

PLANNING AND ZONING COMMISSION  
JULY 9, 2014 MEETING PACKET  
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**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
Rev 7/3/2014**

**DATE:** WEDNESDAY, JULY 9, 2014  
**TIME:** 7:00 P.M.  
**PLACE:** CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

**REGULAR MEETING**

**7:00pm**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS**
- IV. CONSIDERATION OF THE JUNE 25, 2014 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORK SESSION**

**WORK SESSION**

**CONTINUATION OF DISCUSSION ON COMPREHENSIVE PLAN**

- I. GROUNDING CONCEPTS**
- II. PUBLIC INPUT QUESTION AND ANSWER INTERVIEW SESSION**

To comply with ADA regulations, people with special needs are requested to contact the City of Gunnison Community Development Department at 641-8090.

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are on the City website at [www.cityofgunnison-co.gov](http://www.cityofgunnison-co.gov). Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

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DRAFT MINUTES JUNE 25, 2014  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

7:00PM

Page 1 of 3

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer			X
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planning Technician Pam Cunningham, Mike McBride, Steve Meldrum, Susan Wyman, Scott Effner.

**I. CALL TO ORDER AT 7:04 PM BY CHAIR GREG LARSON**

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. UNSCHEDULED CITIZENS.** There were none

**IV. PUBLIC HEARING AND POSSIBLE ACTION** – Vacation Application VF 14-3, submitted by Sweitzer Oil and Whetstone and Associates, for the request to vacate a utility easement within Block 9, Rio Grande Addition, City and County of Gunnison.

**Open Public Hearing.** Chair Larson opened the public hearing at approximately 7:05 p.m. Commissioner Ferchau recused himself and left the meeting.

**Proof of publication.** Proof of publication was entered into the record.

**Review of the Process.** Director Westbay reviewed the process for a Vacation Application. The applicant is Sweitzer Oil and Whetstone Associates. The request is to vacate an existing utility easement in the vacated north/south alley in Block 9, Rio Grande Addition, City and County of Gunnison, CO.

**Applicant Presentation.** Mike McBride, CEO of Sweitzer Oil, and Susan Wyman, President of Whetstone Associates, addressed the Commission. Mr. McBride said that Sweitzer Oil owned the entire block and recently sold the north portion to Whetstone Associates and is under contract to sell the southern portion. He said it doesn't appear to have a need for a utility easement. Ms. Wyman said she recognizes that the north parts of the lots are truncated by the frontage road and that because they are small Whetstone Associates would want to go across the easement at some time in the future. She said that an adjacent neighbor called her to find out the purpose of the vacation and had positive feedback.

**Public Input.** There was none.

**Staff Presentation.** Director Westbay explained there are two components to the application; the alley that was vacated affected lots 5-22 and a utility easement was granted to the City. The request is to reconsider the utility easement. The second issue is that one of the concerns from developers in the Industrial zone district is that the lots and blocks don't provide enough area. This provides more space for use. Staff recommends approval of the vacation and it fits the criteria of the *Code*.

**Commission Discussion.** Councilor Ferguson said that the request is straightforward and the easement doesn't appear to be needed.

**Close Public Hearing.** Chair Larson closed the public hearing at 7:12 pm.

**V. ACTION**

During the regular Planning and Zoning Commission meeting held on June 25, 2014, Commissioner Cave moved, Commissioner Beda seconded, and the Commission voted to recommend APPROVAL to City Council of Vacation Application, VF 14-3 submitted by Sweitzer Oil and Whetstone & Associates, to vacate the utility easement within Block 9, Rio Grande Addition with the following findings of fact:

Findings of Fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents, staff reports, applicable provisions of the *City of Gunnison Master Plan* and *Land Development Code*, and written and verbal testimony submitted during the public hearing held for this application.
2. The Planning and Zoning Commission finds that the applicant requests to vacate an easement located within a previously vacated alley (City of Gunnison Ordinance 18, Series 1980).
3. The Planning and Zoning Commission finds that the applicant requests to retract a grant of easement from Sweitzer Oil, Inc. to the City of Gunnison (Book 553, Page 858) that includes the vacated north/south alley and strip 20' wide and 100' in length extending north of the vacated alley.
4. The Planning and Zoning Commission finds that utilities are not located within the easement and are not planned at this location in the future.
5. The vacation of this easement will not be a detriment to the health, safety and welfare of the community.

Roll Call Yes: Tocke, Larson, Ferguson, Beda, Cave

Roll Call No:

Roll Call Abstain:

Motion carried

**VI. CONSIDERATION OF THE JUNE 4, 2014 MEETING MINUTES.** Councilor Ferguson moved and Commissioner Cave seconded, to approve the June 4, 2014 meeting minutes as corrected.

Roll Call Yes: Tocke, Larson, Beda, Cave, Ferguson

Roll Call No:

Roll Call Abstain:

Motion carried

**VII. COUNCIL UPDATE.** Councilor Ferguson provided an update on recent Council business.

- Council heard a presentation from the auditors who found the City financially sound and the Finance Department does an admirable job.

**VIII. COMMISSIONER COMMENTS.**

- Commissioner Beda said it was great to see the town busy over the weekend. There were lots of events in town and all of the hotels were full; some people were staying in Montrose and some people even put folks up in their homes.
- Regarding vacation rentals by owner (VRBO) in town, Commissioner Beda asked if that is allowed under the LDC. He said the concern is if these property owners are paying residential rates for sewer and water. Commissioner Ferchau said that VRBOs could positively affect the housing market and that the bigger issue is lowering commercial taxes. Commissioner Ferchau asked how [we] can influence the Gallagher Amendment. The commercial taxes and the rent a tenant can afford are skewed and the community suffers because of that. He said that, “we need to communicate that to ultimately effect the situation”.
- Commissioner Tocke asked about the Energy Performance Contracting that was in the City Council minutes. Director Westbay replied that it is a financing process for improvements to City buildings. Councilor Ferguson explained that it was an independent company offering a financing service based on upgrades to buildings, but because the City’s utility rates are so low it would be a long payout and not feasible to the company.
- Commissioner Beda asked how long a business has to remove a sign when they go out of business. Director Westbay said the intent of the code is to remove signs that may become dangerous.

**IX. PLANNING UPDATE.** Director Westbay provided an update on Community Development projects.

- Nothing to add.

**X. ADJOURN.** Chair Larson adjourned the meeting to Work Session at 7:28 p.m.

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Greg Larson, Chair

Attest:

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Pam Cunningham  
Secretary

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*City of Gunnison Planning and Zoning Commission*

*Final  
Comprehensive Plan Grounding Process  
June 2014*

## INTRODUCTION

This document is intended to be used by the Planning and Zoning Commission (P&Z) as needed during the development of the city's *Comprehensive Plan* update. It establishes the grounding process that will provide direction throughout the planning process. Documenting the concepts of a grounding process at the onset of the plan can be useful later because it outlines basic expectations that can be referred to throughout the planning process. Grounding factors, listed as under the following set of questions, are summarized in this document and will be used by the P&Z as guidelines throughout the process.

- What is the system that is being considered?
- What time horizon is being contemplated?
- What are the geographic bounds being considered?
- What is the purpose of the process?
- What is the process meant to achieve?
- What are the hopes and fears of participants?
- What are the project's givens?
- What are the expected outcomes?
- Who is responsible for developing the plan?
- What are the deliverables?
- Other Questions

## GROUNDING PROCESS SUMMARY

### **What are the Topics to be Addressed?**

Generally, system components fall into categories including land use, economics, transportation, and environment. The *Colorado State Statutes* (§30-28-106) provides some detail regarding subject matter, but the *Statutes* focus mainly on the physical development needs of communities. Topics cited by *State Statute* include planning for streets and highways; public places and facilities; public utilities; water supply; alternative energy resources; natural hazards; species of special concern; wetlands; natural resources; recreation and tourism; and regional planning efforts. The initial topic categories contemplated in the City's *Comprehensive Plan* update are as follows:

- Economic Conditions
- Environmental Conditions
- Community Resilience / Sustainability
- Social Functions
- Land Use Analysis
- Housing Conditions
- Utilities Services
- Energy Consumption and Usage
- Climate Impacts
- Transportation Services
- Recreation Facilities
- Tourism

### **What is the Time horizon?**

There is no standardized timeframe to consider when conducting a comprehensive plan, projecting further than 20 years becomes speculative. The P&Z has determined that the time horizon be set at 20 years maximum.

### **What are the geographic bounds of the plan?**

The P&Z has determined that the geographic boundary of the plan will be the city limits and designated Urban Growth Boundary. However, the P&Z believes that discussion of the Three-Mile area is prudent

and will be included in the *Comprehensive Plan* update.

**What is the purpose of the process?**

Based on a review of historic records the City completed its first *Master Plan* in 1981 and it was updated in 1994 and in 2007. Updating the *Comprehensive Plan* is a cyclic process occurring approximately every 10 years. However, there have been numerous policy decisions occurring since 2007 that make the existing plan somewhat obsolete. The act of planning is important because it allows community members to interact with City staff and appointed and elected officials helping to build positive community relationships. The P&Z has established the following **Purpose Statement** for this *Comprehensive Plan* process.

*The purpose of this planning process is to explore existing community conditions, desired future conditions, and to develop a Comprehensive Plan that will help direct community development in a manner consistent with the desired future community conditions expressed in the Comprehensive Plan.*

**What is the process meant to achieve?**

The P&Z believes that the *Comprehensive Plan* update should focus upon strategic guidelines that help direct the physical development of the community. The final product will be used to evaluate budget decisions; it will contain data and general policy directives to consider when deliberating land use decisions; and it will serve as a general blueprint to guide the future of the community in a focused direction.

**What are the hopes and fears of participants?**

The P&Z hopes to develop a plan that is utilitarian in context and that will be used rather than placed on a shelf and forgotten. Involving the entire community is also desired. Public outreach will be a focal point at the onset of the process, and continued public input will be sought as the draft plan is reviewed during the adoption process. Input will be sought from a diverse cross section of the community and opinions and thoughts from all social classes and ethnic backgrounds are encouraged.

While specific fears are not readily defined, there is concern that the process will lead into meaningless topical debates fraught with minutia. Another concern is related to public participation because this plan is being developed concurrently with other planning processes including the *City Parks and Recreation Plan Update* and the County Community Builders Forum. The process timeline is very aggressive at the onset and will require extensive collaboration to meet the timeline.

**What are the givens that will direct the plan's development?**

1. As stated in the *City Charter*, the Planning and Zoning Commission is responsible for the development of the *Comprehensive Plan*. Under the oversight of the Planning and Zoning Commission, the *Comprehensive Plan* will be developed in partnership with the public. Final review and adoption will involve a public review process with the Planning and Zoning Commission. After the Commission completes its review it will formally recommend adoption to City Council.
2. Public involvement is open to anyone and opinions will be respected.
3. A Technical Review Committee comprised of at-large community members and City representatives will assist the Planning and Zoning Commission during the development of the plan.
4. Defining a community vision intrinsically requires creative thinking and exploration of desired future community conditions; the *Comprehensive Plan* will be strategic in context, and will promote realistic policy directives that are fiscally responsible and realistically achievable.
5. Existing plans that have been adopted are the:
  - *Non-Motorized Transportation Plan*
  - *VanTuyl Ranch Management Plan*

- *West Gunnison Neighborhood Plan*
  - *Gunnison Rising PUD Development Standards*
  - *Official Zoning Map*
  - *Land Development Code*
  - *Three Mile Plan*
6. The *Comprehensive Plan* will generally focus on a 20 year time horizon.
  7. The *Comprehensive Plan* will focus on the incorporated geographic boundary of the city and the geography of the Three Mile Planning Area.

### **What are the expected outcomes?**

In the simplest of terms, the expected outcome is to complete and adopt the *Comprehensive Plan* in the next 18 to 24 months.

### **Who is responsible for developing the plan?**

As noted above, the Planning and Zoning Commission is responsible for development of the *Comprehensive Plan*. Final review and plan adoption will involve a public review process by the Planning and Zoning Commission. After the final review process is complete, the P&Z will make a formal recommendation to City Council.

A Technical Review Committee consisting of Planning and Zoning Commission representatives, City staff members and selected citizens will be established to help facilitate detailed review and provide direction during development of the plan.

### **What are the deliverables?**

Several reports will be presented to the Planning and Zoning Commission and City Council during the review process. Since the City is administering development of the plan the question of deliverables, which usually identifies the number of hard-copies and electronic copies that are required under a contract with a consulting firm, is moot.

## **FACILITATION PROCESS CALENDAR**

While a complete project calendar is provided in Attachment 1, this summary provides an overview of the public outreach process that will be accomplished in the next two months.

### **July 1, 2014**

Present “Sense of Place” (history, culture, economy) from the Community Analysis to the City Council and Planning and Zoning Commission joint meeting

- Short PowerPoint or Poster Session to present main findings

### **June 1- August 31, 2014**

Determine **Key Issues** and reinforce **Sense of Place**. This will be done by holding public work meetings, interviewing **Stakeholders** and **Community Leaders**, and through a community survey

#### **Stakeholders**

- School children – what do they like the most about Gunnison / what would they wish for?
- WSCU students – what attracted them to Gunnison / what keeps them here or why are they leaving?
- Working parents – what are the obstacles?
- Young Professionals – why do they choose to work here and not elsewhere?
- Retirees or people nearing retirement – what makes a community inviting for them?
- Academic experts
- Community experts

- Hispanic community – what are the barriers? What amenities would they like to see? What amenities do they take advantage of?
- Public officials
- Community at large
- Visitors to the community (to determine what can be improved / what they like)

**Community Leaders** (see Attachment 2)

**Reinforce Sense of Place**

- Ask stakeholders to share information about their culture
- Use creative tools
  - Mural art or art contests telling a story of peoples’ perceptions of Gunnison
  - Storytelling – how people see the community
  - “Walk Shops” – have people go on a tour of the community, take pictures of favorite places, places that need attention, upload to social media site
  - Power-Point presentation in a window display downtown – passersby can provide input via social media

**June – August 2014**

**Determine Potential Issues to Address**

- Commitment to enhance identity
  - Policies to enhance the evolving identity of the community
- Planning for growth
  - Population trends
  - Projecting age shift in the population and providing age-related amenities
  - Define growth potential within the city boundary and urban growth boundary
  - Assess development trends in the Three-Mile Planning Area and provide details about those trends and how they affect City development aspirations
  - Assess the downtown character and define redevelopment ideas as they pertain to the downtown
- Strengthening the unique qualities of Gunnison
  - Capitalizing upon the healthy lifestyle and longevity
  - Small town atmosphere
  - Historic qualities – ranching, mining, education, tourism
- Support for a diverse economy
  - Successful small scale retail (find out why some businesses were unsuccessful)
  - WSCU functions
  - Agriculture
- Integration of immigrants into the community
- Assess land use policies and existing systems that may assist families living under the poverty level
  - Increasing number of female heads of household
  - Social Service Transportation
- Disparity between income and housing costs
  - Affordable housing
  - Ratio of owner occupied / renter occupied units
  - Upgrades to blighted residential areas
  - Housing mix
- Transportation
  - Reducing truck traffic and congestion on Main Street

- Parking downtown
- Implementation of the *Non-Motorized Transportation Plan* – Pedestrian Facilities
- Complete Streets
  - Art contest
  - GPS exercise – have people plot their favorite paths and locations, as well as locations in need of improvement
  - Public revitalization of space
- Recreation
  - Implementation of the *Non-Motorized Transportation Plan* – Multi-Use Trails
  - Coordinate with the City Parks and Recreation Department to facilitate efficiencies between this *Comprehensive Plan* update and the upcoming *Parks and Recreation Master Plan*.

## CONCLUSION

Many thoughts discussed in this document are programmatic in nature. The P&Z believes that identifying basic process themes (project purpose, givens, geographic bounds, timeframes, etc.) through the grounding process is an important first step. The P&Z will refer to the guidelines contained in this documented grounding process as needed during the development of the city's *Comprehensive Plan* update.



<b>ATTACHMENT 2</b>			
<b>POTENTIAL STEERING COMMITTEE MEMBERS AND PERSONS TO INTERVIEW</b>			
<b>CHECK APPLICABLE COLUMN</b>			
	<b>TECHNICAL COMMITTEE</b>	<b>INTERVIEW</b>	
<b>CITY GOVERNMENT AFFILIATES</b>			
Ken Coleman	√		City Manager
Wendy Collins			City Finance Director
Gail Davidson			City Clerk
Keith Robinson			Police Chief
Dan Ampietro			Director, Parks and Rec
Steve Westbay	√		Director, Community Development
Ken Bradford			Director, Public Works
Andy Ruggera			City Planner
Dennis Spritzer			Fire Marshal/Fire Chief
Bob Drexel			Mayor
Stu Ferguson	√		Mayor ProTem
Richard Hagan			City Councilor
Carolyn Riggs			City Councilor
Anne Steinbeck			City Councilor
			Youth City Council
Greg Larson	√		Planning and Zoning Commission
Erich Ferchau	√ (alternate)		Planning and Zoning Commission
Bob Beda			Planning and Zoning Commission
Erik Niemeyer	√ (alternate)		Planning and Zoning Commission
Andy Tocke			Planning and Zoning Commission
Sharon Cave			Planning and Zoning Commission
Marla Larson			BOZA Member
<b>COUNTY AFFILIATES</b>			
Matthew Birnie			County Manager
Marlene Crosby			Deputy County Manager
Russ Forrest		√	Assistant County Manager – Economic and Community Development
Neal Starkebaum			Assistant Director
Cathie Pagano			Planner
Crystal Lambert			Building/Environmental Health Official
Carol Worrall			Public Health Director
Ellen Pederson		√	Multicultural Resources/Health Navigator
Meghan Dougherty			Family Advocacy Support Team
Rick Lamport	√		Airport Manager
Kristy McFarland			County Assessor
Phil Chamberland			County Commissioner
Jonathan Houck		√	County Commissioner
Paula Swenson			County Commissioner
AJ Cattles			County Planning Commission
Karl Fulmer			Gunnison Valley Regional Housing Authority
Rogene McKiernan			Gunnison MetRec Director
Rob Santilli	√		Gunnison Valley Hospital

<b>ATTACHMENT 2</b>			
<b>POTENTIAL STEERING COMMITTEE MEMBERS AND PERSONS TO INTERVIEW</b>			
<b>CHECK APPLICABLE COLUMN</b>			
	<b>TECHNICAL COMMITTEE</b>	<b>INTERVIEW</b>	
<b>STATE AND FEDERAL AGENCIES</b>			
Kugel, Frank		√	UGRWCD, General Manager
Murphy, John			Forest Supervisor, GMUG
St. George, Brian			BLM Field Office Manager
vacant			Superintendent, Curecanti National Recreation Area
Wenum, J		√	CDOW Area Wildlife Manager
<b>EDUCATIONAL INSTITUTIONS</b>			
Baca, Brad		√	VP Finance, WSCU
Barker, Brian			Director of Marketing and Media Relations, WSCU
Hanks, Andy			Principal, Gunnison High School
Salsbury, Greg			President, WSCU
Smith, Greg			Enrollment Communications Strategist, WSCU
Starkebaum, Lisa			REIJ School Board President
Tredway, Doug		√	Superintendent, REIJ
Woytek, Jim			Principal, Gunnison Elementary School
<b>OTHER MUNICIPAL GOVERNMENT AFFILIATES</b>			
Buck, Bill			Mt. CB Mayor
Crossett, Todd			Crested Butte Town Manager
Fitzpatrick, Joe			Mt. CB Town Manager
Huckstep, Aaron			Crested Butte Mayor
Velado, Carlos			Mt. CB Director Community Development
<b>PRIVATE SECTOR CONTACTS</b>			
			Economic Development Council
Alton, Chris			Rotary / Paper Clip
Bennett, Devon or Sean			Business Owner / Power Stop
Bratton, Dick			Developer / Gunnison Valley Partners
Burt, Ashley	√ (alternate)	√	Bank President
Burt, Mary	√		Former Multi-cultural Center
Christian, Pam		√	Rotary / Business Owner / Waggin' Tails
Darnell, Mike			Business Owner / True Value
Dawes, Stephanie			Business Owner / Toggery
Elliott, Cathie	√		Business Owner / Clarke Agency
Fullmer, John		√	Business Owner / Ace
Goodrich, Nancee			Business Owner / Tango
Hahn, James			Rotary / Retired Business Professor
Harding, Peter			Rotary / Architect and Builder
Houston, Gaylen			Business Owner / Paper Clip
Kelley, Jeannie			Business Owner / Circus Train
Klepinger, Jeanette		√	Food Pantry
Lapello, Nancy			Business Owner / Bean

<b>ATTACHMENT 2</b>			
<b>POTENTIAL STEERING COMMITTEE MEMBERS AND PERSONS TO INTERVIEW</b>			
<b>CHECK APPLICABLE COLUMN</b>			
	<b>TECHNICAL COMMITTEE</b>	<b>INTERVIEW</b>	
Lavery, Marilyn			Rotary / Small Business Coach
LeVeuvre, Daniel	√		Business Owner / Marios
Loughman, Pam		√	Gunnison Crested Butte Tourism Association
Lucas, Janet			Business Owner / Boomerang
Magnus, Heidi			Business Owner / Firebrand
McKenna, Dan			Business Owner / Wet Grocer
Meldrum, Bob or Steve	√	√	Business Owner / Real Estate Investments
Morrow, Terry		√	Business Owner / High Country Liquor
Mueller, Kirk			Business Owner / Gunnison Shipping
Osness, Kelly & Chris		√	Business Owner / Treads N Threads
Rogers, Jeni			Rotary / Employment Resource Specialist
Scott, Tammy		√	Chamber of Commerce
Seitz, Jim	√		Former City and County Planning Commissioner
Shondeck, Gary		√	Rotary / Insurance and Investment
Ronda Connaway		√	
Swanson, Priscilla			Business Owner / Metamorphosis
Taylor, Marshall		√	Business Owner / Gene Taylors
Weins, Dave	√		WSCU / Gunnison Trails
Williams, Bob			Engineer
Williams, Steve	√		Bank President
Wireman, Marcia			Rotary / CFO Gunnison County Electric
Wyman, Susan		√	Whetstone Associates
Zobs, Andris			Integrated Design Solutions
<b>NON-PROFITS</b>			
			CASA of the 7 <sup>th</sup> Judicial District
Collins, Marsha		√	Center for Adult and Family Education
Kenton, Karlie			Gunnison Arts Center
Anderson, Teresa			Gunnison Country Association of Realtors
Peterson, Greg			Gunnison Ranchland Conservancy Legacy
			Gunnison Valley Animal Welfare League
Montgomery, Pam		√	Gunnison Valley Community Foundation
			Gunnison Valley Observatory
			Habitat for Humanity
Holly Conn, Director			Mountain Roots
			Office of Resource Efficiency
McGuinness, Tina		√	Partners
			Region 10 Economic Assistance and Planning
Uerling, Sue			Six Points Evaluation and Training
<b>SERVICE ORGANIZATIONS</b>			
			Boomers and Beyond
			Kiwanis Club

<b>ATTACHMENT 2</b>			
<b>POTENTIAL STEERING COMMITTEE MEMBERS AND PERSONS TO INTERVIEW</b>			
<b>CHECK APPLICABLE COLUMN</b>			
	<b>TECHNICAL COMMITTEE</b>	<b>INTERVIEW</b>	
			Rotary
<b>CHURCHES</b>			
Mike Darnell, Pastor			Assembly of God
			Bethany Baptist Church
			Church of Christ
Chris Osness		√	Community Church of Gunnison
Ed Slaughenhaupt			First Baptist Church
			Gunnison Church of Christ
Brenda Brown		√	Gunnison Congregational Church
			Gunnison Valley Baptist Church
			Mt. Calvary Lutheran Church
			New Song Christian Fellowship
			Seventh-Day Adventist Church
Steven Murry		√	St. Peter's Catholic Church
			Trinity Baptist Church
			Church of the Good Samaritan
			Jehovah's Witnesses
Karen/John Clement		√	Rocky Mountain Christian Ministries
<b>LARGE RETAILERS</b>			
Osantowsky, Cass			Walmart Manager
Ferguson, Kevin			City Market Manager
Harms, Bill			Safeway Manager
Todd, Lonnie			Tractor Supply Company Manager
<b>SPANISH COMMUNITY (OWNERS OF MEXICAN RESTAURANTS)</b>			
Cisneros, Cesar			El Paraiso
O'Campo, Cesar			Anejo Grill
Cisneros, Rafael			Las Palmas
Garcia, Juan or Jackie			Café Sylvestre
<b>DAY CARE PROVIDERS</b>			
Burt, Jackie			ORSCH
Frymoyer, Lynna			Tenderfoot Daycare
Pierce, Nancy			Seasons School House
Russell, Sheila			Creative Corner School Readiness Provider

## Sample Questions – Community Member Interviews

We'd like to start with the broadest of questions...

1. Why do you live here...and why do you continue to live here? (Have you considered relocating? and, if so, why didn't you?)
2. What's "working" in Gunnison: What do you like about Gunnison, what's unique about the place and what do you want to see preserved in planning for the future?
3. What's "not working" in Gunnison: What do you dislike about the city and would like to see changed?
4. What important issues will this community face in the next five, ten, possibly 20 years, which concern you?
5. Do you have a "big idea" for how to improve Gunnison? If you were "king of Gunnison" for the day, what top three problems would you fix, and how?
6. Just like businesses compete, so do cities. Today, people and businesses have more choices than ever before about where to locate.
  - a. **Who** do you think Gunnison should try to attract
  - b. **What** do you think Gunnison could do to be more competitive in attracting them?
7. Looking specifically to economic growth, what, if anything, could/should the City do to bolster our business community?
8. How often do you shop in Gunnison and/or in the downtown? Where else do you shop (the internet, Montrose, Colorado Springs, Pueblo, Grand Junction, other) and for what kind items?
9. In competing with other regional colleges and universities, Western's success is critical for a healthy community. What, if anything, do you feel Gunnison can/should do to help Western be more competitive in attracting students and faculty?
10. What, if anything, should the City do to address natural resource issues that affect us and the upper Gunnison Basin?
11. Are there certain housing types that you would like to see more of in Gunnison?

(Questions 12 – 16 are related to transportation)

12. Improvements to increase pedestrian crossings often involve curb extensions (bulbouts) and refuge islands (medians) in the roadway to shorten the exposure to vehicular traffic. Unfortunately these improvements complicate snow removal efforts. How important are these pedestrian crossing improvements when we know public works staff will resist them?
13. There have been historic conversations about a "bypass" between US 50 (E. Tomichi) and State Highway 135 (N. Main Street) in the northeast quadrant of the City, although implementation would be

extremely difficult and expensive. How important is this “state highway bypass” idea as future land use issues are being considered?

14. “Complete Streets” is to be a focus area of the new *Comprehensive Plan*, yet the definition of exactly what is to be included in a complete street approach to multi-modal mobility is often not clear. What does “complete streets” mean to you in Gunnison, and how would you like to see it implemented?
15. Gunnison has very wide streets, and to some extent this has become part of the City’s identity, yet street width influences vehicular speed, pedestrian crossing safety, etc. Is the community willing to explore alternative roadway cross-sections that narrow the streets while ensuring that multi-modal mobility is addressed?
16. Gunnison Rising raised concerns within the community regarding future growth in traffic. While the scale of the original Gunnison Rising development proposal has been scaled back, there still remains the potential for significant traffic increases on the local and state highway street grid. Other land use increases in and around the community will add to this issue. In this context, how important are “traffic growth” and “increased congestion” when considering the future of Gunnison?
17. What do you think are the pros and cons of developing a pedestrian mall by closing Virginia Avenue adjacent to the IOOF Park? Do the pros outweigh the cons?
18. Do you believe Gunnison should focus on infill and redevelopment within the existing city or should the city extend utility services outside it’s boundary to enable a different kind of development to occur in the County? What would you need to know to make this decision? Please explain your position.
19. According to Census data approximately 49 percent of the families in Gunnison with children under 5 years live below the poverty level – does this present a problem the City should address? If so, what, if anything, should the City do?
20. As you drive around town, you see parks and open spaces, flowering planters, city lights, irrigation ditches, etc. What are your thoughts regarding the maintenance of our city? Is there something missing that you’ve seen that works well elsewhere?
21. Are you aware of regulations that conflict with the goals of the community, like affordable housing or the development of businesses?
22. In general, how safe do you feel, living in this community?
23. Do you feel the community is easy to get around by car, bike, and/or walking?
24. Finally, what’s your vision for the city?