

## ORDINANCE 2025-03

### AN ORDINANCE ADOPTING MODIFICATIONS TO THE RC ZONE TO PERMIT MINOR MANUFACTURING USES, PROVIDING FOR CODIFICATION, INCLUSION IN THE MUNICIPAL CODE, CORRECTION OF SCRIVERNER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

**WHEREAS**, Gunnison City is a fifth class city of the state of Utah; and

**WHEREAS**, Cities in the State of Utah are authorized to enact Land Use Regulations in order to promote and protect the health, safety and welfare of the community; and

**WHEREAS**, The Planning Commission has been reviewing the city land use regulations for consistency with real world application, as well as state and federal regulatory changes; and

**WHEREAS**, the Gunnison City Planning Commission reviewed proposed amendments to the Gunnison City codes pertaining to the RC Zone and after a properly noticed public hearing, which was conducted on April 23, 2025, has forwarded a positive recommendation for the code amendment to the City Council; and

**WHEREAS**, the City Council has determined that the proposed amendment will promote and serve to attract high-quality business development and opportunities within the community, which is in the best interest of Gunnison City as the economic center for the Gunnison Valley area.

NOW THEREFORE, BE IT ORDAINED BY THE GUNNISON CITY COUNCIL THAT:

**Section I.** Amendments Adopted. The Table of Uses in Appendix A of the Land Use Development Code is modified as follows:

1. Manufacturing, Minor shall be listed as "P-2<sup>7</sup>/X" within the RC Zone.
2. The corresponding footnote for the P-2<sup>7</sup>/X designation shall read as follows:  
"7. Minor Manufacturing in the RC Zone is only permitted between 200 East and 600 East along Highway 89 and must be located within 200 feet of the Highway."

**Section II.** Contrary Provisions Repealed. Any and all other provisions of the Gunnison City Municipal Code that are contrary to the provisions of this Ordinance are hereby repealed.

**Section III.** Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Municipal Code of Gunnison City, Utah as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of

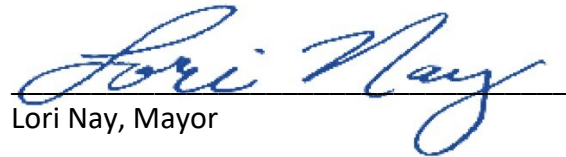
whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section IV. Severability.** If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section V. Posting and Effective Date.** Prior to 5:00 p.m. on May 8, 2025, the City Recorder shall: (a) deposit a copy of this ordinance in the official records of the City; and (b) post a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on May 8, 2025.

**ADOPTED AND PASSED** by the City Council of the City of Gunnison, Utah this 7<sup>th</sup> day of May, 2025.

ATTEST   
\_\_\_\_\_  
Valerie Andersen, City Recorder

  
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Lori Nay, Mayor

Councilmember Donald Childs	Yes
Councilmember Shawn Crane	Yes
Councilmember Stella Hill	Yes
Councilmember Michael Wanner	Yes