

ORDINANCE 2026-03

AN ORDINANCE AMENDING SIGN REGULATIONS IN THE MAIN STREET OVERLAY ZONE, CORRECTION OF SCRIVENER'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 Gunnison City Planning Commission reviewed the proposed code amendment and, after a properly noticed public hearing, which was conducted on June 10, 2026, has forwarded a positive recommendation for the proposed regulation changes to the City Council; and

WHEREAS, The City Council has determined that the proposed amendment will promote and protect the health, safety, and welfare of the community.

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

Section I. Amendments Adopted. The changes outlined in Attachment A of this Ordinance, which by this reference is hereby attached hereto, are approved for codification and enforcement.

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 Contrary Provisions Repealed.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other provisions of the Gunnison City Municipal Code that are contrary to the provisions of this Ordinance are hereby repealed.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 June 18, 2026, 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 June 18, 2026.

ADOPTED AND PASSED by the City Council of the City of Gunnison, Utah this 17th of June, 2026.


Michael Wanner, Mayor

ATTEST


Angela Leatherwood, City Recorder

Councilmember Donald Childs	Yes
Councilmember Stella Hill	(absent)
Councilmember Brian Nielson	Yes
Councilmember Rohn Peterson	Yes
Councilmember Kim Pickett	Yes

Section 2304 Site Layout Standards is amended as follows: (underlined text is added, stricken text is deleted.)

1. General Site Layout Standards.

- a. Setbacks. The setbacks of the underlying zone shall apply.
- b. Trash Enclosures. Trash enclosures shall be provided on site and to the rear of the building. Where limited space may be available on a property for a trash enclosure, businesses may partner with adjoining property owners to establish an off-site, communal waste collection location. Proof of off-site agreements shall be provided before a final site approval is granted.

c. Setback Encroachments.

1. Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.
2. Signage or other building attachments (e.g., awnings) may encroach on required setbacks. Such elements may also encroach upon the public right-of-way with City Council approval. Any overhanging elements must provide a minimum 9-foot clearance, shall not create visibility conflicts with traffic regulatory elements, not create an unreasonable distraction to motor vehicle operators, not conflict with utility systems, and must have UDOT authorization where required.

2. Historical Area Site Layout Standards. Within the historic downtown area, the location and orientation of buildings, pedestrian walkways and parking areas helps define the street edge, promote a pedestrian oriented street environment for walking and shopping, and limits impacts of taller buildings on the adjacent residences.

a. Building Locations and Setbacks:

1. Buildings on corner parcels should be adjacent to both street fronts to help frame intersections. Architectural consideration should be given to corner visibility areas.
2. Buildings fronting Main Street should utilize party walls or zero setbacks alongside property lines. Parking areas and drive access points should not disrupt the continuity of storefronts; however, plazas, green spaces or pedestrian connections may be appropriate.

3. Setbacks:

Location	Standard	Distance
Front along Main Street	Minimum	4 feet
	Maximum	10 feet
Front along side street	Minimum	4 feet
	Maximum	10 feet
Side property along Main	Minimum	0 feet if building will be adjoining to neighboring building or 20' if not adjoining
	Maximum	24 feet between buildings or 0 feet if no building on adjacent property.

- b. Build-to lines. Buildings must be constructed along a minimum of 75 percent of the build-to line (I.e., front setback).

~~c. Setback Encroachments.~~

- ~~1. Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.~~
- ~~2. Signage or other building attachments (e.g., awnings) may encroach on required setbacks. Such elements may also encroach upon the public right-of-way with City Council approval. Any overhanging elements must provide a minimum 8-foot clearance.~~

[END]