Rocky Mountain Home Fund Affordable Housing- Dan Davies

Dan along with Wayne Wasden, Steve Waldript and Aaron Waldript, presented to the council. Rod Taylor let them know that our council was still working on finalizing our plan for high density housing. They started with a video presentation that talked about helping low-income families get into a home without a down payment and an affordable monthly payment and interest rate. Rocky Mountain Homes partners with employers. They help set up a monthly reserve that can be accessed whenever needed. They do a 50/50 equity split. Their goal is to

create opportunities for home ownership that haven't been able due to inflation. They have partnered with multiple banks that will invest. The employer will sponsor the employee and take the payment out of their paycheck. All funding is done through Rocky Mountain Home. They want to make sure they work with the local community as much as possible.

#### Proposed Approval of City Council Minutes for Wednesday February 16, 2022, and Wednesday March 2, 2022.

The council found a few things that needed to be changed on the minutes and they decided not to approve them at this time.

#### Discussion of code enforcements; trailer park, parked cars, camping- Stella Hill

Stella Hill wanted to express her concern for cleaning up the trailer park. Last council meeting we approved an additional pad to the trailer park. There is a lot of garbage on the spot they want to make sure it is all cleaned up. She then discussed the problem we have throughout town with cars sitting for long periods of time. The city used to have a code enforcer, but no longer does. They wondered if we need to investigate getting another code enforcement officer. There is also an issue with people parking trailers next to homes and living in them. Rod Taylor suggested that the city manager take on this roll.

#### Update and proposed approval re 2022 road project, bid review, funding needs assessment and options for additional funding through modification of current grant/loan with CIB for funds needed to complete road project as bid and opportunity to add funds to match \$300,000 state grant for industrial park expansion.

Mayor Nay asked that the council approve the city asking for additional funding to complete the road projects. The loan through the CIB would only have 1% interest. It would be paid back with future B&C road funds. The council deliberated regarding \$395,000 that is sitting in economic development under revenue. Gary Keddington was able to investigate this and let them know it was cares act money that would be there if needed for one-time projects, without any restrictions. If the city doesn't get approved through the CIB, they would have to look over the project and cut some costs.

A motion was made by Mike Wanner and a second was made by Stella Hill. the vote was unanimous.

Robert Andersen made the motion that we fill out the CIB application, a second was made by Shawn Crane. The vote was unanimous.

#### Public Comment

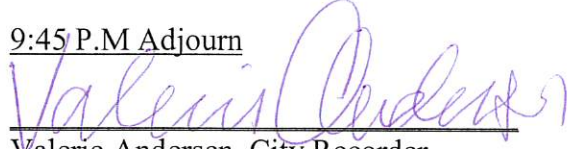
Karen Prisbrey expressed concern with kids around town knocking over her garbage cans. They let her know that white's could help her take the garbage out for her when they come.

#### Other business

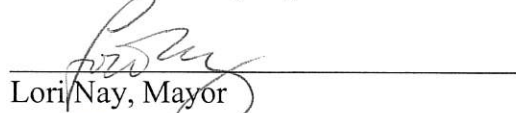
The need to inform the community about white's sanitation rules for garbage pickup. They decided that a letter would be sent out. Mike Wanner went over the grant with the council for the G-Hill. There will be two more phases that will add more walking trails and connect to the highway 89 loop. They are going after \$80,000 from outdoor recreation and \$120,000 RTP.

Councilmen Robert Andersen made a motion to adjourn, Councilmen Rod Taylor seconded the motion. The vote was unanimous.

9:45 P.M Adjourn



Valerie Andersen, City Recorder



Lori Nay, Mayor

5-4-22  
Approval Date