

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 6/4/2015**

DATE: WEDNESDAY, JUNE 10, 2015
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. ELECTION OF NEW OFFICERS**
- V. CONSIDERATION OF THE MAY 27, 2015 MEETING MINUTES**
- VI. COUNCIL UPDATE**
- VII. COMMISSIONER COMMENTS**
- VIII. PLANNING STAFF UPDATE**
- IX. ADJOURN TO WORK SESSION**

WORK SESSION

**UPDATE ON THE COMPREHENSIVE PLAN AND
OVERVIEW OF THE COMMUNITY ANALYSIS**

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.

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

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain, CJ Miller, Lee Spann, Nancy Pierce and Diona Scherzi

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING AND POSSIBLE ACTION – MINOR SUBDIVISION APPLICATION, PRELIMINARY PLAT, SB 15-1, SUBMITTED BY THE GUNNISON COUNTY PIONEER AND HISTORICAL SOCIETY

Open Public Hearing. Chair Larson opened the public hearing at approximately ___7:03 p.m.

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

Review of the Process. Director Westbay stated that the applicant was granted a reclassification of a Major Subdivision to a Minor prior to application submittal. Westbay reviewed the process for a Minor Subdivision and explained that the property was gifted to the Gunnison County Pioneer and Historical Society by Gunnison Valley Properties, LLC.

Applicant Presentation. CJ Miller informed the Commission of the layout of the museum today and stated the current site was pretty full. Mr. Miller stated the land south of the museum [subdivision site] is needed for the continued growth of the museum.

Ken Spann stated the museum was very fortunate to get the land by Mr. Bratton [Gunnison Valley Properties, LLC]. Mr. Spann continued saying the museum needs to expand and can do that now by moving a fence. CJ has done such a good job of maintaining the museum and accepting donated items to display.

Commissioner Tocke inquired if the museum has any plans on how they will expand. Mr. Miller stated that no plans were solid on paper at this time.

Public Input. No comments were received.

Staff Presentation. Director Westbay stated the subject property is located in the Gunnison Rising Annexation. No public streets or alley dedications are proposed for the site and access is granted through the museum property. Westbay gave an overview of possible private utility extensions and stated a water line may be necessary to accommodate fire flow demands of new construction within the subdivision area and will be addressed in conjunction with building permits. Utility extensions on the south of the property, within an easement, are associated with future development of Gunnison Rising and are indicated in the Gunnison Rising Utility Plans.

Director Westbay stated that the Gunnison Rising PUD did not contemplate a use similar to the museum and a Major Change to the *PUD Development Standards* will be required prior to making

substantial changes on the newly deeded property. The Pioneer and Historical Society has the deed to the subject property and the deed will not be recorded until the Plat has been finalized and recorded.

Commission Discussion. Chair Larson stated the museum is very important to the community and provides a great entrance to Gunnison. Commissioner Niemeyer responded the museum is an asset to the community.

Close Public Hearing. Chair Larson closed the public hearing at 7:25 p.m.

Commissioner Beda moved, Commissioner Niemeyer seconded and the Planning and Zoning Commission voted to APPROVE the Minor Subdivision Preliminary Plat, SB 15-1, Pioneer Museum Subdivision with 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; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this application is for a Minor Subdivision to subdivide approximately eight acres from a large tract of land within the Gunnison Rising Annexation.
3. The Planning and Zoning Commission finds that the subdivision is located in the IM (Business and Research Park) PUD zone district within the Gunnison Rising Annexation.
4. The Planning and Zoning Commission finds that the subdivision of the subject property is compatible with the surrounding neighborhood.
5. The Planning and Zoning Commission finds that a 40 foot-wide easement for utilities and pedestrian access has been established and will be completed at Final Plat.
6. The Planning and Zoning Commission finds that the applicant desires to vacate a ditch easement recorded in 1902 that does not align with the existing ditch and to create a new drainage ditch easement along the existing ditch line that will be established and completed at Final Plat.
7. The Planning and Zoning Commission finds that a water line may be necessary to accommodate fire flow demands of new construction within the subdivision area and will be addressed in conjunction with building permits.
8. The Planning and Zoning Commission finds that the Drainage Report indicates there is ample room for detention storage to enhance water quality as construction occurs.
9. The Planning and Zoning Commission finds that the Gunnison Rising PUD did not contemplate a use similar to the museum and a Major Change to the *PUD*

Development Standards will be required prior to making substantial changes on the newly deeded property.

10. The Planning and Zoning Commission finds that the Gunnison Rising Annexation was approved under the context of a Master Planned Community with completed road extensions, parks, open spaces, specific land uses, and natural resource conservation measures. This proposed subdivision is consistent with the intent of the *Gunnison Rising Mater Plan* directives.
11. The Planning and Zoning Commission finds that the recorded deed will limit property use exclusively for museum purposes and will prohibit further subdivision and title conveyance to a third party.
12. The Planning and Zoning Commission finds that the eight review standards for subdivisions have been or will be met based on the following Conditions:

Condition:

1. The Final Plat application shall comply with all provisions of the City's *Land Development Code*.

Roll Call Yes: Ferchau, Tocke, Larson, Cave, Schwartz, Niemeyer and Beda

Roll Call No:

Roll Call Abstain:

Motion carried

IV. PUBLIC HEARING AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION, CU 15-2, SUBMITTED BY NANCY PIERCE FOR THE OPERATION OF A DAYCARE CENTER IN THE COMMERCIAL ZONE DISTRICT

Open Public Hearing. Chair Larson opened the public hearing at approximately ___7:26 p.m.

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

Review of the Process. Planner Ruggera reviewed the process for a Conditional Use and gave a brief history of the subject site.

Applicant Presentation. Nancy Pierce stated the Seasons School is very successful at the current location [617] and since she has opened there have been more choices for daycare in the community. There has been a huge growth in the community and she would like to expand the school. The current State license allows her up to 12 children and she is anticipating around 15 to 20 children with the proposed expansion.

Commissioner Ferchau asked if the two structures will be joined. Ms. Pierce stated not at this point. She stated the children really like having their own little space and different rooms to go into.

Public Input. Diona Scherzi stated she has worked for Nancy for three years and the small spaces really benefit the kids. They love the different spaces. The expansion of the daycare would work really well for their needs.

Staff Presentation. Planner Ruggera stated the 615 West Virginia site will need to be inspected by the Building Official and Fire Marshal prior to occupancy to ensure compliance with the International Building and Fire Codes.

Commission Discussion. The Commission expressed they thought the expansion of the Seasons School was a great idea.

Close Public Hearing. Chair Larson closed the public hearing at 7:38 p.m.

Commissioner Niemeyer moved, and Commissioner Cave seconded, and the Commission voted to APPROVE Conditional Use application CU 15-2, submitted by Nancy Pierce for the operation of a daycare center, 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; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for the operation of a daycare center (more than 12 children) in the Commercial zone district.
3. The Planning and Zoning Commission finds that the proposed use is compatible with the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the site (615 and 617 West Virginia) provides four off-street parking spaces which meet the requirements of the *LDC*.
5. The Planning and Zoning Commission finds that the daycare center provides essential services to the community.
6. The Planning and Zoning Commission finds that the 615 West Virginia location will be inspected by the Building Official and Fire Marshal prior to school occupancy of the structure.
7. The Planning and Zoning Commission finds that the application meets the Conditional Use review standards stated in the *LDC*.
8. The Planning and Zoning Commission finds that the daycare center will not be a detriment to the community's health, safety and welfare as long as the following condition is fulfilled:

Condition:

1. A Change of Occupancy permit shall be obtained with final inspections from the Building Official and Fire Marshal prior to opening.

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

V. **UNSCHEDULED CITIZENS.** There were none

VI. **CONSIDERATION OF THE MAY 13, 2015 MEETING MINUTES.** Commissioner Tocke moved and Commissioner Niemeyer seconded, to approve the May 13, 2015 meeting minutes as amended.

Roll Call Yes: Ferchau, Larson, Beda, Cave, Niemeyer and Tocke
Roll Call No:
Roll Call Abstain: Schwartz – was not appointed for the May 13th meeting
Motion carried

VII. **COUNCIL UPDATE.** Councilor Schwartz reported on the following on recent Council business:

- Council approved a slurry seal bid not to exceed \$140,000;
- Approved an additional appropriation of \$10,500 for the ice rink compressor;
- Approved the May 26, 2015 City Employee Handbook; and,
- Approved Resolution Number 11, Series 2015, recognizing that the Gunnison Rising Annexation Agreement conditions for subdivision and development have been met.

VIII. **COMMISSIONER COMMENTS.** Chair Larson stated he was hoping to get back to the Comprehensive Plan Update.

IX. **PLANNING UPDATE.** Director Westbay provided an update on recent Community Development activities:

- GOCO informed staff that the City of Gunnison was awarded \$407,200 for the Rivers to Ridges Trails project;
- The Marijuana Codes public hearing with City Council is scheduled for June 2, 2015; and,
- Staff will be meeting with the City's Transportation Engineer, Bill Fox and CDOT representatives on June 10th to discuss the Highway Design Project.

X. **ADJOURN.** Chair Larson adjourned the meeting to Work Session at 8:00 p.m.

Attest:

Greg Larson, Chair

Andie Ruggera, Secretary

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.

CITY OF
GUNNISON
COMPREHENSIVE
PLAN -
COMMUNITY
ANALYSIS



- Section 1: Background & History
- Section 2: Demographic Data
- Section 3: Land Use & Development Profile
- Section 4: Economic & Fiscal Function
- Section 5: Natural Resources & Conservation
- Section 6: Social & Health Services
- Section 7: Education
- Section 8: Community Culture
- Section 9: Transportation
- Section 10: Local Government Services
- Section 11: Community Engagement and Feedback

Section 1: Introduction

- Previous Master Plans 1980, 1986, 1997 and 2007.

Many objectives stated in previous plans have been accomplished, while other aspirations continue through time and have the same relevance today that they did in the past.

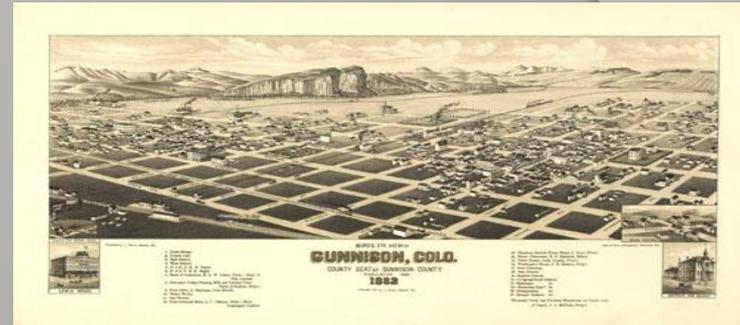
- Other Recent Documents of Significance

- *West Gunnison Neighborhood Plan*
- *Van Tuyl Ranch Management Plan* and
- *Gunnison Non-Motorized Transportation Plan*
- *Gunnison Rising Annexation*

- Gunnison History- by Dr. Duane Vandebusch

Several observations provided by Dr. Vandebusch have specific relevance to the future of the community:

- Gunnison as the Geographic Hub for Commerce;
- WSCU;
- Agriculture;
- Natural Resources; etc.



Section 2: Demographic Data

Over the past two decades the City's population growth has been at a constant rate of about 1%. Growth in the unincorporated areas, primarily around Crested Butte, has been about 2% annually.

POPULATION GROWTH COMPARISON					
YEAR	OTHER COUNTY AREAS	CB / MT CB	3-MILE AREA	CITY OF GUNNISON	COUNTY
1990	3,078	1,214	1,345	4,636	10,273
2000	3,533	2,250	2,738	5,468	13,989
2010	4,254	2,280	2,908	5,867	15,309
Average Annual Growth	1.9%	4.4%	5.8%	1.3%	2.5%

PROJECTED POPULATION GROWTH RATES - GUNNISON COUNTY						
July 2010	July 2015	July 2020	July 2025	July 2030	July 2035	July 2040
15,324	15,507	17,987	19,217	20,273	21,222	22,107
PROJECTED PERCENTAGE CHANGE						
	1.6	1.7	1.2	1.1	0.9	0.8

Section 2: Demographic Data Observations

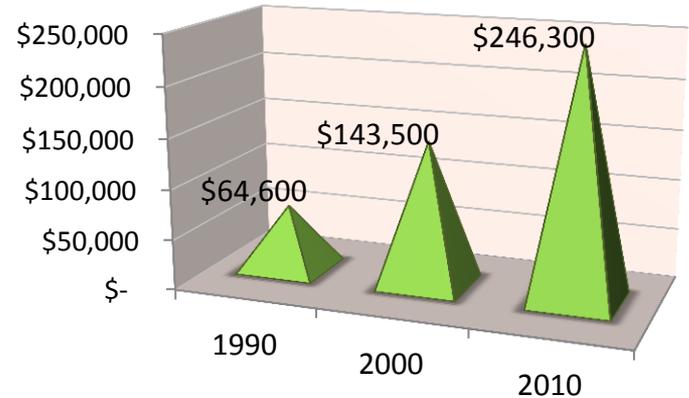
- Population change is largely dependent upon changes in the region and local economy, i.e., changes in the number and type of employment opportunities.
- The largest population increases in Gunnison County have occurred in the unincorporated portions of the County in the upper East River Valley.
- The population has become more culturally diverse during the past two decades. These ethnic shifts reflect national trends.
- The City of Gunnison, with a median age of 23, is the youngest incorporated city in the state of Colorado.
- Published life expectancy rates for Gunnison are significant and these figures are attributed to life-style choices and the relatively high affluence level of seniors in the community.
- The composition of households has been shifting both locally and nationally from traditional family units to single provider households and households comprised of non-related members. This demographic shift will likely influence market shifts for housing types and increase demand for smaller units and a variety of multi-family units.
- The average number of persons per household since 1990 has remained constant at 2.2 persons per household.

Section 3: Land Use & Development Profile

- Downtown revitalization since 1995 has been significant. The City's capital projects have exceeded \$396,000.
- West Gunnison and VanTuyl Village can accommodate infill residential development for the next 20 to 25 years.
- Available land for commercial development is much more limited.
- Gunnison Rising can accommodate long term growth and development but projected infrastructure costs are significant.
- Approximately 59% of the housing stock are rental units, which is a product of the survey sector and college student housing demands.

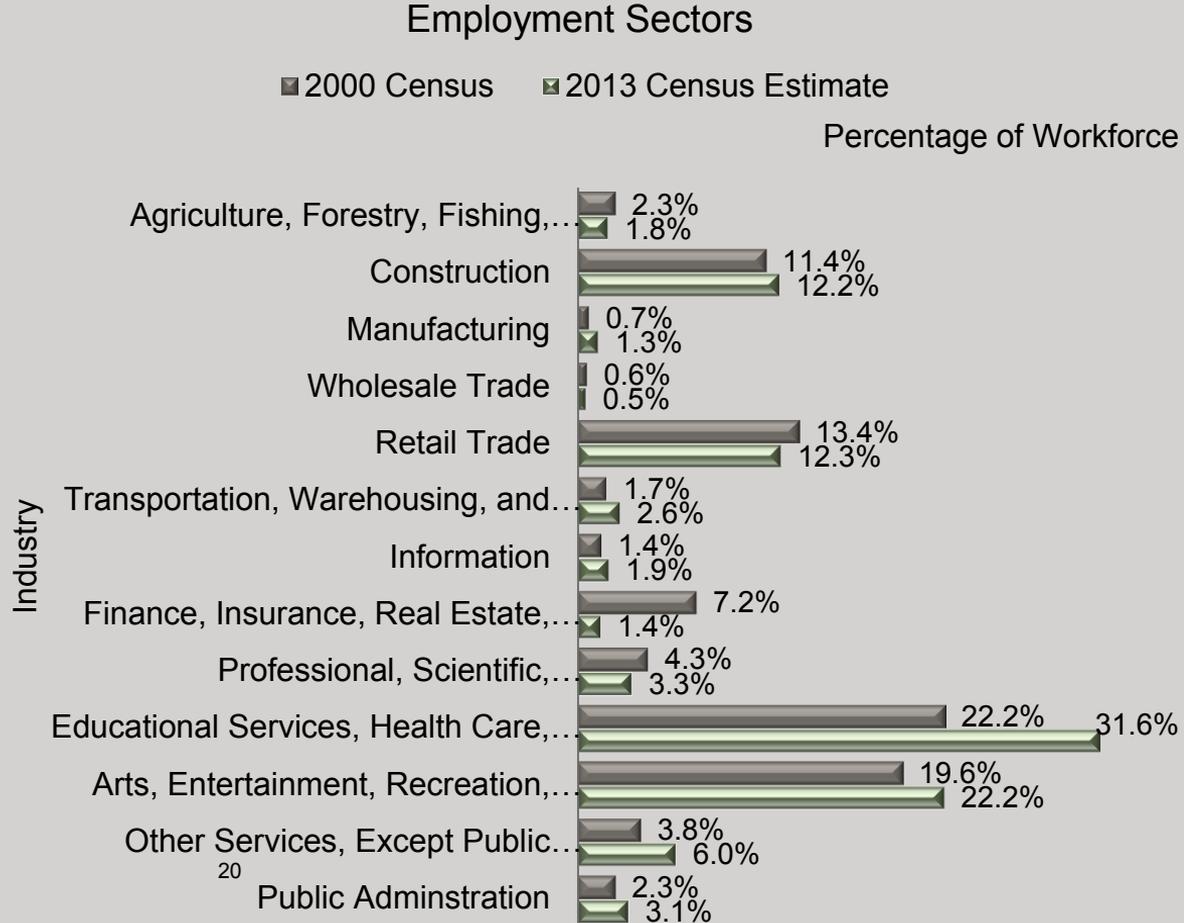


Median Housing Value



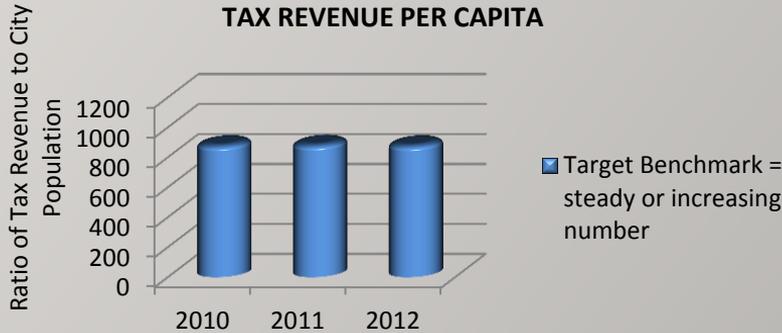
Section 4: Economic and Fiscal Functions - *Employment*

- Service Sector Employment is increased by about 6% over the past decade.
- The number of Management and Professional sector jobs has decrease over that past decade – this is a problematic trend.

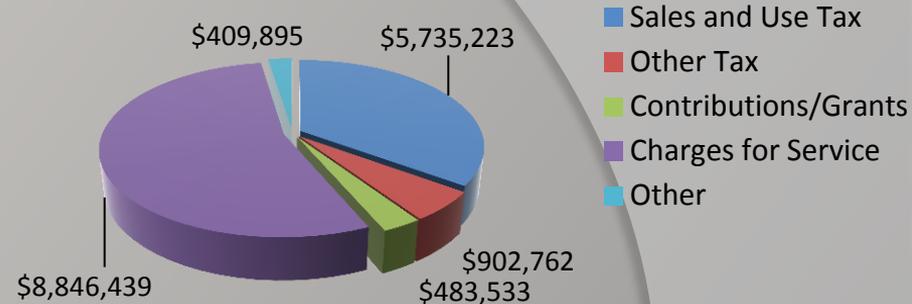


Section 4: Economic and Fiscal Functions – *City Budget Information*

**City of Gunnison
General Fund
TAX REVENUE PER CAPITA**



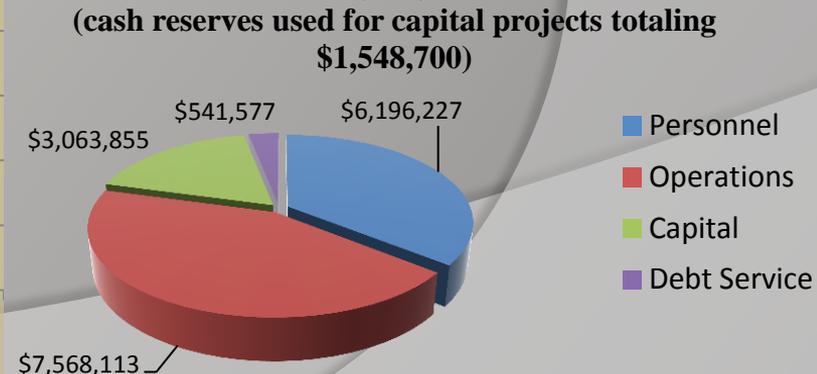
**2014 Budgeted Revenues
(All Funds Combined)
\$16,377,852**



Sales Tax Trend



**2014 Budgeted Expenses
(All Funds Combined)
\$17,369,772**



Section 5: Natural Resources and Conservation

- Listing of the Gunnison Sage-grouse will affect growth and development rates in the County. While the majority of Critical Habitat is outside the City limits, the VanTuyl Ranch and Gunnison Rising have been designated as Critical Habitat and development projects in these area are subject to the Listing Rules.
- Several other species of concern and habitat issues that will affect Gunnison's future. For example critical winter deer and elk habitats are found throughout the Gunnison Basin, and the Yellow-billed Cuckoo bird which is found in riparian habitats of western Colorado has also been listed as a Threatened species.
- The State Water Plan is of critical importance and local efforts by the Upper Gunnison River Water Conservancy District will help to ensure that local opinions will help influence the outcome of the report.

Section 6: Social and Health Services

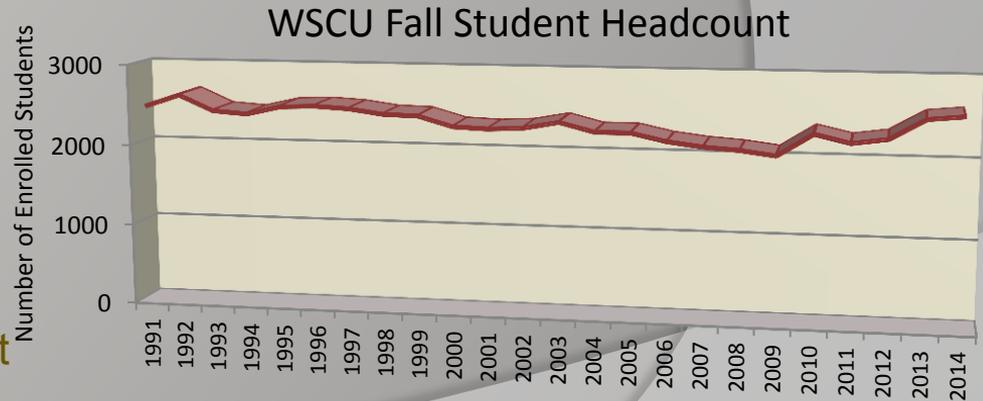
- Gunnison Valley Hospital is a vital resource for the community.
- The Multicultural Resource Office helps facilitate communication between non-English speaking people and medical service providers, the education system, legal services, and Human Services, as well as other businesses and services.
- Existing poverty levels for families with children under the age of five years are likely straining these related services, but to what degree has not yet been defined and discussed.

Section 7: Education

- Western is a major economic driver for Gunnison. The 2013-14 budget was \$42,626,065. This includes \$17,453,370 in total compensation for the 317 employees.
- Approximately 1,250 students are enrolled in the RE-1J and Gunnison facilities can accommodate additional student enrollments. The recently passed bond initiative for RE-1J indicates strong community support for a quality school system.

Section 8: Community Culture

- Gunnison Pioneer Museum
- Gunnison Arts Center
- Gunnison Valley Observatory
- Tenderfoot Archaeological Site
- Western State Colorado University
- Other opportunities include art walks, concerts in the park, the Farmer's Market and entertainment at local eating and drinking establishments.



Section 9: Transportation

- Presently, vehicle circulation on the urban highway system functions adequately, Future traffic volumes are anticipated to increase and the highway corridor and intersection functions will become less efficient.
- Street width influences vehicular speed and pedestrian crossing safety. The community desires to explore alternative roadway cross-section designs.
- The *Highway 50 Access Control Plan* provides a basic blueprint to help ensure that future traffic volumes in this corridor are efficiently accommodated by the road system. In addition to Gunnison Rising, other land use increases in and around the community will add to this issue.
- The *Comprehensive Plan* will place specific emphasis upon development of “Complete Streets” along the city highway corridors. Improvements to increase pedestrian safety often involve curb extensions (bulbouts) and refuge islands (medians) in the roadway to shorten the exposure to vehicular traffic.
- Opportunities to extend the city’s street grid system, and maintain or improve street system connectivity should be explored as infill and new development occurs.

Section 9: Transportation - Continued

- The City has adopted plans for non-motorized transportation but obligations to spend \$1 million from the recreation tax initiative were met in 2014 and not all of the trail segments have been completed. Funding for trails will be based upon capital planning budget prioritization or grants.
- It is logical to assume that the Gunnison Regional Transportation Authority tasks will increase in the future. Trends indicate that airlines continue to push for increased seat guarantees and the bus service ridership between Gunnison and Mt. Crested Butte is also increasing.
- The Gunnison-Crested Butte Regional Airport is an important variable in the local economy. Development of a new airport master plan is now underway.



Section 10: City Government Services

- In the past year revenues have been increasing and the 2014 revenues are projected to continue in an upward trend.
- Recently promulgated water quality standards for nutrients and arsenic have been implemented, which may require additional modifications to the wastewater treatment facility.
- Listing of the Gunnison Sage-grouse will impact several City service operations; in particular the electrical services, domestic water and wastewater treatment plant operations. Permitting capital improvement projects in Critical Habitat must be anticipated
- Parks and Recreation activities continue to grow and facility use needs are also increasing.
- Maintenance of the City's trail system facilities and non-motorized transportation needs continues to increase
- Residents in the unincorporated area around the city rely upon many municipal services including electric service, wastewater treatment and recreation.
- Major improvements implemented by the City are funded through a five year Capital Improvement Plan process.

Section 11: Community Engagement and Feedback

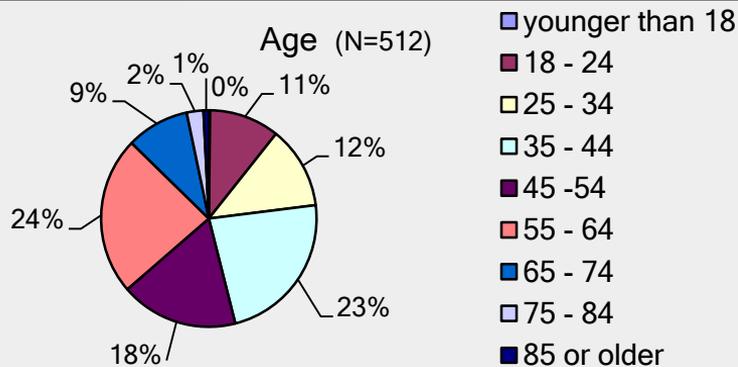
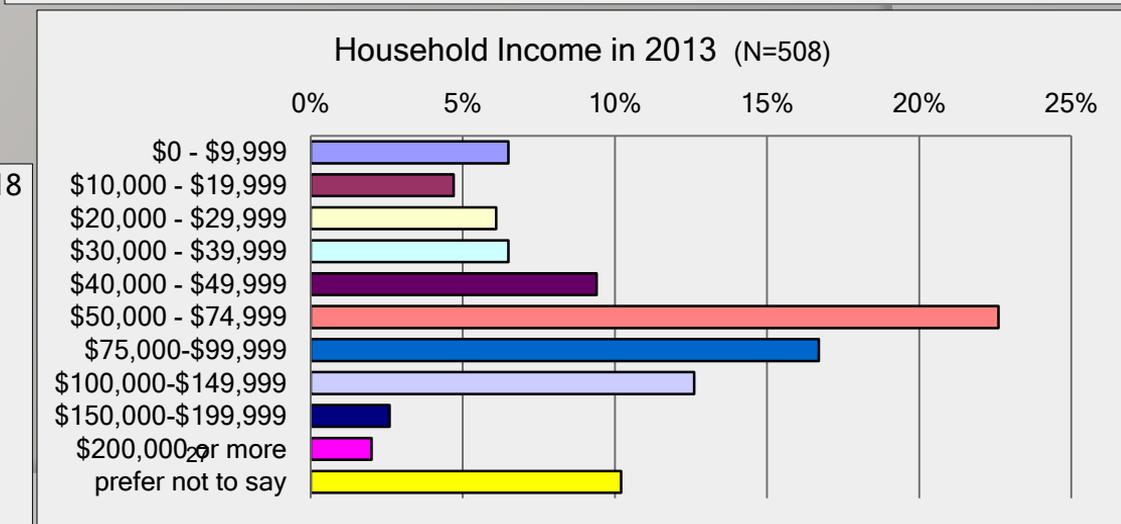
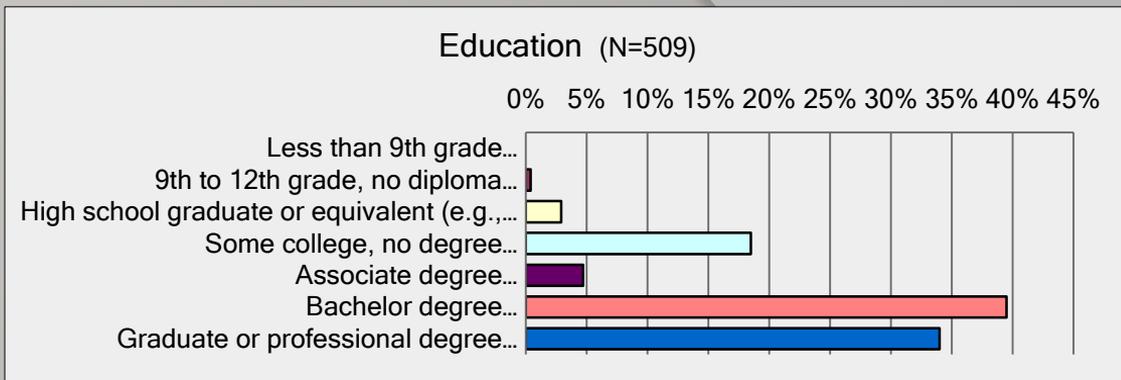
Dr. Terry Schliesman

Community Process.

- Small group conversations with citizens
- Series of public workshops
- Administration of a community survey

Community Survey.

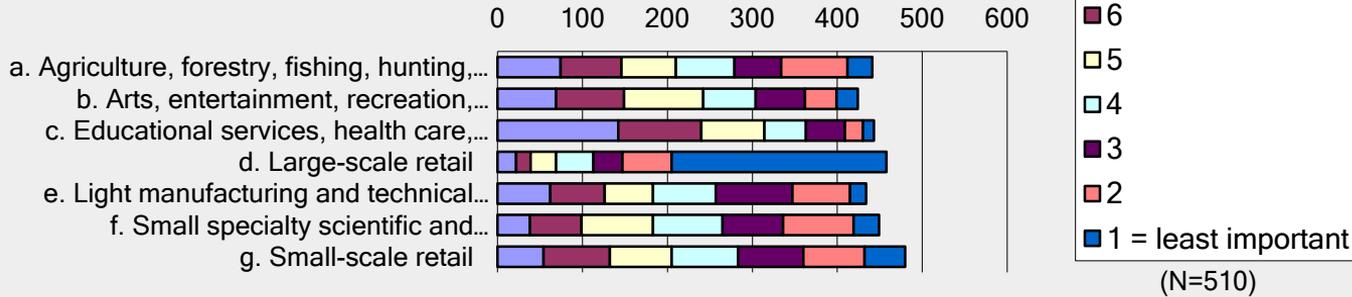
- 598 surveys submitted
- 50.2% of the respondents as female
- 62% as married
- Mean age was 35-44
- 91.6% lived within three miles of or inside the Gunnison city limits.
- Majority of the respondents (72.6%) own a home
- 94.07% were White not Hispanic
- 1.98% of respondents were Hispanic or Latino



Section 11: Community Engagement and Feedback - Continued

Findings: Summary of Future Desires. Four survey questions (Questions 5, 6, 10, 11) examine the themes for job growth and future development.

(5) Rank the importance of encouraging growth in the following types of employment sectors affecting Gunnison:



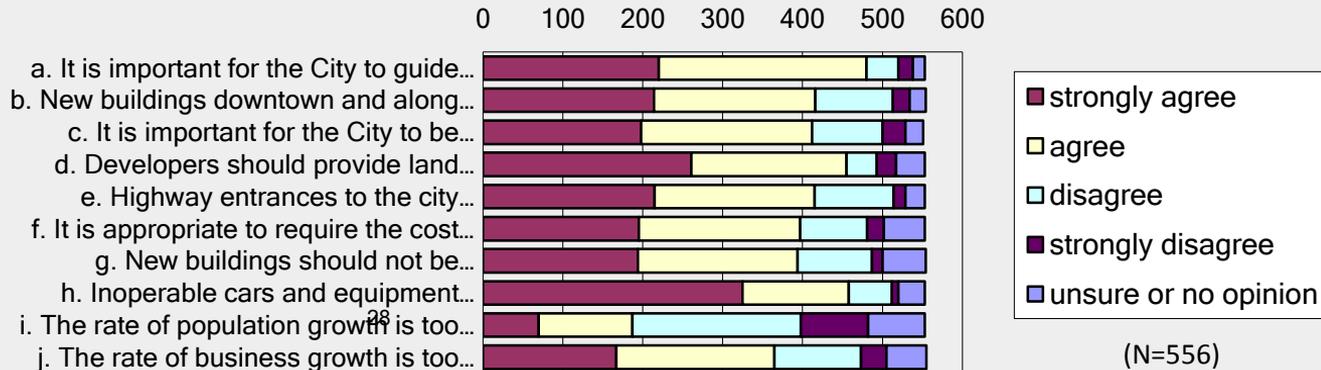
Question 5 - residents' opinions about growing specific employment sectors.

- responses imply that job growth should target a variety of job sectors
- strong support growth in the educational services sector
- preference to maintain local business job growth

Question 6 addresses community perceptions related to land use controls and future growth patterns.

- majority believe inoperable cars and equipment should not be stored on the street
- street appearance is important and further insight of increased policing of street nuisances would help planning policies.

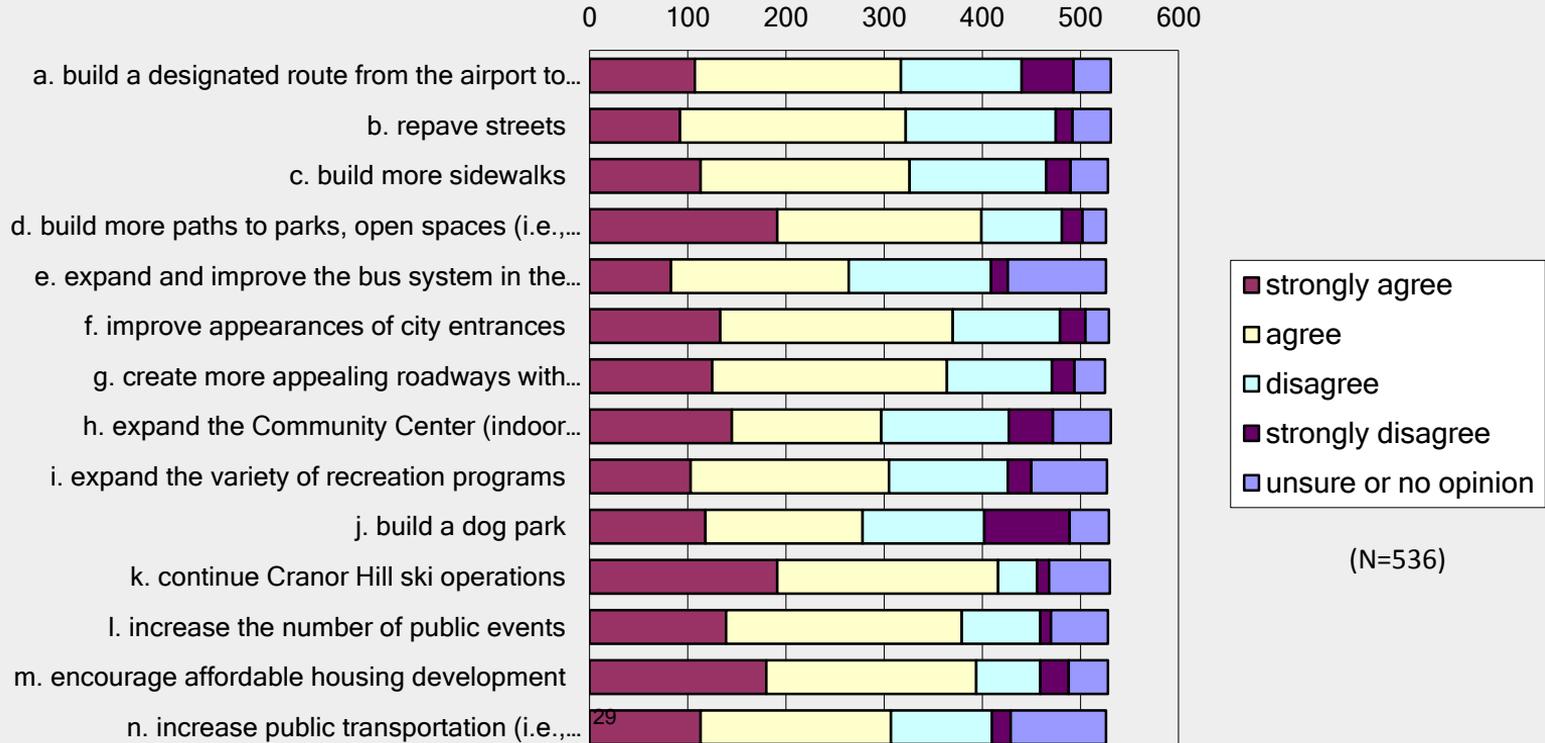
(6) Growth and Development. Indicate how much you agree or disagree with the following statements:



Section 11: Community Engagement and Feedback - Continued

Question 10 and 11: Results indicate that residents desire a future with quality pedestrian facilities and public open spaces, and providing such amenities is a priority.

(10) Preferred Future Actions. Please indicate your level of agreement with the following potential actions the City of Gunnison could take to achieve its preferred future. The City should:



(N=536)

Section 11: Community Engagement and Feedback - Continued

(11) Preferred Future Actions That Are Most Important

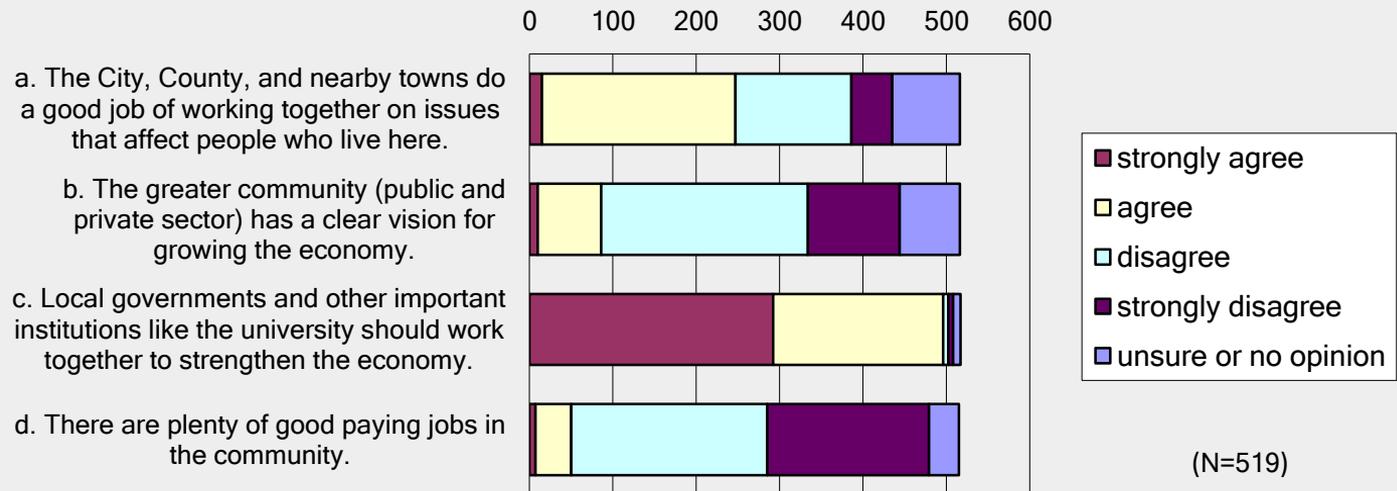


Section 11: Community Engagement and Feedback - Continued

Findings: Government Spending Priorities and the Economy. Questions 12, 13, 14 and 15 assess the perception of local government spending and economic conditions.

- 37% respond local governments are failing to collaborate with each other conversely, 48% responded local collaboration efforts are appropriate
- 68% believe there is no clear vision between public and private sectors for growing the local economy
- 83% of respondents believe the community lacks good-paying jobs, while only 10% of respondents feel that good jobs are available.
- 96% felt “local governments and other institutions should work together to strengthen the economy.”

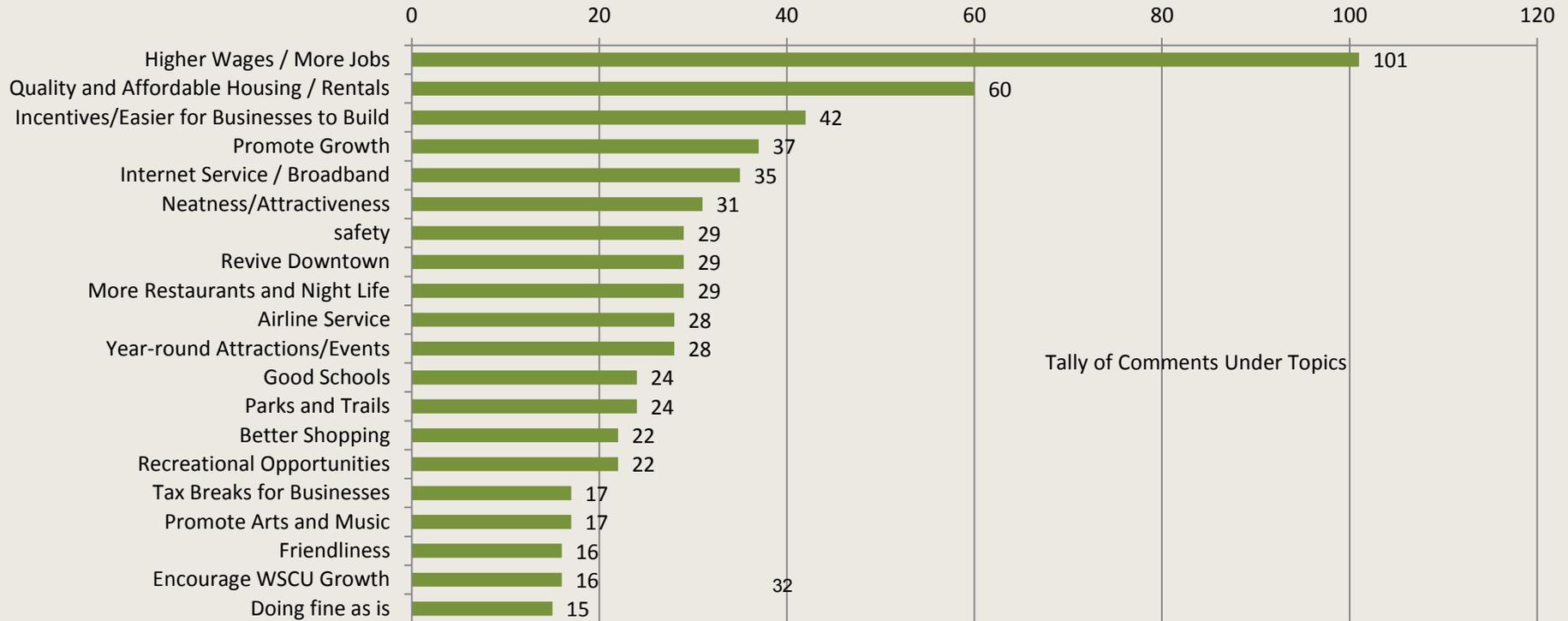
(12) Economy and Collaboration. Indicate how much you agree or disagree with the following statements:



Section 11: Community Engagement and Feedback - Continued

Question 13 is an open response inquiring about how the city could attract more people and business.

(13) What Would be Necessary to Attract More People and Business

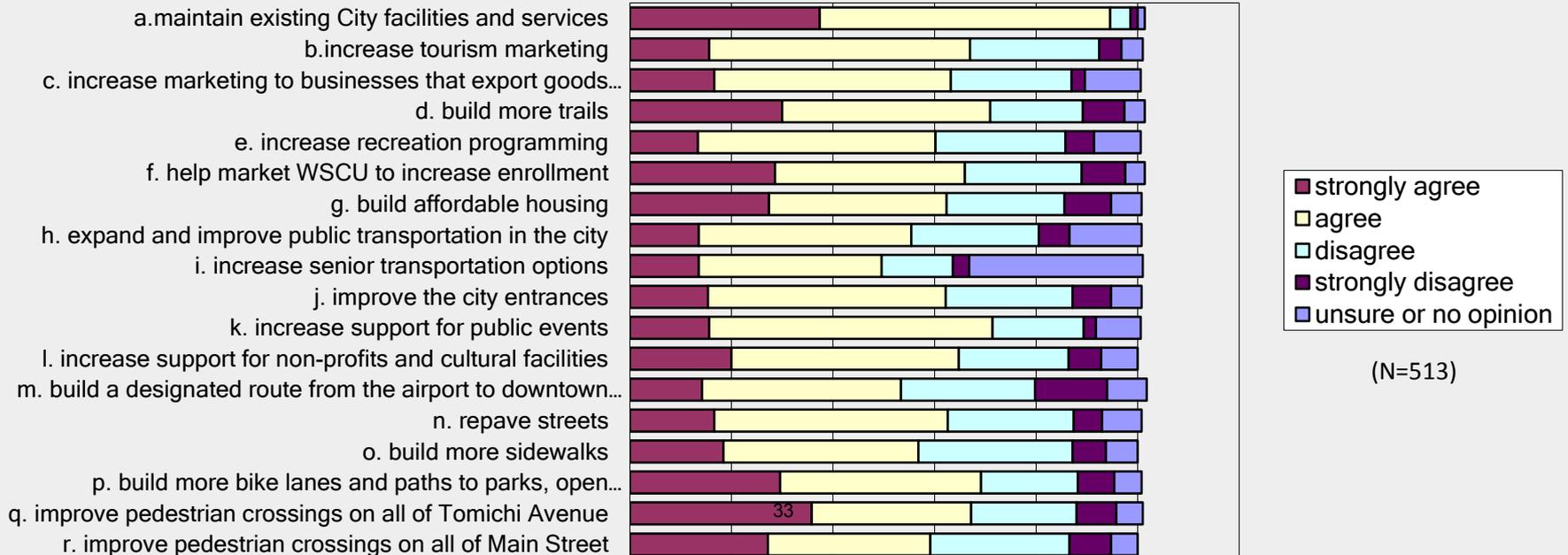


Section 11: Community Engagement and Feedback - Continued

- Citizens favor the continued funding of existing City facilities and services, and the consensus for funding multiple improvements is supported.
- Improvements to the City trail system and safer crosswalks on Tomichi Avenue also have strong citizen support.
- Citizens also agree that affordable housing and street paving are priorities.

(14) Knowing that City projects are funded by local tax revenue, please indicate your level of agreement with the following. The City should use City tax revenue to:

0 100 200 300 400 500 600

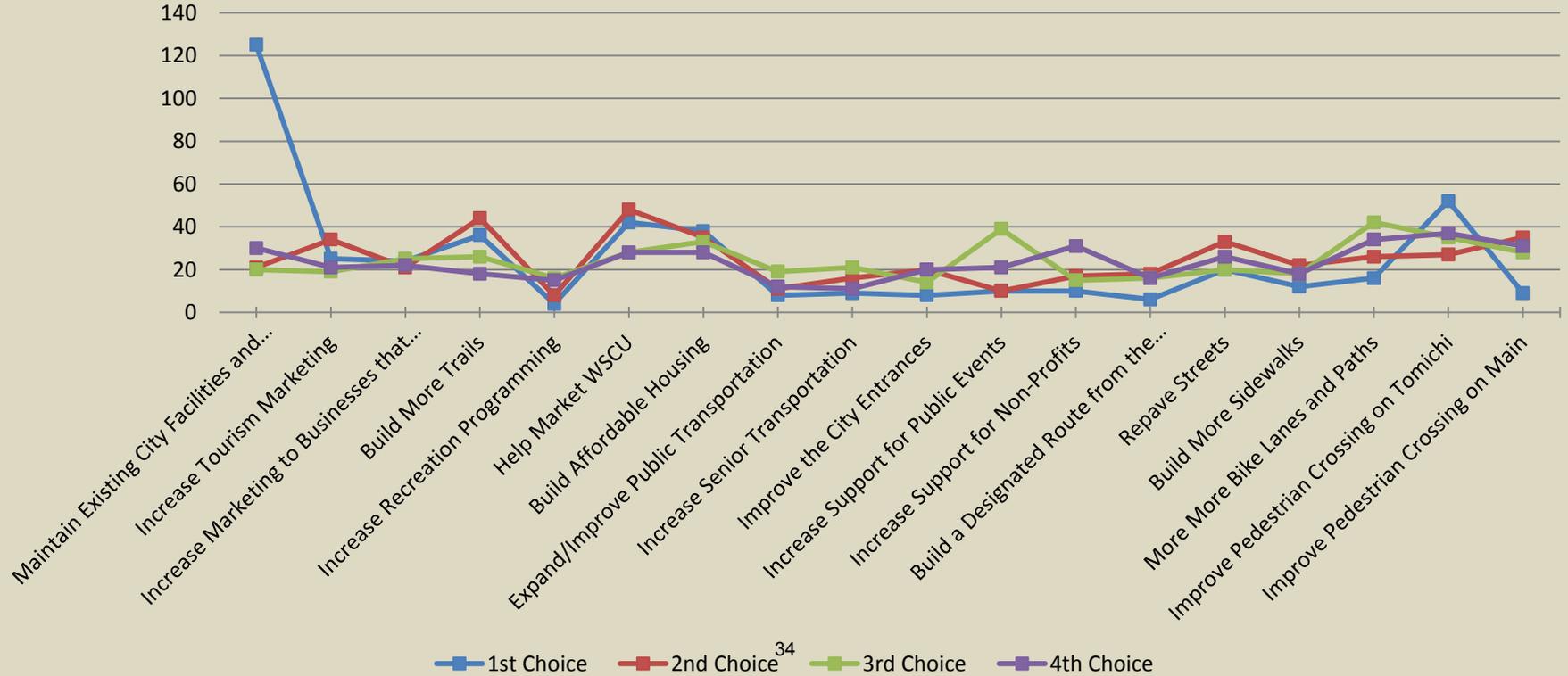


(N=513)

Section 11: Community Engagement and Feedback - Continued

Question 15, asked responders to rank the importance of City projects.

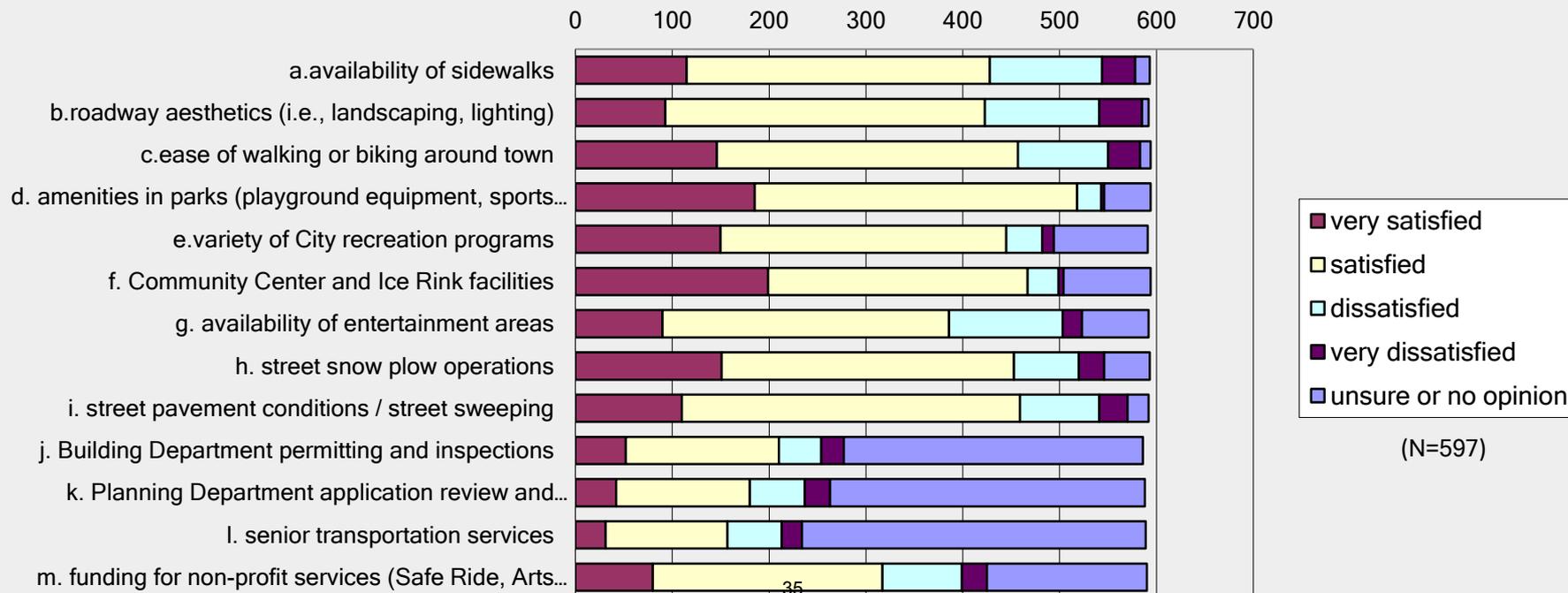
(15) City Funded Projects That Are Most Important



Section 11: Community Engagement and Feedback - Continued

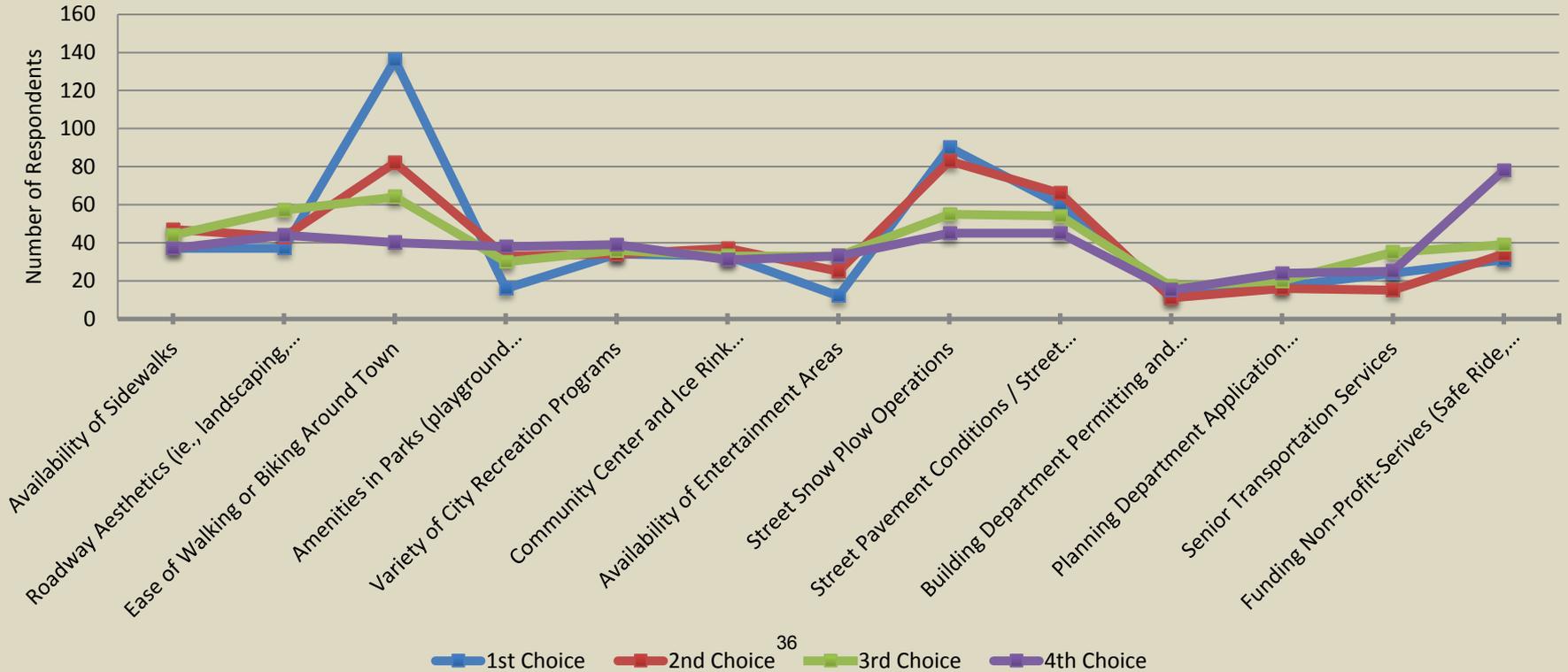
Findings: Existing City Services & Quality of Life. Question 1, 2, 3, 4, 8 and 9 focus on service functions, general life-quality inputs and perceptions of the downtown conditions.

(1) Existing City Services. How satisfied are you with:



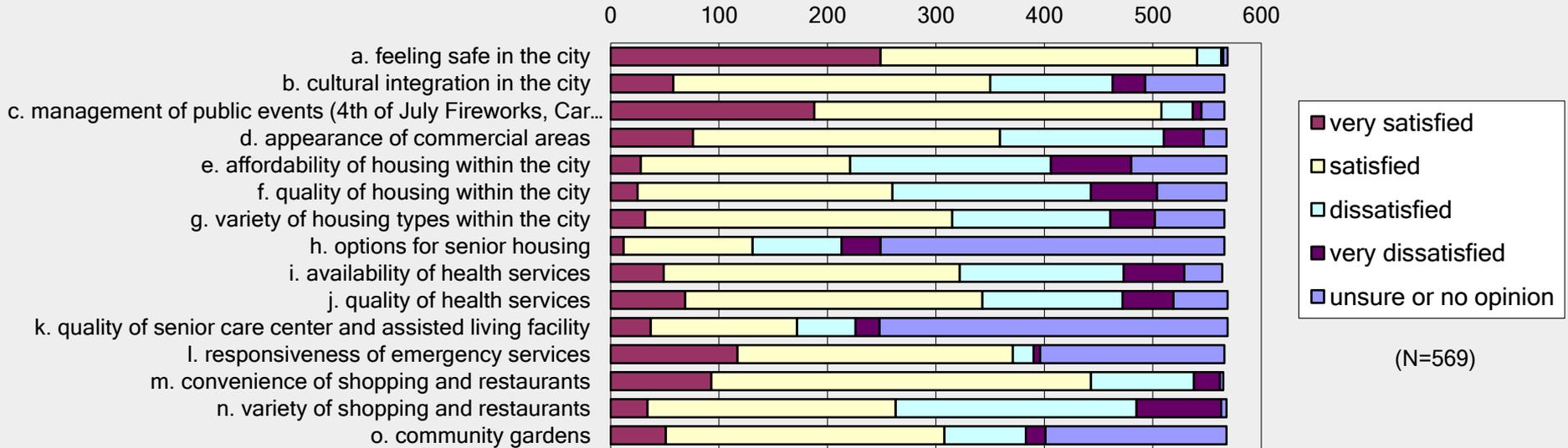
Section 11: Community Engagement and Feedback - Continued

(2) Existing City Services that are Most Important



Section 11: Community Engagement and Feedback - Continued

(3) Quality of Life and Community Characteristics. How satisfied are you with:



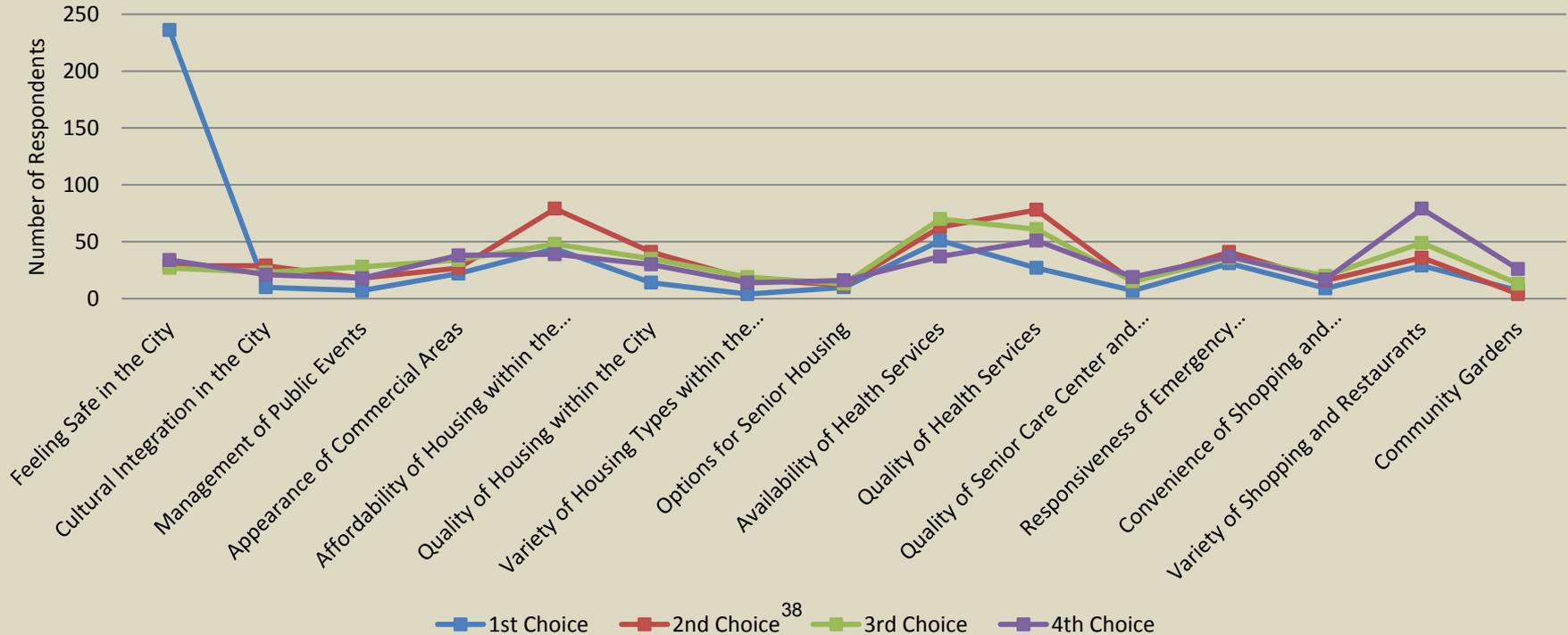
- Citizens of Gunnison feel safe
- More events are also highly valued.
- Convenience of shopping and restaurant venues received very positive marks
- Higher levels of dissatisfaction with the variety of shopping and restaurants.
- High approval rating of availability and quality of health services – but limited specialty services

- Management of public events received positive
- Convenience of shopping and restaurant venues received very positive marks
- Strong perception that the community lacks quality housing and housing affordability
- Majority of respondents ranked responsiveness of emergency services favorably.

Section 11: Community Engagement and Feedback - Continued

Question 4 ranks the quality of life and community characteristics that are most important. The majority of respondents ranked feeling safe in the City as the most important.

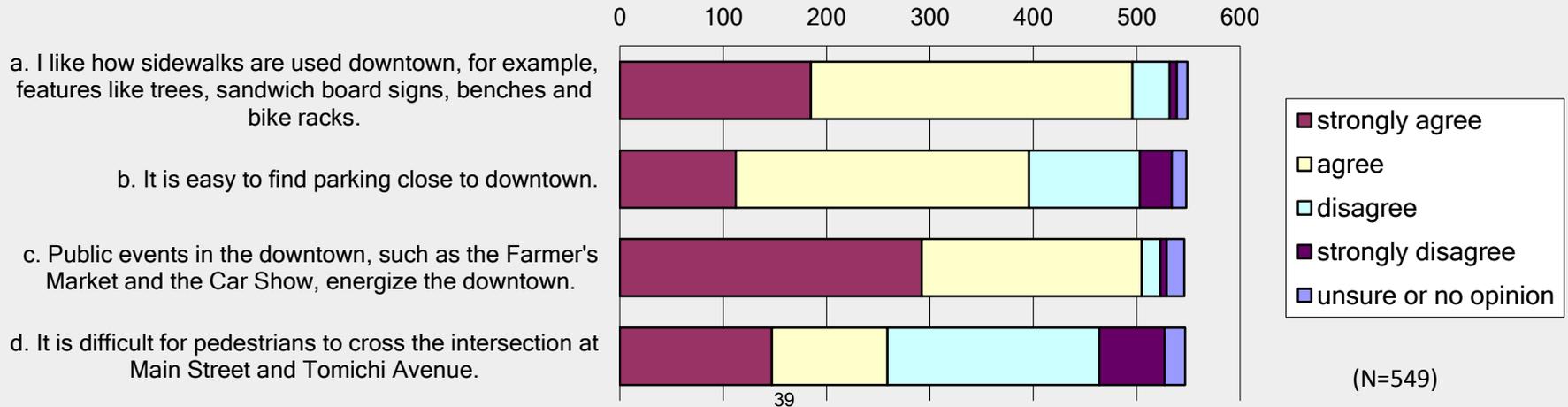
(4) Quality of Life and Community Characteristics that are Most Important



Section 11: Community Engagement and Feedback - Continued

- 25% indicate parking is a problem, while the vast majority indicate parking in downtown is easy to find
- 90% like how downtown sidewalks function
- Respondents were evenly split about the pedestrian crossing at Main and Tomichi – 49% indicate not difficult and 47% find it difficult

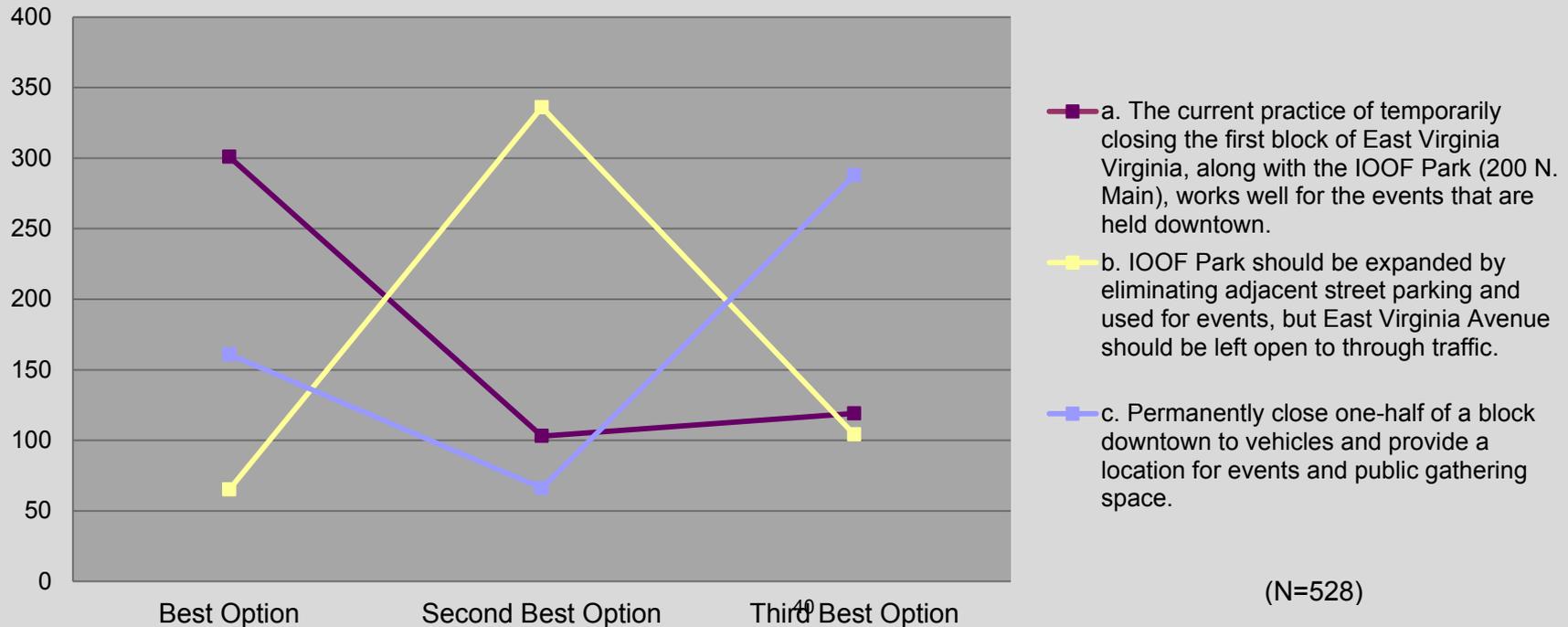
(8) Downtown. Indicate how much you agree or disagree with the following statements:



Section 11: Community Engagement and Feedback - Continued

Question 9, indicates closing a street and creating a pedestrian mall is not favored (56%), while 31% of the respondents support the permanent closure and creation of a mall.

(9) Downtown Pedestrian Mall Preference



Section 11: Community Engagement and Feedback - Continued

Findings: Transportation. Question 7 focused on perceptions related to existing and future multi-modal transportation facility and service needs, with an emphasis on non-motorized and public transportation functions. Survey results indicate: Citizens are satisfied with the existing non-motorized transportation facilities

- However, significant dissatisfaction was noted for highway pedestrian crossings
- 50% cited dissatisfaction with the pedestrian crossings on Tomichi Avenue
- 39% noted concern with Main Street crossings
- 55% approved bus routes
- 47% were satisfied with bus scheduling

(7) Transportation. How satisfied are you with:

