

PLANNING AND ZONING COMMISSION
AUGUST 27, 2014 MEETING PACKET
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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 8/21/2014**

DATE: WEDNESDAY, AUGUST 27, 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. WAIVER REQUEST SUBMITTED BY AEQUITAS VERITAS, LLC, FOR ARTERIAL STREET BUFFER REQUIREMENTS**
- V. CONSIDERATION OF THE JULY 9, 2014 MEETING MINUTES**
- VI. COUNCIL UPDATE**
- VII. COMMISSIONER COMMENTS**
- VIII. PLANNING STAFF UPDATE**
- IX. ADJOURN TO WORK SESSION**

WORK SESSION

CONTINUATION OF DISCUSSION ON COMPREHENSIVE PLAN

- I. FINDINGS FROM PUBLIC INPUT**
- II. DISCUSSION OF DRAFT COMMUNITY SURVEY**

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. 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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STAFF REPORT
Aequitas Veritas, LLC – 700 North Main Street

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: August 27, 2014
RE: Waiver Request – Arterial Street Buffer

CODE PROVISIONS

City of Gunnison Land Development Code (LDC), Section 9.1, Development Standard Waivers, defines the procedures and required showing to obtain waivers from the standards established in Section 4, General Development Standards and Section 5, Natural Resource Protection Standards.

Waivers are authorization to differ from the literal terms of established standards that would not be contrary to the public interest in cases where the literal application from the standards are warranted by site factors, or where alternative design are proposed that meet the purposes of the *LDC*.

APPLICATION

The applicant, Aequitas Veritas, LLC, represented by Jennifer Barvitski, is requesting a waiver of three feet from the minimum buffer requirement of 25 feet. The legal description of the property is Lots 5-12, Block 52, First Addition to Gunnison, City and County of Gunnison, Colorado. The applicants' narrative states:

“...I am requesting a buffer waiver for the property located on the Northeast corner of Denver Avenue and Main Street (Hwy 135).

In the Land Development Code, **Section 4.6 Landscaping, Buffering and Screening** a 25' buffer is required on street frontages that no development or parking is allowed. We are requesting a waiver from the 25' buffer and to instead to be allowed to have a 22' buffer.

By having a 22' buffer from the street instead of a 25' buffer, it allows the site to have both a 6' wide concrete sidewalk and a 4' landscape strip between the parking/driveway and the building.

The goal by having the large sidewalk is for the comfort and safety of the public. The landscape strip would aesthetically break up the concrete (or asphalt) of the parking/driveway (33' total) and the 6' concrete sidewalk that is up against the building as well as to soften the overall appearance.”

SITE ASSESSMENT

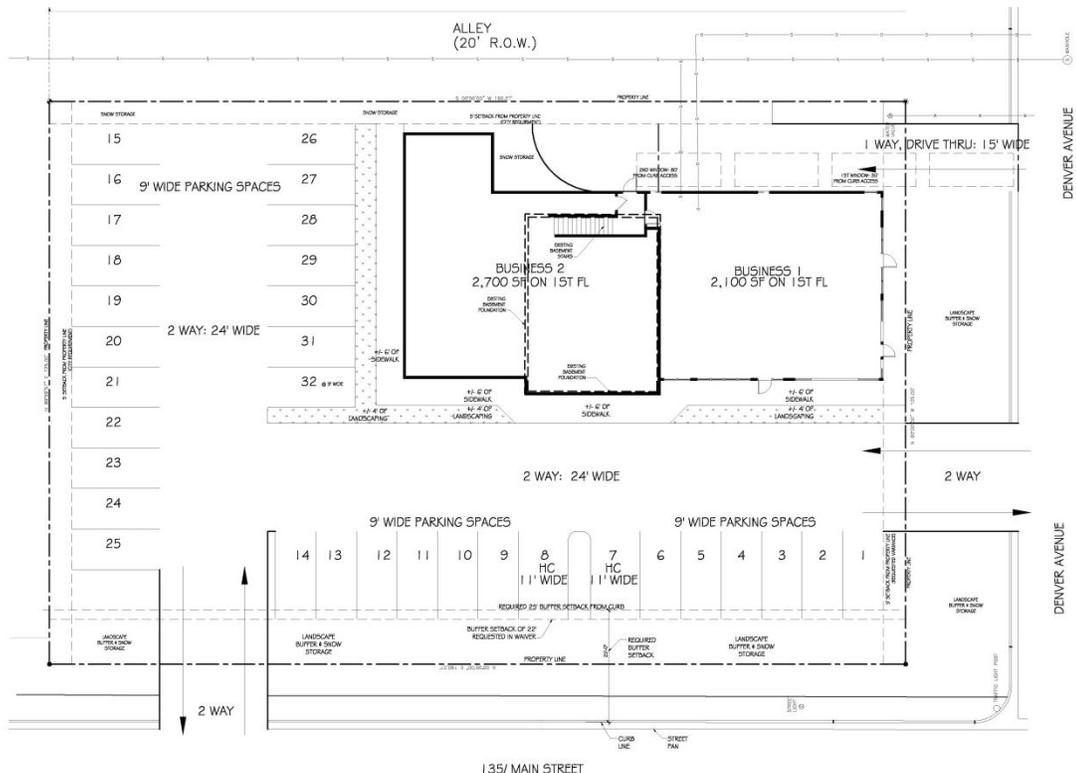
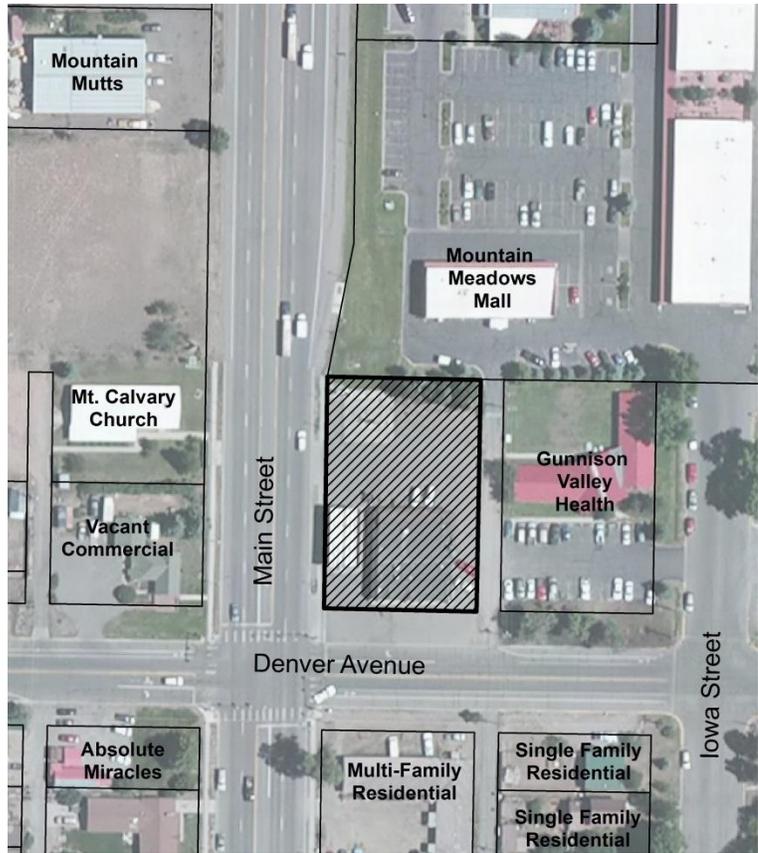
The property is located within the Commercial zone district on the corner of Main Street and Denver Avenue. The Commercial zone district is to the north, east and west and the B1 (Professional Business) and R2 (Duplex Residential) zone districts are to the south. Surrounding uses include commercial retail and services and residential.

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 Aequitas Veritas, LLC – 700 North Main Street

The historic use of this site was a convenience store with gas pumps and a laundry mat. The fuel pumps, tanks and canopy have been removed and the demolition of the existing structure will be forthcoming.

The applicant intends to rebuild, utilizing the existing basement foundation. The proposed uses for this site are commercial retail and service.

The site currently has an open curb along the majority of the south and west street frontages. The redevelopment of this site requires compliance with the City's *Land Development Code* including street buffer and landscaping requirements. A 25' buffer, measured from the back edge of the curb, is required along an arterial and collector street. The subject site is situated adjacent to an arterial (Main Street/Highway 135) and a collector (Denver Avenue) street.



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Aequitas Veritas, LLC – 700 North Main Street

The applicant's proposal meets the buffer requirement on the south (Denver Avenue) property line; however, the buffer is short of the requirement off the west line (Main Street). The site limits the use and function in regard to meeting the parking and access requirements and providing the necessary pedestrian facilities. The applicant is requesting a 22' street buffer along Main Street, which will be a significant improvement over the existing open curb and asphalt.

STAFF OBSERVATIONS:

1. The applicant is requesting a waiver to decrease the 25 foot buffer requirement to 22 feet from the Main Street curb edge.
2. The applicant intends to redevelop the site utilizing the existing basement foundation.
3. The existing Main Street and Denver Avenue street frontages are open curb access and parking. The redevelopment of this site will create a landscaped buffer and sidewalk that will enhance the property and street frontage.
4. One tree per 25 lineal feet and one shrub per 20 lineal feet, in a grouped configuration, is required along the street frontage within the buffer for a total of 8 trees and 10 shrubs along Main Street and 5 trees and 7 shrubs along Denver Avenue.
5. The dimensional change proposed by the waiver is considered minimal and does not negatively affect the health, safety and welfare of the community.

REVIEW CRITERIA

Section 9.4 (Review Criteria) states that "... All waiver application approvals shall be found to be in compliance with the General Criteria (A) and the criteria established for the relevant code sections applicable to the waiver request below:"

A. General Criteria

1. consistent with the *City of Gunnison Master Plan*;

No Conflict: The request is consistent with the City's Master Plan.

2. approval of the waiver will not jeopardize the community's health safety and welfare;

No Conflict: The redevelopment of this site improves the community's health, safety and welfare.

3. there are special circumstances or conditions which are peculiar to the land or building for which the Waiver is sought that is more suitable, functional, or is a better site design;

No Conflict: The site is constrained with two street frontages. The waiver design provides an appealing frontage with safe and functional parking, access and pedestrian facilities.

STAFF REPORT
Aequitas Veritas, LLC – 700 North Main Street

4. no Waiver shall result in a detriment to City services in terms of service function, general maintenance restrictions, and increased City costs for service and maintenance;

No Conflict: This waiver will not be a detriment to the City.

5. the developer is responsible for all development costs unless shared costs are determined by City Council;

No Conflict.

6. no Waiver shall be approved that is in conflict with any prevailing State or Federal law or regulation;

No Conflict.

7. the granting of the Waiver will not be injurious to the neighborhood surrounding the land where the waiver is proposed, and is otherwise not detrimental to the public welfare or the environment;

8. no Waiver will negatively affect the promulgation of any other development standard of this *LDC*.

No Conflict.

B. Landscaping, Buffer and Screening (§4.6)

1. Alternative design, specifications and layout are set forth in a detailed landscape plan that satisfies the purpose and intent of the landscape, buffering and screening standards.

No Conflict: The proposed plan is providing a 22 foot buffer along Main Street that is adequate to provide the required landscape and screening requirements.

2. Reductions from the required buffer setbacks shall only be allowed if an alternative landscape design provides adequate buffering, or the use of the property is significantly diminished without a waiver due to rights-of-way width, road section constraints or lot dimensions.

No Conflict: The proposed plan provides adequate buffering and allows reasonable use of the site that includes functional parking and access and pedestrian facilities.

3. Waivers from buffer dimensional standards that protect residential property from non-residential property are not permitted unless it is found that the denial of the Waiver would render the property undevelopable.

No Conflict.

4. The Waiver is necessary for the placement of public utilities, public ditches, or stormwater facilities, and in which case an alternative buffer/landscape plan is proposed that fulfills the requirements to the maximum extent feasible.

No Conflict: The proposed plan is providing a 22' buffer.

5. Waiver from plant species types do not permit or create situations causing the

STAFF REPORT
Aequitas Veritas, LLC – 700 North Main Street

proliferation of noxious weeds.
Not Applicable.

6. Waivers that preclude required site restoration or revegetation of disturbed areas shall not be granted.

Not Applicable.

7. Waivers from fences and walls shall not interfere with street or driveway site distance requirements required by the *LDC*.

Not Applicable.

8. Fence and wall Waivers shall not result in the use of plywood or sheet metal.

Not Applicable.

9. Waivers from service area screening shall not create a visual detriment to adjacent residential uses or from view of any public street.

Not Applicable.

ACTION

At the Planning and Zoning Commission meeting of August 27, 2014, Commissioner _____ moved, and Commissioner _____ seconded to APPROVE the request by Aequitas Veritas, LLC for a waiver of three feet from the 25 foot Main Street buffer requirement at 700 North Main Street based on the following findings of fact and condition:

Findings of fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan (2007)*.
2. The Planning and Zoning Commission finds that the application meets the review criteria as defined in the *Land Development Code* for waivers and landscaping, buffers and screening.
3. The Planning and Zoning Commission finds that the applicant is requesting a Waiver of three feet for a total buffer width of 22' along the Main Street frontage.
4. The Planning and Zoning Commission finds that the site is restricted in regard to the size of the lot, two street frontages, existing placement of the basement foundation, parking and access requirements and pedestrian facility needs.
5. The Planning and Zoning Commission finds that the application does not diminish the long term health, safety, and welfare of the community.

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August 21, 2014

City of Gunnison Community Development Department
PO Box 239
Gunnison, CO 81230

RE: Buffer Waiver Request

Dear Community Development Department,

On behalf of Aequitas Veritas, LLC, I am requesting a buffer waiver for the property located on the Northeast corner of Denver Avenue and Main Street (Hwy 135).

In the Land Development Code, **Section 4.6 Landscaping, Buffering & Screening** a 25' buffer is required on street frontages that no development or parking is allowed. We are requesting a waiver from the 25' buffer and to instead to be allowed to have a 22' buffer.

By having a 22' buffer from the street instead of a 25' buffer, it allows the site to have both a 6' wide concrete sidewalk and a 4' landscape strip between the parking/driveway and the building. Please see attached site plan.

The goal by having the large sidewalk is for the comfort and safety of the public. The landscape strip would aesthetically break up the concrete (or asphalt) of the parking/driveway (33' total) and the 6' concrete sidewalk that is up against the building as well as to soften the overall appearance.

We appreciate your time and help with this waiver request.

Please call if you have any questions or concerns.

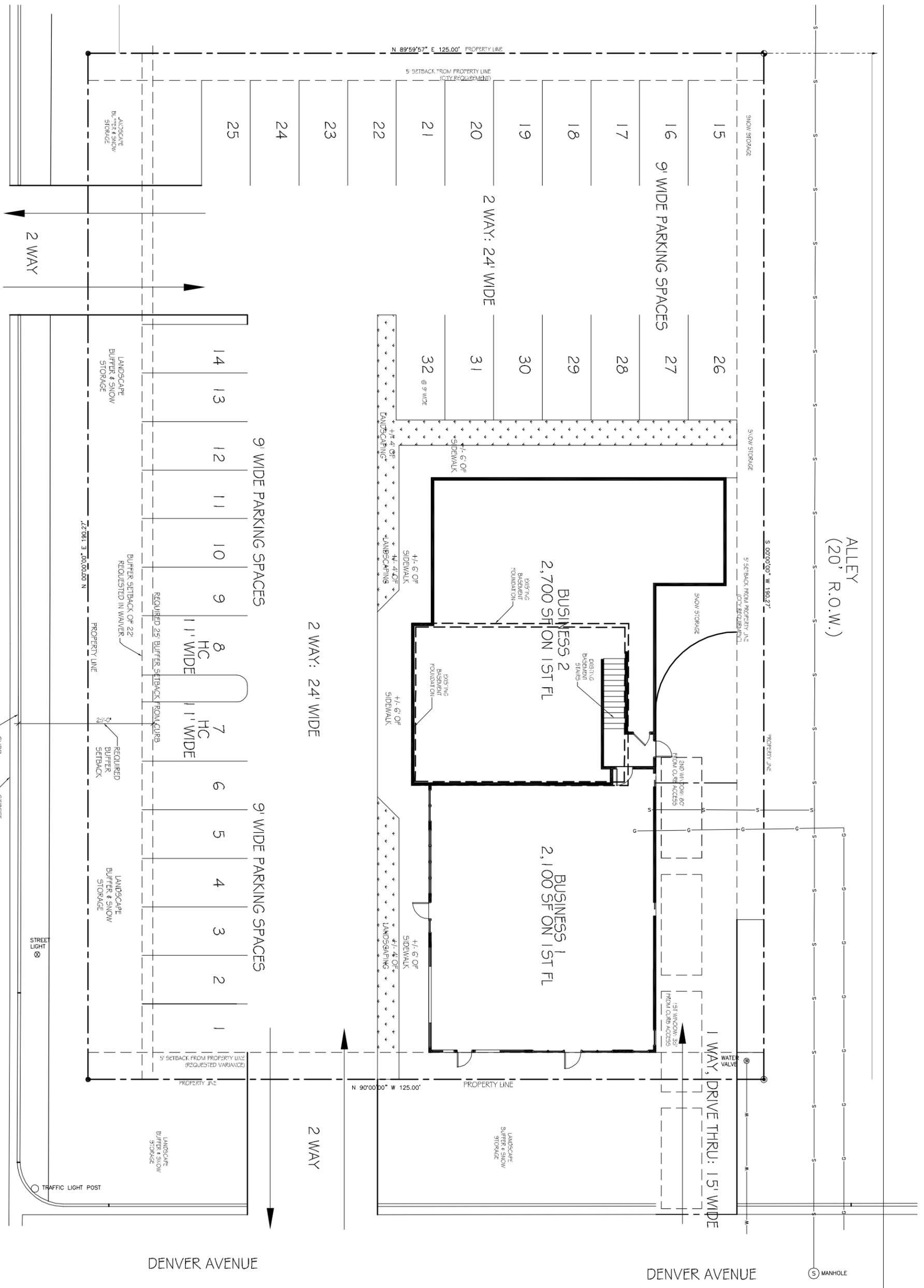
Sincerely,

Jennifer Barvitski

Jennifer M. Barvitski, Architect, LLC
PO Box 23
Gunnison, CO 81230
970-641-6297

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ALLEY
(20' R.O.W.)



1 SITE PLAN
NOT TO SCALE

DRAWN	JMB
CHECKED	
DATE	09/19/2014
FILE	
JOB NO.	0904
SHEET	SITE
# OF SHEETS	5

AEQUITAS VERITAS, LLC
COMMERCIAL CORNER

GUNNISON, COLORADO

SITE PLAN

Jennifer M. Barvitski,
Architect, LLC

architecture ♦ planning

po box 23
gunnison, co 81230
phone (970) 641-6297
fax (970) 641-5653



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**DRAFT MINUTES JULY 9, 2014
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

Page 1 of 2

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

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. CONSIDERATION OF THE JUNE 25, 2014 MEETING MINUTES. Commissioner Tocke moved and Commissioner Cave seconded, to approve the June 25, 2014 meeting minutes as presented.

Roll Call Yes: Ferchau, Tocke, Larson, Cave, Beda
 Roll Call No:
 Roll Call Abstain: Niemeyer
 Motion carried

V. COUNCIL UPDATE. Councilor Ferguson was not present.

VI. MOTION TO EXCUSE COUNCILOR FERGUSON FROM THE JULY 9, 2014 PLANNING AND ZONING COMMISSION MEETING. Commissioner Niemeyer moved, Commissioner Beda seconded, and the Commission voted to excuse Councilor Ferguson from the July 9, 2014 P&Z meeting.

Roll Call Yes: Ferchau, Tocke, Larson, Cave, Beda, Niemeyer
 Roll Call No:
 Roll Call Abstain:
 Motion carried

VII. COMMISSIONER COMMENTS.

- Commissioner Beda observed that it is a busy time in Gunnison.
- Commissioner Tocke remarked that at the meeting on June 25th, the comment was made that people don't choose to move to Gunnison, they choose to move to the whole valley. He said that [during the update of the *Comprehensive Plan*] he would like the Commission to consider that people *do* choose to live in Gunnison versus in the county and Crested Butte and should find out why.
- Commissioner Ferchau said that the fund raiser in Crested Butte for Breast Cancer raised over a quarter of a million dollars last night.

VIII. PLANNING UPDATE. In Councilor Ferguson's absence, Director Westbay provided an update on recent City Council business:

- the HVAC contract for City Hall was awarded and approved;
- the utility vacation at the Sweitzer bulk plant went through the first reading;
- the cable franchise agreement for Time Warner was ratified; and
- a resolution was passed for a GOCO grant for \$50,000 for the City Parks and Rec *Master Plan Update*.

He also reported that:

- GVAWL had their grand opening last week;
- one Rotarian was slightly injured at the Fourth of July fireworks;
- Cattlemen's was a thrill this weekend;
- the Community Builders Group is focusing on a county-wide economic prosperity plan that includes opening communication as part of the mission; and
- the Arizona University head women's softball coach was in town and watched the high school girls softball team practice.

IX. ADJOURN. Chair Larson adjourned the meeting to Work Session at 7:10 p.m.

Greg Larson, Chair

Attest:

Pam Cunningham
Secretary

Comprehensive Plan Update. Matrix of Public Input on Key Issues

Key Issues	Land Use					Housing					Economic Development					Open Space / Recreation					Transportation / Circulation					City Facilities / Services					Responsibility ¹	Observations
	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O		
Priority (I=Immediate) (H=High) (M=Moderate)(L=Low)(O=Ongoing) ¹																																
Pedestrian Mall – What are the Pros and Cons?																																
Fix Main Street first (clutter)			•										•																		C, P	Responses were varied. Some support a street closure approach while others expressed pedestrian function improvements that still provided vehicle functions. Nearly \$1 million in upgrades have occurred in past 15 yrs. More vitality was emphasized.
Fix traffic				•																											C, OA	
Promote local business													•																		C, OA, CH	
Upgrade Main Street buildings																															P	
What do seniors need?																																
Affordable Housing									•																						OA	There are two senior groups in town – Boomers and Beyond (Boomers) and the Young at Heart (YAH). YAH provide meals 3 days a week at the City’s Community Center. Boomers desire more recreation options at the Community Center. The City is working to build a Recreation Center addition. Boomers desire a fulltime services director – this would require additional expenditures or reductions in other programs (i.e. youth rec programs). Gunnison’s age profile is getting younger while the age profile of the remainder of the county is increasing. Many of the Boomers are county residents who use the city senior services.
Clustered housing				•																											D	
Director for Senior Center																															C	
Energy Assistance									•																						OA	
Financial Assistance														•																	C, OA	
Meals																															OA	
Oxygen																															OA	
Pedestrian Friendly Sidewalks																															C	
Pickle Ball Courts																															C	
Property Management									•																						PS	
Recreational Activities																															C	
Senior Center																															C	
Senior Living Community									•																						D	
Service sector employees who will help the seniors																															PS	
Single-level housing									•																						D	
Smaller, accessible houses									•																						D	
Transportation – Regional and Local																															C, GC, OA	
Health Care																																
Certified Nursing																															OA	Specialist doctors are not readily available. Demand for assisted living (at home or nursing home) will be greater in the next 20 years. The City’s role may be in the housing needs of seniors.
More family doctors																															PS	
Sidewalks to the hospital																															C	
Specialists of all types																															OA	
Training for home health workers																															OA	
Transportation to out of town doctors																															OA	
Who should Gunnison try to attract?																																
Off-site workers (IT and Professional Services)																															CH	What’s the City’s role in marketing? Should the focus be upon on services and land use needs? The Tourism Association and Chamber missions are not aligned. A regional vision is being explored by the Community Builders Task Force.
Ranchers																															OA	
Sports gear industry																															CH	
Students																															OA	
Western Heritage																															CH	

¹ See Key to Priorities and Responsibilities at end of table

Comprehensive Plan Update. Matrix of Public Input on Key Issues

Key Issues	Land Use					Housing					Economic Development					Open Space / Recreation					Transportation / Circulation					City Facilities / Services					Responsibility ¹	Observations
	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O		
Priority (I=Immediate) (H=High) (M=Moderate)(L=Low)(O=Ongoing) ¹																																
What could Gunnison do to be more competitive in attracting businesses?																																
Attend trade shows																															OA	Focus on services and land use was expressed. The new LDC emphasizes streetscape design and flexibility of certain standards that may curtail development.
Better amenities / streetscapes / schools / public and private partnerships	•																														C, OA, P	
Bike trails between Gunnison and Crested Butte																															GC, OA	
Marketing																															CH, OA, C, GC	
Remove codes that create barriers																															C, PZ, CC	
Stronger internet capability																															C, OA, P	
What are the biggest needs for the downtown?																																
Arch over South Main with large icons to inform what is available in town																															CH, OA	Main Street and Tomichi should remain as highway systems. Extending the CBD was suggested so business could be exempt from parking standards. Is six blocks of zero lot line development desirable? The B1 district provides great visual appeal and variety.
Auto Center																															C, OA	
Better use of open space (Blackstock and O'Leary)																															C, GC	
Bike parking stalls																															C	
Bus stop on Main Street																															OA	
Connect the campus to Main Street																															C, OA	
Extend the CBD																															PZ,CC, P	
Fix the cluttered streetscape, sandwich boards make it crowded, extend canopies																															C, P	
Historic Placards																															C, CH	
It should be more pedestrian friendly																															C	
Let the CBD bleed onto the side streets (like in Salida, Carbondale, Montrose)																															P	
Local circulator bus																															OA	
Maintain the existing major roads																															C, OA	
Outdoor dining																															P	
Parking and signs to parking																															C	
Redo the intersection of Main and Tomichi – underpass or overpass																															C, OA	
Traffic calming on HWY 50 and HWY 135 (even if it's hard to plow around)																															C, OA	
Wider sidewalks																															C	
Issues related to a bypass in northeast quadrant of the city																																
Critical to have connection to North Valley without using Main Street																															C, OA	A bypass easement exists in Gunnison Rising annexation. Multiple land owners would be involved. Sage-grouse habitat impacts would have to be addressed. It is not a realistic project in the 20 year planning horizon. Colorado Street as truck route?
How to enforce trucks on bypass																															C, OA	
It would be better for downtown businesses to have the bypass for trucks to use																																
It would cause death to downtown if all traffic used it																																
It would resolve downtown safety issues																															OA	
"Complete Streets" place equal value on non-motorized mobility and vehicles. Is it warranted and what street corridors are most important for improvement?																																
"Share the Road" signs for bike lanes																															C	Complete streets were embraced by most people as explained. Previous sidewalk extensions are considered dangerous (narrow stall width) by some. Sentiments seem to align with the <i>Non-Motorized Transportation Plan</i> . No real focused response to Georgia Street and campus connectivity.
Bike lanes, sidewalks, connections to multi-use trails																															C	
Buffered bike lanes –																															C	
City transportation to and from Blue Mesa																															OA	
Focus on existing Collector Streets																															C	
Connectivity should be carried through the entire length of the street																															C	
Dead end pedestrian routes should be fixed and/or avoided.																															C	
More pedestrian friendly																															C, P	
Park and Ride																															C, OA	
Places to sit – nooks																															C, P	
Street buffer (grass strip) for utilities, ditches Sidewalks and snow storage																															C	

Comprehensive Plan Update. Matrix of Public Input on Key Issues

Key Issues	Land Use					Housing					Economic Development					Open Space / Recreation					Transportation / Circulation					City Facilities / Services					Responsibility ¹	Observations					
	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O							
Priority (I=Immediate) (H=High) (M=Moderate)(L=Low)(O=Ongoing) ¹																																					
Suggestions to improve the airport corridor																																					
Add landscaping within street frontages		•										•																								C, R, D	Support exists for improving aesthetic appeal for airport visitors. No specific route was indicated – some wanted an overall cleanup effort. ROW widths are limited in many blocks adjacent to the airport – Community Builders Task Force has identified corridor improvements as a priority.
Add some public art				•																																C, GC	
Airport Master Plan	•																																			C, GC	
Clean up the area				•								•																								C, GC, R	
Highway 50 beautification west of town		•										•																								C, OA	
Multi-modal transportation				•					•																											C	
Signage		•										•																								C, GC, OA	
Taxi Service																																				OA, P	
Use 11 th Street as a corridor																																				C, OA	
Use South Boulevard as a corridor																																				C, OA	
Suggestions to improve the entrances to town																																					
A pull off outside of town with QR codes of activities and free WIFI				•								•																								C, OA, P, D	Comments support the idea of entrance enhancements – the essences was stated as “...our door-mat should be appealing.”
An arch or gateway that shows activities in Gunnison				•										•																						C, OA	
East: fences, rocks, earth berms				•																																C, OA, D	
Signs: bikes, fish, skis, authentic western, water				•										•																						C, OA	
Traffic calming – bulb outs, medians, narrower lanes		•										•																								C, OA	
West: trimming and mowing																																				C, OA	
City Bus System																																					
Would help traffic, reduce parking problems, help seniors, connect the campus, help workers in Crested Butte																																				C, GC, OA, P	The Basin’s RTA public transit services are supported by comments – late night/early morning services are needed. A city system was not well defined as a public need. Senior transit needs were noted by other comments.
Natural Resources																																					
Access to public lands		•												•																						C, GC, OA	Protection of water resource (quantity, quality and availability) received a lot of comments. Wildlife habitat and recreation use on public lands were cited as leading community issues. The value of agricultural lands and irrigated hay meadows was also recognized. Water conservation and putting water rights to beneficial use were noted as somewhat contrary to one another. Access to public lands for recreation was identified as an ongoing issue – <i>GMUG Travel Management Plan</i> . VanTuyl Ranch was noted as a great community amenity.
Agriculture	•											•																							D		
Air quality				•																																C, GC, OA, R, D	
Beetle Kill (biomass, use beetle kill slash, chip)				•										•																						GC, OA	
Climate Change		•																																		C	
Water Conservation	•											•																							C, GC, OA, R, P, D		
Energy (renewal, hydrothermal, energy independence)				•						•																										C, GC, OA, D	
Gunnison Sage-grouse	•								•			•																							C, GC, OA, D		
Oil and Gas development / Mining and drilling industry				•										•																						GC, OA	
Parks, bike and recreation paths		•							•					•																						C, GC, OA, D	
Recreation				•										•																						C, OA, P	
VanTuyl Ranch				•								•																							C		
Water Quality				•																																C, GC, OA, D, P, R	
Water Rights				•						•																										C, GC, D, OA, R	
Water Treatment Plan				•																																C, GC, D	

Comprehensive Plan Update. Matrix of Public Input on Key Issues

Key Issues	Land Use					Housing					Economic Development					Open Space / Recreation					Transportation / Circulation					City Facilities / Services					Responsibility ¹	Observations					
	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O	I	H	M	L	O							
Priority (I=Immediate) (H=High) (M=Moderate)(L=Low)(O=Ongoing) ¹																																					
City's Role in Providing Affordable Housing																																					
Affordable housing			•				•					•																								D	<p>Is there is demand for affordable housing in the city – affordable housing should be located in the proximity of demand and CB/Mt. CB areas should providing housing to accommodate their workforce demand.</p> <p>Higher density zoning was cited as a need. Housing should be developed through incentives and code flexibility. Funding of infrastructure to support affordable housing was cited as a potential help.</p>
Diversity of housing		•					•						•																							C, D	
Encourage more seniors													•																							C, GC, OA, CH	
Energy efficient / solar access		•					•																													D, R, C	
Funding for infrastructure on affordable units													•																							C, OA, D	
Higher density zoning				•				•																												C, D	
Identify target demographics	•																																			C, CH, OA	
Integration of students and cultures		•						•																												D	
It should be a County responsibility																																				C	
Keep a database on needs for affordable housing								•																												OA	
More year-round employment & employees live where they work		•						•					•										•													C, OA	
Provide infrastructure and codes to provide safety								•					•																•							C, OA, D	
Provide opportunity through incentives and flexibility								•					•																							C	
Reduction of tap fees				•																									•							C	
Segregate by keeping students in certain areas and seniors				•																																D	
Single-level housing for seniors (reduce dimensional standards for single-level)				•						•																										C, D	
Student housing standards				•			•																													C, OA	

Priority:

- Immediate Priority: 1-5 years
- High Priority: 5-10 years
- Moderate Priority: 10+ years
- Low Priority: need has not been demonstrated
- On-going

Responsibility:

- (C) City
- (CC) City Council
- (P&Z) Planning and Zoning Commission
- (CH) Chamber of Commerce
- (D) Developers
- (P) Private Sector
- (GC) Gunnison County
- (R) Residents
- (OA) Other Agencies

**City Council / Planning and Zoning Commission
Joint Meeting
July 24, 2014**

Questions / Issues Addressed by the Plan

	Of most importance	Next in importance
Who are the constituents we serve?		••
Does it reflect what an informed community wants?	•	•
What are the current assets and liabilities of the community?	••	
What are the costs of the project?	•	
Is the zoning and use of vacant land reflective of what the community needs?		
Does the plan facilitate the desires and changes the community wants?	•	•
Is it workable and adoptable and can it be used as guidance?		•
Is there equal access to jobs and service or are there barriers?		
Who pays for it?		
Does it include input from all sectors?	••	•
How do we grow and maintain assets and remediate liabilities?		
Is the plan achievable?	••	
Does it address transportation needs both now and in the future?		
Is the plan complete(d) – does it address all concerns?		
Are the plans that are generated within the scope of what the City can accomplish?		
What improvements should be made to City services?		
How do we know when the plan has been achieved? (metrics)		
Is there a realistic plan for implementation?		••
Once we get the data, what is the consensus of where to go?		•
Does it address incentives for new technology and density?		
Is it easy to read and understand?		
Does it remove unnecessary / ineffective service?		

How do we define what's important among issues? (What are the criteria for prioritizing issues?)

- Identity
- Needs
- Accomplished
- Sustainability
- Cost
- Funding Source

Key Issues

	Of most importance	Next in importance
Climate Change	●	
Integration of Hispanic Community		
Water Diversion		●●
Beetle Kill (view shed)		
Aging infrastructure (water quality / sewer)		
Economy (loss of coal, ski area, university)		
Medical services (not enough doctors / urgent care)		
Economic diversity and sustainability	●●●●	●●
Viable and strong downtown		●
Transportation to import and export resources		
Transportation (convenience)		
Externalities (Sage-grouse)		
More livable – walkable, pets, bikes, information, public transportation	●	●●
Senior transportation		
Negligent landlords, lack of maintenance affects the housing market		
Wages vs. cost of living	●●	
Housing need and types		
Higher Education – more people choosing alternatives (requirements on schools / placement of students)		
Maintain identity / Character of Community (population threshold?)	●	●●
Energy costs		
Quality of housing – linked to energy		
Mental Health Services and Domestic Issues		
Internet redundancy		
Energy Conservation – Building Codes / Incentives – Existing Structures		
Marijuana		
How to compete		
Fire Danger on Housing, insuring property value, who pays for fire fighting		

Development and Growth

What do you think are the pros and cons of developing a pedestrian mall? Do the pros outweigh the cons?

PROS	CONS
Would give people a gathering place	Loss of parking
Summer beneficial	Winter use?
Friendly	Hardship on other businesses?
Attract more tourists	Sustainable?

- What businesses would go in next to the mall?
- Worried about downtown. Needs to be a stable downtown.
- High turnover of businesses.
- More local businesses – funding.
- First three blocks of North Main – pedestrian mall.
- City’s role to promote local business
- Use local knowledge to promote new business.
- We need to fix Main Street before a pedestrian mall.
- A pedestrian mall is too narrow
- Flexibility – event space
- Bumpouts? Outdoor seating? Change to one lane? Re-route?
- The best pedestrian malls create their own fun and events (optimistically)
- An event space needs a different atmosphere
- Is the objective to draw people downtown?
 - If so, until we fix the traffic this cannot be achieved
 - We need to upgrade Main Street buildings

Are “new” senior citizens a target market for Gunnison? If so, who are they? What are their characteristics? What services do they need?

Who are they?

- Folks like to come here from warmer climates – seasonally – how to get them to stay? People retire and move away. They leave in the winter, there are more seniors here in the summer.
- They are here part of the year
- Second home owners may stay, but we need to keep the current residents here
 - Housing impact from seasonal seniors
- Seniors from Crested Butte move to Gunnison
- Some are moving here to be with their families (grandchildren)
- Some have past connections to Gunnison

What are their characteristics?

- They are active – skiing, hiking, fishing
- Tough
- Independent
- They live longer here

What do they need?

- Transportation in and out of town
 - Regional and local
 - Westbound transportation
 - More than three days a week
- Pedestrian friendly / safe
- RV parking in town, besides Walmart
- Activities
 - Physical and intellectual
 - Boomers & Beyond was created for a place for seniors to go. There are no amenities. People lose spouses and it is hard to get out and socialize.
 - Young at Heart has lunches, but nothing else.
 - Boomers and Beyond are active seniors.
 - Those who have moved here need a place to gather.
 - They have functions, and would like to have a senior center. They have functions like bridge, exercise classes, weight program.
 - They need a director for the senior center. The volunteer and spend lots of hours on the Board. They need funding. The members have put their own money and time into getting it started and are burned out. They need support!
 - Physical activities at the Recreation Center
 - Seniors don't participate in Young at Heart – Young at Heart needs outreach
- Health care
 - Specialists of all types
 - More family doctors
 - There is no transportation to go to doctors out of town
 - Sidewalks to hospital
 - Training for home health workers
 - Senior living community
 - There will be an impact on health care if there are more seniors
 - Oxygen
 - Certified nursing
- Meals – more frequent
- Energy assistance
- More general service sector employees who will help the seniors
- Housing
 - Affordable housing
 - Smaller houses with access
 - Single-level housing
 - Clustered housing
 - Property management – someone to open and close home
- Spray mosquitoes

Today, people and businesses have more choices than ever before about where to locate.

a. Who do you think Gunnison should try to attract?

- Sports industry (gear, clothing, natural to the environment)
- Things that fit resources – climate, workforce and transportation limitations
- Enjoy western heritage
- Students

- Ranchers
- People that telecommute

b. What do you think Gunnison could do to be more competitive in attracting them?

- Actively attend trade shows (sporting industry)
- [remove] codes that create barriers
- Stronger internet capability / communication
- Marketing
- Better amenities / streetscapes / schools / public and private partnerships
- Bike trails between Gunnison and Crested Butte

How does Gunnison’s downtown compare to that of other similar communities we compete with? What are the biggest needs for the downtown?

Places

- Frisco – people, shops, restaurants
- Crested Butte – people, shops, restaurants, inviting
- Durango – the train, more businesses
- Grand Junction – pedestrian mall, soft, landscaping, comfortable
- Flagstaff – signs, user friendly, fun spaces
- Steamboat – people linger, sit and hang out

How it compares to others

- Not as pedestrian friendly
- Not intimate
- Not dining
- Traffic! To different corridor

Why

- Getting out of car
- Locals – familiar? Dangerous
- Visitors
- Students!

Biggest needs

- Auto Center
- Create an inviting space
- Obvious place to park (signs)
- [fix] cluttered streetscape
- Major roads
- Move away from “one block” town
- Move away plants / streets
- Historic placards
- Outdoor dining
- Bus stop on Main Street
- Local circulator
- Traffic calming on Hwy 50 and 135 (islands, bump outs – even if it is harder to plow around!)
- Arch over South Main with large icons to inform passerby’s of what is available
- Bike parking stalls!

- Parking spots
- Sidewalks are too narrow
- Extend the CBD more than 4 blocks. Rezone blocks 400, 500, 600, 700
- Off-street parking requirements
- Physically connect WSCU and Main Street like Alamosa, Boulder and Grand Junction
- Let it bleed onto side streets (like in Salida, Carbondale, and Montrose)
- Better use of open space (Blackstock and O'Leary)
- Highway 50 & 135 intersection – a major redo – with an underpass or overpass

Transportation Services

There have been historic conversations about a “bypass” between US 50 (East Tomichi) and State Highway 135 (North 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?

- It is critical to have some connection to the North Valley without having to use Main Street. If we lose the possibility on the east side of town, there is no place else to do.
- [the east side of town] is the most logical place
- It is going to be necessary in the future (5 years) because of trucks on Main Street
- Better for businesses to have the bypass
- Safety issue – pedestrians / big trucks / RVs, etc.
- It would be a benefit to Crested Butte. We need to be more supportive of the north end of the valley.
- It will be death to downtown if the bypass goes in.
- It will be very costly
- Could put physical barriers on Main Street to force trucks to use the bypass
- If fracking starts happening [up Ohio Creek] there will be more demand for large trucks.
- The north end of the valley will most likely grow [so more traffic will be on Main Street]
- Growth of Gunnison?

The concept of complete streets, which places equal value on non-motorized mobility and automobiles, is being explored as part of this planning process. Do you believe that planning for multiple travel modes is warranted and, if so, what street corridors are most important to consider for improvement?

- How do we facilitate safe “truck traffic” if we develop more natural resources?
- How much control do we have because it is a state highway?
- There are current safety issues due to summer traffic and lack of sidewalk connectivity
- “Dead end” pedestrian routes
- Is there a possibility to use alleys?
- Parking is not an issue
- Does this mean we need a “time-shift” mentality – 5minutes to walk vs. parking in front?
- Are we doing all we can to adequately maintain sidewalks in the winter?
 - New technologies?
- It is warranted and an obligation
 - It will happen
 - There are state statutes
 - Especially in the downtown area
- Crossing Tomichi in the summer is dangerous
 - Overpasses?
 - Flashing lights?
 - Medians?
- We need to make downtown Gunnison more walkable
- How will the need and obligation for multi-modal transportation expand to Gunnison Rising?
- Work with CDOT on Highway 50 & 135
- Safety, bike lanes, sidewalks, connect to multi-use trails
- Collector streets (11th street, Boulevard, Colorado, Virginia, Georgia, Taylor, Denver, Spencer)
- Pedestrian safety downtown – bicycles off sidewalks

- Park and Ride
- Buffered bike lanes
- Accessible sidewalks, etc. – seek funding to assist
- Walkable concept
- Use alleys in the residential areas
- Education of newcomers as to bike laws / safety
- Keep sidewalks in good repair
 - Trip hazards
 - People have to walk in the street
 - Shoveling should be the City’s responsibility
 - The City plows the driveways in and the windrows are dangerous
 - Incomplete sidewalks, especially to schools and the hospital
- More bike racks
- Street buffer (grass strip) for utilities, ditches and snow storage
- “shared street” designation for bike lanes
- The Post Office and Main Street are a problem for bikes because of cars backing and opening doors
- Main Street should be more pedestrian friendly. We need to revisit the access from the Arts Center to North Main.
- There should be pedestrian and bike access in all areas, during all seasons. Many people bike to work.
- Benches, trees, pleasant atmosphere
- Places to sit – nooks and set-backs
- The IOOF park is an amenity
- Places to sit and eat
- The trees are nice
- Sandwich boards make it too narrow when added to benches, trees, etc. It is congested. If the canopies were further out it would help. There is too much on the sidewalks.
- Connectivity should be carried through the entire street.
- You can’t get to Blue Mesa without a vehicle. There should be City transportation to and from the lake.

It is often said by locals that we lack a distinct, attractive route from the airport to the downtown area. How important is this issue, in your mind, and what suggestions do you have to improve the situation?

- It is not a big issue
- [people can’t afford to fly here] \$500 from Montrose / \$900 from Gunnison
- Taxi service
- Bring in jobs
- Resilience – gas / electric comes in over fault lines
- Sustainable – local resource
 - Local food processing
 - Thistle = good food / wine, cattle
 - Timber
 - Houses local material
- Bypass for safety?
- Hwy 50 beautification on the west side of town
- It is important – for visitors it is the fourth entry to town
- It is of medium importance – there are other priorities / citizens first

Corridor

- Maybe we need two
- South Boulevard
 - Does it have to be South Boulevard?
- 11th Street north

Consider

- The Airport Master Plan

How to achieve it

- First, get public right-of-way
- Not taking land
- Corridor grant

Outcome

- People would want to come back
- Sends a message to visitors
- Ourself-esteem

Threats

- Money is the priority
- Narrow the options

What should be added?

- Art
- Landscape
- Multi-modal transportation

Should Gunnison do more to enhance the valleys public transportation by implementing its own system of busing around town that works in conjunction with RTA? What are the pros and cons of the idea?

- Yes! Gunnison is the missing link in the county system.
- It has to be subsidized
- Gunnison – Crested Butte – Mt. Crested Butte
- There should be a bus stop on Main Street
- Circulator
 - Peak times
 - Airport
- Traffic
 - Through versus around
 - Put the squeeze on streets
- Advertise restaurants (compete with fast foods)
- Parking problem?
 - Raised fines
 - *High Cost of Free Parking* (book)
- RTA transportation umbrella? Who pays?
- Senior system needs to be upgraded
- County-wide
- Regional transportation doesn't go west.
- Who is affected?

Who would benefit?

- Senior population
 - Age in place
 - More senior housing
- Campus
- Workers – goes where people live. People work in Gunnison and live in Crested Butte
- Kids – recreation and after-school programs

Other comments

- Pedestrian Mall? (goals)
 - Link to campus
 - Get people out of cars to see the downtown
 - Outdoor dining
- Snow windrows – are now standard
- Tactical urbanism

Land Use

What are the most important natural resource issues in the region that affect us and what should the City do to address these issues?

- Water
 - How do we interact with the County and State to mitigate issues like hazardous waste?
 - Continue our alliance with the Water Conservancy Board to participate collaboratively
 - Water Quality
 - Are we careful about how we manage water quality?
 - Impacted by sewer spills and fracking upstream
 - Nutrient levels
 - Sewer plant effluent
 - Water Rights
 - If the State took water rights it would have to pay for them
 - Protect the City's excellent water rights
 - Beneficial use of ditches
 - Conservation
 - To avoid drought
 - Landscaping / xeriscape
 - Time of day to water
 - Gray water to cut down on sewage treatment
 - Fishing
 - Rafting
 - Hydropower
- Gunnison Sage-grouse and Prairie Dog
 - Continued cooperation with the County, etc.
 - Let's be open to managing this in a people-oriented manner
 - 1/3 of the city is habitat – listing will impact development, the economy and ranching
 - If ranchers can't graze on public lands they will sell their water rights
- Agriculture
 - Gives us tourism and open space
 - Heritage and culture
- Natural gas
 - Develop and use locally
 - Is it dangerous?
- Access to public lands
 - Can we maintain necessary access to continue to draw in tourism?
 - Can we finish the trail planning
 - Trail development
- Mining and drilling industry
 - Traffic, land, water, housing, schools, income, population, inversions, health
 - How does the city prepare for these possibilities?
 - An endowment fund/completion bond
 - Create a contingency plan should a large project suddenly occur
 - But, would anyone be willing to do so in face of other issues?
 - WSCU Masters' job
 - Coal, oil and gas
- Air Quality
 - Mitigation of disturbance
 - Idling semis

- Fireplaces and inversions
- To protect our health
- Water Treatment Plant
 - How long will it last?
 - Additional standards from the state
 - A solution would be new mechanisms to treat the water
- Van Tuyl Ranch
- Climate Change
 - Decrease carbon emissions through multi-modal transportation and compact development
 - Dust on snow events
- Parks, bike and recreation paths
- Energy
 - Renewable Energy
 - Energy Independence
 - Over ½ is already renewable
 - Lowest electric rates
 - Hydrothermal 17 miles east
 - Natural gas vehicles
 - Start with the County
 - Create stations
 - These offset the “cold”
 - Strong recycling program
- Beetle Kill
 - Biomass
 - Use beetle kill slash
 - Chip
 - High temp burning
- Expansion of the ski area

Why / Who?

- College students
- Visitors
- Residents
 - Active
 - “green”
 - educated

Stakeholders have indicated that the city entrances on west Highway 50 and north Highway 135 are not appealing and a detraction of the community appeal. In the spectrum of issues facing Gunnison, how important is it to improve these entries and, if important, what can the city do to address the issue?

- East: fences, rocks, earth berms
- West: trimming and mowing
- Downtown: the “feel” of town extends out
- Signs: bikes, fish, skis, authentic western, water
- More than signs – Image of Gunnison – first impressions
- Traffic calming
 - bulb outs
 - Bypass
 - Medians

- Narrower lanes
- Displays
 - A welcome arch that shows activities in Gunnison
 - Slow down traffic and attract people to stay
- More focus on cleaning up the airport and access
 - Identify the route with flags or signage
- Private / public partnerships
- Find a way to communicate activities in Gunnison “Base Camp of the Rockies
- Look at the sign code
- A pull-off outside of town with QR codes of the activities and free wifi
- The new sign on the east entrance is ok
- It’s not important
 - I don’t see it frequently
 - It’s not part of daily life
 - Feeding the community
- It is important
 - Image for “first timers”
 - We could be “first with a great entry”
 - First impression
 - From the first sign all the way in
 - How much does it cost?
 - Is this “who we are”?
 - Quality = affordable
 - “Part of our character”
 - People will linger
- More relaxed
 - More improvement
 - More stoppable
- Signs / gateway
 - Not alone = need to

Housing

Growth and development generate a demand for housing and presently the City code provides density bonuses for the development of affordable housing, and the City shares in the funding of Gunnison County Housing Authority services. Beyond these two measures, what is the City's role in providing affordable housing?

- Keep a database on needs for affordable housing
- Aim for integration of students and cultures
- Segregate by keeping students in certain areas and seniors in other areas (most in the group did not agree)
- Accessible housing
- Energy efficient / solar
- Student housing standards
- First we have to see more growth and development
 - Year-round employees here, not as much part-time
 - Transportation is good
 - Would like to see employees live where they work
- Provide infrastructure and codes to provide safety
- What is affordable housing? Is it attainable?
- Make it a County responsibility
- Intergenerational community
- Encourage more seniors
- Not attracting who we want
- Who is it for?
 - People already here in unsafe dwellings
 - Is it to bring people in or provide for existing community members?
- Poverty level has increased from 10% to 30% in 10 years? Who? Why?
- Higher density zoning
- Diversity of housing
- Provide opportunity through incentives and flexibility
- Identify target demographics
- Housing units that are affordable and accommodating
- Single level housing for seniors
 - Reduce the dimensional standards for single-level housing
- Reduction of tap fees
- Funding for infrastructure on affordable units

PARKING LOT

Outdoor Pickelball Courts

Senior Activity Coordinator

We need a Senior Center

Don't ask me to put dots on predetermined statements!

We don't capitalize on Blue Mesa and CNRA enough!

Economic Development
Broader range of options.

Economic Development
Role of Government

W Mountain ski area to support a more robust Western student population and build a strong sense of community and a more robust winter commerce in Gunnison.

1. Visitor Center downtown
2. Focus on downtown to look vibrant
3. Pedestrian mall on South Main with IDS sculptures
4. More rodeo grounds
5. Redevelop airport entrance

- Senior housing in town (walkable)
- Accessible homes
 - Efficient
 - E.g. Gentry Connaway house!

Health Care
Increased capacity at Willows

More year-round businesses that will help the community grow both in population and with more \$\$.

Bike path between Gunnison and Crested Butte

The City should co-op with other towns reliant on sales tax revenue to get legislators to tax mail order business (internet) and pay city sales tax.

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City of Gunnison Planning Survey - 2014

INTRODUCTION: This survey will be used in updating the City's *Comprehensive Plan*, which will help guide the municipal government in growth and development, provision of City services, transportation, and housing issues over the next 10 years. Your input is important! Please answer each of the following questions by placing a mark in the appropriate box next to the item. All questions pertain to the city of Gunnison, unless otherwise noted. Thank you in advance for your participation!

City and Community Services

1. Rate Your Satisfaction with City Services	poor	fair	good	very good	unsure
a. city utilities	<input type="checkbox"/>				
b. street maintenance	<input type="checkbox"/>				
c. finance / billing	<input type="checkbox"/>				
d. clerk / municipal court	<input type="checkbox"/>				
e. planning	<input type="checkbox"/>				
f. building office	<input type="checkbox"/>				
g. police	<input type="checkbox"/>				
h. fire safety	<input type="checkbox"/>				
i. availability of parks and open space facilities	<input type="checkbox"/>				
j. parks and recreation programming	<input type="checkbox"/>				
k. bike paths, trails, and bike lanes	<input type="checkbox"/>				
l. sidewalks	<input type="checkbox"/>				
2. Rate Your Satisfaction with the Following:	poor	fair	good	very good	unsure
a. shopping choices in the city (including price and selection)	<input type="checkbox"/>				
b. downtown parking	<input type="checkbox"/>				
c. vehicle traffic flow	<input type="checkbox"/>				
d. public buses	<input type="checkbox"/>				

Comments Regarding City and Community Services:

Quality of Life and Sense of Community					
3. Indicate how much you agree or disagree with the following statements.	strongly disagree	disagree	neutral	agree	strongly agree
a. I feel safe in the city of Gunnison.	<input type="checkbox"/>				
b. The quality of life is worth the cost of living here.	<input type="checkbox"/>				
c. People in Gunnison are tolerant of each other's differences.	<input type="checkbox"/>				
d. Gunnison public schools are meeting the needs of our children.	<input type="checkbox"/>				
e. Local health services meet my needs in a timely manner.	<input type="checkbox"/>				
f. The existing senior care center and assisted living facility meet the needs for senior care.	<input type="checkbox"/>				
Comments Regarding Quality of Life and Sense of Community:					
Housing					
4. The items below pertain to housing in the city limits of Gunnison. Indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	neutral	agree	strongly agree
a. It is easy to find affordable housing.	<input type="checkbox"/>				
b. It is easy to find good quality housing.	<input type="checkbox"/>				
c. There are plenty of different types of housing available in town.	<input type="checkbox"/>				
Comments Regarding Housing:					

Draft

Growth and Development					
5. Indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	neutral	agree	strongly agree
a. It is important for the City to control the location of new and additional developments.	<input type="checkbox"/>				
b. Small specialty businesses such as science and professional services that can employ university graduates, should be encouraged to locate in Gunnison.	<input type="checkbox"/>				
c. Light manufacturing and technical trade businesses should be encouraged to locate in Gunnison.					
d. Tourism-related businesses should be the main focus of the economy.	<input type="checkbox"/>				
e. The exterior of new buildings located downtown and along the highway corridor should be built to meet a common theme or standard.	<input type="checkbox"/>				
f. The City should do more to get people to move junk cars and equipment from the space by the street edge and in the street to make room for pedestrians, bicycles and street landscaping.	<input type="checkbox"/>				
7. Indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	neutral	agree	strongly agree
a. Developers should provide land along ditches, creeks and rivers for utilities and trails.	<input type="checkbox"/>				
b. The City currently requires the cost of sewer, water, new streets, sidewalks and landscaping to be included as part of new development, at the owner's cost. This is appropriate.	<input type="checkbox"/>				
c. New buildings should not be allowed in flood-prone areas.	<input type="checkbox"/>				

Draft

Comments Regarding Growth and Development:

Transportation

8. Knowing that City projects are funded by local tax revenue, indicate how much you agree or disagree with the following statements:	strongly disagree	disagree	neutral	agree	strongly agree
a. The highway entrance to the city can make a good first impression and should receive funding priority over other projects in the city.	<input type="checkbox"/>				
b. A route from the airport to downtown with landscaped streets, sidewalks, and signs should receive funding over other projects in the city.	<input type="checkbox"/>				
c. Street paving should be prioritized over sidewalks and street landscaping upgrades.	<input type="checkbox"/>				
d. Keeping heavily travelled city streets (i.e., Colorado Street and Spencer Avenue) in good shape should have priority over streets with less traffic.	<input type="checkbox"/>				
e. We need more sidewalks in the neighborhoods.	<input type="checkbox"/>				
f. Parks, open spaces and schools are easy to get to without a car.	<input type="checkbox"/>				
g. The City should use tax revenues to expand and improve the bus system in the city limits.	<input type="checkbox"/>				
h. The City should use tax revenues to improve pedestrian crossings on <i>Tomichi Avenue</i> .	<input type="checkbox"/>				

Draft

	strongly disagree	disagree	neutral	agree	strongly agree
i. The City should use tax revenues to improve pedestrian crossings on <i>Main Street</i> .	<input type="checkbox"/>				
Comments Regarding Transportation:					
Downtown					
9. Indicate how much you agree or disagree with the following:	strongly disagree	disagree	neutral	agree	strongly agree
a. I like how sidewalks are used downtown, including the use of trees, flower pots, sandwich board signs, bike racks and benches.	<input type="checkbox"/>				
b. It is easy to find parking close to where I shop downtown.	<input type="checkbox"/>				
c. Public events in the downtown, such as the Farmer's Market and the Car Show, energize the downtown.	<input type="checkbox"/>				
d. IOOF Park (200 N. Main) can be improved and used for events, and the street should be left open to traffic.	<input type="checkbox"/>				
e. The City should pursue closing one-half of a block downtown to provide a location for events and public gathering space.	<input type="checkbox"/>				
f. Temporarily closing the first block of East Virginia, along with the IOOF Park, works well for the events that are held downtown.	<input type="checkbox"/>				
Comments Regarding Downtown:					

Draft

Regional Economy and Collaboration					
10. Indicate how much you agree or disagree with the following:	strongly disagree	disagree	neutral	agree	strongly agree
a. The City, County, and nearby towns do a good job of working together on issues that affect people who live here.	<input type="checkbox"/>				
b. It is important that the City, County and nearby towns work together on key issues.	<input type="checkbox"/>				
c. It is important that the City use tax revenues to help develop the local economy.	<input type="checkbox"/>				
d. The greater community (public and private sectors) has a clear vision for growing the regional economy.	<input type="checkbox"/>				
e. Local governments and other important institutions like the university should work together to strengthen the regional economy.	<input type="checkbox"/>				
f. There are plenty of good paying jobs in the community.	<input type="checkbox"/>				
g. In the last few years more people are having a hard time making ends meet.	<input type="checkbox"/>				
h. Just like businesses compete, so do cities; there are more choices than ever before about where to locate. What could happen in the city that would attract more people and businesses?					
Comments Regarding the Regional Economy and Collaboration:					

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Demographic Information – please tell us about yourself:				
1. Age – are you: <input type="checkbox"/> younger than 18 <input type="checkbox"/> 18 – 24 <input type="checkbox"/> 25 – 34 <input type="checkbox"/> 35 – 44 <input type="checkbox"/> 45 – 54 <input type="checkbox"/> 55 – 64 <input type="checkbox"/> 65 – 74 <input type="checkbox"/> 75 – 84 <input type="checkbox"/> 85 or older	6. Race <input type="checkbox"/> White not Hispanic <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Two or more races <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Native Hawaiian or Pacific Islander	8. How long have you lived in Gunnison County? <input type="checkbox"/> 4 years or less <input type="checkbox"/> 5 – 9 years <input type="checkbox"/> 10 – 19 years <input type="checkbox"/> 20 – 29 years <input type="checkbox"/> 30 years or longer <input type="checkbox"/> I don't live in Gunnison County	10. Do you reside: <input type="checkbox"/> in the Gunnison city limits <input type="checkbox"/> in the county, within three miles of the city limits <input type="checkbox"/> in Almont <input type="checkbox"/> in Crested Butte or Mt. Crested Butte <input type="checkbox"/> in Pitkin or Ohio City <input type="checkbox"/> somewhere else in the county <input type="checkbox"/> in another county in Colorado <input type="checkbox"/> in another state: <input type="checkbox"/> in another country:	11. What brought you to Gunnison? <input type="checkbox"/> I was born here <input type="checkbox"/> moved here for work <input type="checkbox"/> moved here for recreation <input type="checkbox"/> to attend Western <input type="checkbox"/> retired here <input type="checkbox"/> to be near family <input type="checkbox"/> personal relationship <input type="checkbox"/> small town lifestyle <input type="checkbox"/> the natural surroundings <input type="checkbox"/> I'm on vacation
2. Gender <input type="checkbox"/> male <input type="checkbox"/> female	7. Your household income in 2013: <input type="checkbox"/> \$0 - \$9,999 <input type="checkbox"/> \$10,000-\$19,999 <input type="checkbox"/> \$20,000-\$29,999 <input type="checkbox"/> \$30,000-\$39,999 <input type="checkbox"/> \$40,000-\$49,999 <input type="checkbox"/> \$50,000-\$74,999 <input type="checkbox"/> \$75,000-\$99,999 <input type="checkbox"/> \$100,000-\$149,999 <input type="checkbox"/> \$150,000-\$199,999 <input type="checkbox"/> \$200,000 or more <input type="checkbox"/> prefer not to say	9. Education <input type="checkbox"/> Less than 9 th grade <input type="checkbox"/> 9 th to 12 th grade, no diploma <input type="checkbox"/> High school graduate or GED <input type="checkbox"/> Some college, no degree <input type="checkbox"/> Associate degree <input type="checkbox"/> Bachelor's degree <input type="checkbox"/> Graduate or professional degree	12. Where do you work? <input type="checkbox"/> In the city of Gunnison <input type="checkbox"/> In Crested Butte/Mt. CB <input type="checkbox"/> Somewhere else in the county <input type="checkbox"/> Unemployed, looking for work <input type="checkbox"/> Unemployed, not looking for work <input type="checkbox"/> I work in my home <input type="checkbox"/> I'm retired <input type="checkbox"/> Disabled, not able to work	13. What is your main mode of transportation for work? <input type="checkbox"/> walking <input type="checkbox"/> driving my own vehicle <input type="checkbox"/> carpooling <input type="checkbox"/> RTA bus <input type="checkbox"/> bicycle <input type="checkbox"/> skateboard
3. Marital Status <input type="checkbox"/> never married <input type="checkbox"/> married <input type="checkbox"/> separated <input type="checkbox"/> divorced <input type="checkbox"/> widowed				
4. How many children (age 17 or younger) live in your household that you are a parent or guardian to?				
5. Do you: <input type="checkbox"/> own your home <input type="checkbox"/> rent your home				

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Thank you for completing our survey! Your participation is important to the future of Gunnison!

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