

**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
Rev 01-21-16**

**DATE:** WEDNESDAY, JANUARY 27, 2016  
**TIME:** 7:00 P.M.  
**PLACE:** CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

**REGULAR MEETING**

**7:00pm**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS**
- IV. CONSIDERATION OF THE JANUARY 13, 2016 MEETING MINUTES**
- V. COUNCIL UPDATE**
- VI. COMMISSIONER COMMENTS**
- VII. PLANNING STAFF UPDATE**
- VIII. ADJOURN TO WORK SESSION**

**WORK SESSION –**

**DISCUSSION ON LANDSCAPING STANDARDS**

**COMPREHENSIVE PLAN UPDATE – FUTURE PLANNING SCENARIO AND  
VISIONING**

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

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

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DRAFT MINUTES JANUARY 13, 2016 7:00PM  
 CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
 REGULAR MEETING

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
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

**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 DECEMBER 09, 2015 MEETING MINUTES.**

Commissioner Cave moved, and Commissioner Niemeyer seconded, to approve the December 09, 2015 meeting minutes as presented.

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

Roll Call No:

Roll Call Abstain:

Absent for vote: Tocke

Motion carried

Commissioner Tocke entered the meeting.

**V. COUNCIL UPDATE.** Councilman Schwartz commenced his review.

- December 15<sup>th</sup> meeting reviewed. A memorandum of agreement with the chamber was reviewed. Since The December meeting, on January 12<sup>th</sup> it was approved. Public hearings were held for 3 Marijuana Retail stores. RFSCG LLC, MissKat Inc., Colorado Cannabis Cabin. All passed by majority vote of Council.
- Safe Streets will now move on to a 30% of design for the engineers to complete. Mediums, mid-block crosswalks, improved cross walks, parking protected bike lanes on the Tomichi Avenue corridor and bulb outs. On the Main St corridor mediums, summer park lets, bulb outs. The Governor has announced all of the bicycle monies that are now available. We will be shovel ready by then and possibly first in line for these funds. Commissioner Ferchau asked to review items on the Safe Street program. What is the process going forward? Will the general public get to comment on the design? Director Westbay responded that we will definitely want the public's input on this project. It is a substantial change and we will be knocking door to door on Main Street for comments to this plan. The first step is the outreach to CDOT. There will be a phone conference with

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CDOT Region 3 engineering staff next Friday and we will discuss the details of the proposal that Council has requested. To get to the 30% design it will take at least 60 days. They will be working on some key intersections so this may take longer with CDOT. Commissioner Ferchau asked if the ultimate decision will be placed as a public vote. Director Westbay responded no vote, but certainly public input will be requested. Commissioner Ferchau stated that this was a good winter to remind all of us about winters in this area and how streets need to be structured.

- Councilman Schwartz continued with the January 5<sup>th</sup> meeting. Mr. Mark Achen was appointed as interim City Manager. Mr. Achen's employment package was reviewed.
- January 12<sup>th</sup> meeting approved consent addenda, all minutes, and designating the lobby of the City Municipal building as the official posting area of all meetings. Council discussed and confirmed various Council board assignments. OVPP was discussed. Various stages of OVPP will be divided up for the Council members to participate.
- Commissioner Niemeyer asked about the condition of the roads at this time. Where is the City at this time for further cleaning? Councilman Schwartz responded that Ken Coleman had reported that the City was prepared to start cleaning curbs. Councilman Schwartz reiterated that the cold temperatures have hindered these efforts. Director Westbay responded that he will go to Tex, the Director of Public Works, and ask about this. Commissioner Larson asked about cleaning the ends of the alleys. It has not warmed up yet and they are short staffed at this time. Director Westbay will get an update from public works and email all of the members. Commissioner Ferchau indicated that the ice is very dangerous at this time. Commissioner Ferchau questioned the procedure of plowing to the center of the streets. Councilman Schwartz indicated that he would be discussing with the City Manager the enforcement of sidewalk shoveling in the Central Business District.

#### **VI. COMMISSIONER COMMENTS.**

- Commissioner Tocke also noticed that the streets are icy. On January 31st there will be an ice skating race at Blue Mesa Reservoir. The tract at Elk Creek Marina is plowed and groomed. The format of the event was discussed. This should be a fun event for our community. This may be in conjunction with the Kenny Mack race.
- Councilman Schwartz indicated that it was an interesting day with OVPP.

#### **VII. PLANNING STAFF UPDATE.** Director Westbay started his review.

- Director Westbay has been coordinating with the County Emergency services on the various ice jams. The area west of town, at Never Sink, is also being watched. Director Westbay has notified CDOT of this situation. The code Reds are being executed and Emergency services is doing a great job. Commissioner Ferchau asked if this were unique this year. Director Westbay was not sure why this is happening. Commissioner Beda indicated that the cold real fast with the water still flowing may be the main reason this is happening.
- Gunnison Valley Partners has submitted a draft version of the service plan for a formation of a metro district at Gunnison Rising. An internal review has started. Special council from Denver has been contacted on this. This will be presented at a later time.

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- OVPP is moving forward. Director Westbay is on the housing task force.
- We are currently working with WSCU on the internship program. The business school is very interested in this program.
- Safe Street meeting next week with CDOT. Date and time will be confirmed.
- River Restoration project will have preliminary construction plans and the permit will be submitted as a nationwide permit.
- Councilman Schwartz asked about the trails project east of town. Director Westbay responded that this project is on hold for the winter. 30% complete on the north/south corridor. East/west section is on hold as it is weather related.

Adjourn 07:35pm

**VIII. ADJORN TO WORK SESSION – COMPREHENSIVE PLAN UPDATE – FUTURE  
PLANNING SCENARIO AND VISIONING 07:40 PM**

Attest:

\_\_\_\_\_  
Greg Larson, Chair

\_\_\_\_\_  
Michelle Spain, Secretary

**MEMORANDUM**

TO: Planning and Zoning Commission  
FROM: Andie Ruggera and Steve Westbay  
DATE: January 22, 2016  
RE: LDC Section 4.6 – Landscaping, Buffering and Screening

The P&Z's desire to review the landscaping provisions is an important consideration and the staff agrees that some changes are necessary. This memorandum provides a brief overview of how landscape standards are applied and summarizes the relationship between lot area landscaping requirements and buffer standards.

***Application of Landscaping Standards.***

Landscaping is a critical design element for creating appealing neighborhoods and commercial areas. The 2014 *LDC* attempts to integrate traditional lot landscaping requirements, which were a long standing provision of the previous *LDC*, and street buffers which were added to the *LDC* in the 2014 adoption. In fact, the 2014 *LDC* has reduced the percent coverage of live cover and allows buffers within the public rights-of-way accommodate the landscape amenity.

Additionally, the premise of the 2014 *LDC* was to develop flexibility into the standards. Under the waiver provisions of the *LDC*, the director has the authority to address location and arrangement of required landscaping, species proposed, and approval authority on the final plan. The Planning and Zoning Commission have waiver authority over the buffer standards.

The regulatory oversight of landscaping standards is also an important component for this discussion. Often times the customer dealing with the planning staff has no knowledge of the *LDC* standards and the department strives to help the customer complete the site development application provisions. The customer is also dealing with the sticker-shock of construction. As a general rule, customers are given at least one year and longer if necessary, to complete the landscaping program. The 2014 *LDC* allows the city to require a bond to ensure that landscaping improvements are fulfilled, but to date this provision has not been used.

**Greyed text are recommended amendments.**

**Table 4-11 Minimum Tree and Shrub Plantings**

District	# of Trees/Shrubs Required	Minimum Lot Size	Minimum Landscaping Percentage of Lot	Minimum Tree/Shrubs Required
CBD	N/A	N/A	N/A	N/A
C	1 Tree & 2 Shrubs / 200 sqft	8000 Square Feet	10%	4 trees / 8 shrubs
B1	1 Tree & 2 Shrubs / 850 sqft (Existing) <u>1 Tree &amp; 2 Shrubs / 1500 sqft (Recommended)</u>	6250 Square Feet	45%	4 trees / 7 shrubs (Existing) <u>2 trees / 4 shrubs (Recommended)</u>
I	N/A	6250 Square Feet	10%	N/A
R1	1 Tree & 2 Shrubs / 2000 sqft	8000 Square Feet	50%	2 trees / 4 shrubs
R1M	1 Tree & 2 Shrubs / 2000 sqft	6250 Square Feet	50%	2 trees / 4 shrubs
R2	1 Tree & 2 Shrubs / 1200 sqft (Existing) <u>1 Tree &amp; 2 Shrubs / 1500 sqft (Recommended)</u>	6250 Square Feet	45%	3 trees / 5 shrubs (Existing) <u>2 trees / 4 shrubs (Recommended)</u>
RMU	1 Tree & 2 Shrubs / 600 sqft (Existing) <u>1 Tree &amp; 2 Shrubs / 1200 sqft (Recommended)</u>	6250 Square Feet	35%	4 trees / 8 shrubs (Existing) <u>2 trees / 4 shrubs (Recommended)</u>
R3	1 Tree & 2 Shrubs / 500 sqft	6250 Square Feet	15%	2 trees / 4 shrubs

**\* The required trees in Table 4-11 may be counted toward street buffer requirements in Section 4.6 F.**

<b>Section 4.6 D. 2. d.</b> Minimum Tree and Shrub Size	<b>Deciduous Trees:</b> minimum of two inches in caliper <b>Evergreen Trees:</b> a) 50% on site – 6 feet tall b) 50% on site – 4 feet tall <b>Shrubs:</b> minimum two-gallon container.
<b>Section 4.6 F. 3.</b> Zone District Buffer	Minimum 20 foot buffer. <b>Minimum of 8 evergreen trees and 10 shrubs per 100 feet</b> of zone boundary. (Existing) <u>Minimum of 4 evergreen trees and 5 shrubs per 100 feet of zone boundary. (Recommended)</u> Required between the following districts: <ul style="list-style-type: none"> <li>• Industrial and any other district;</li> <li>• Commercial and any Residential District; and,</li> <li>• All Multi-family Residential with any other Residential District.</li> </ul>
<b>Section 4.6 F. 4.</b> Street Frontage Buffers  *Measured from the back edge of the curb or road shoulder.	<b>Arterial and Collector Street:</b> <u>Minimum 25 foot buffer.</u> Minimum <b>1 tree / 25 lineal feet and 1 shrub / 20 lineal feet.</b> Set back a minimum of 5 feet from edge of curb.  <b>Local Street:</b> <u>Minimum 15 foot buffer.</u> Minimum <b>1 tree / 50 lineal feet and 1 shrub / 20 lineal feet</b> of street frontage. Set back a minimum of 5 feet from edge of curb.



Landscaping requirements within Residential Districts (including buffer requirements) for Local Street frontages (lot lines are indicated in red). **Figure 1** – Overall View



**Figure 2** depicts dwellings located in the R1M, R2, RMU or R3 zone district with a local street frontage. The corner lot is depicted with a corner lot with 10 feet of right-of-way (from curb to property line) on the front yard and 15 feet of right-of-way on the side yard (long frontage). **Figure 2** indicates minimum landscaping requirements. Along the 50' frontage local buffer (minimum 15'), 1 tree and 3 shrubs are required (1 tree/50 lineal feet and 1 shrub/20 lineal feet).

Along the 125' local street buffer (also a minimum of 15 feet wide), 3 trees and 7 shrubs are required. The total number of buffer trees and shrubs for this site is 4 trees and 10 shrubs. As you will note some of the plantings are not within the 15 feet of the minimum buffer area; however, the plants are still within the front yards and can be counted toward the buffer requirements. Additionally, this lot (6,250 square feet) is required to have 2 trees and 4 shrubs on the property to meet the landscaping standards. The Figure 2 corner lot indicates 2 trees and 4 shrubs within the property lines and can count towards both the landscaping requirements (Table 4-11) and the buffer requirements (Section 4.6 F).



Figure 3

Figure 3 depicts a dwelling located in the R1M, R2, RMU or R3 zone district with a local street frontage. The mid-block dwelling has a 10 foot right-of-way on the front yard. Buffer requirements for a local street are 1 tree/50 lineal feet and 1 shrub/20 lineal feet for a total of 1 tree and 3 shrubs required for the street buffer. Table 4-11 requires 2 trees and 4 shrubs on the property. To meet this total requirement, a tree and a shrub is depicted in the back yard and the tree and shrubs on the street frontage also count toward this total landscaping requirement.



Figure 4

**Figure 4** depicts a dwelling that is located on a corner with two local street frontages. The curb to property line distance is 10'. The total street buffer requirement is 1 tree and 3 shrubs on the 50' frontage and 3 trees and 7 shrubs on the 125' frontage. Some of the shrubs on the corner of both frontages are counting for both buffer requirements. Total landscaping of 2 trees and 4 shrubs on the property is also met.



Landscaping requirements within Residential Districts (including buffer requirements) for Collector Street frontages.

**Figure 5 – Overall View**



**Figure 6** depicts dwelling units located in the R1M, R2, RMU or R3 zone district with two collector street frontages. Collector street buffers require a minimum of 25' from the curb. In this corner lot example, the property line is 15' from the curb on the long frontage (125') and 10' on the 50' frontage. A collector street buffer requires 1 tree per 25 lineal feet and 1 shrub per 20 lineal feet. The **Figure 6** corner parcel with two collector frontages would require 5 trees and 7 shrubs on the long frontage and 2 trees and 3 shrubs on the 50' frontage. The example (Figure 6) indicates the required landscaping with the tree on the corner counting towards the short frontage and long frontage total number of trees. The property landscaping requirement of 2 trees and 4 shrubs is also being met.

Figure 7



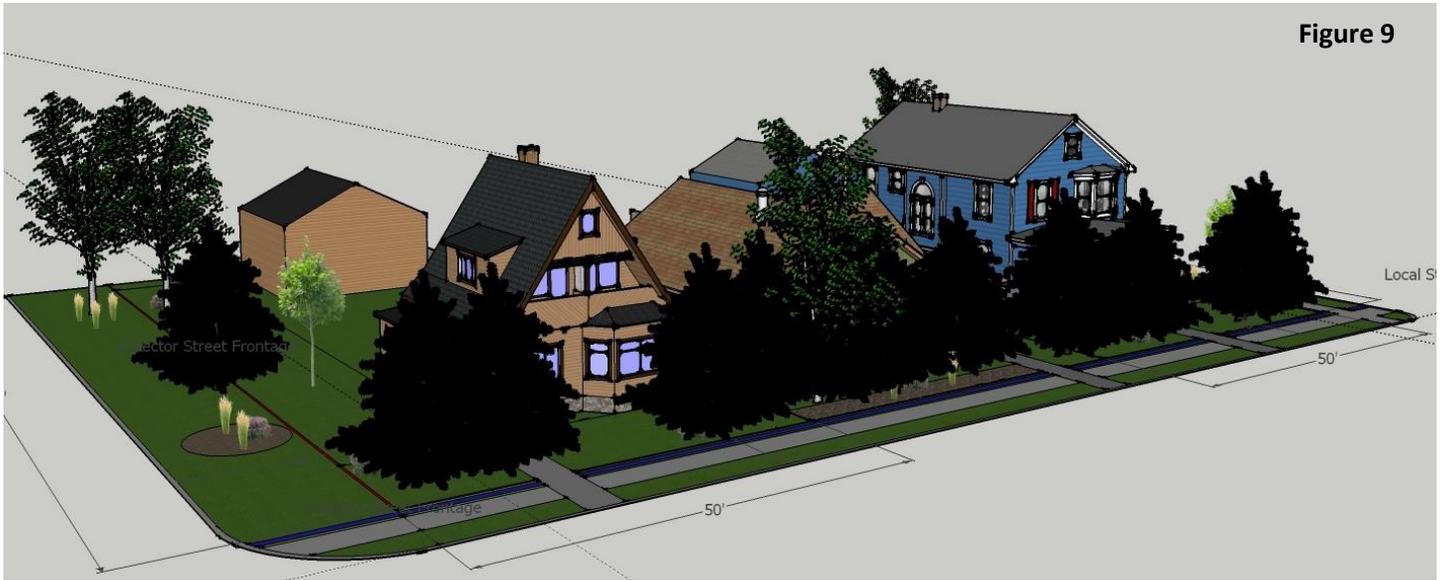
Figure 7 depicts a mid-block dwelling unit with 10 feet of right-of-way from the curb to the property line. The requirement for a collector street buffer is 2 trees and 3 shrubs. The site meets the requirement of the street buffer and would require 1 more shrub to satisfy the tree and shrub landscaping requirements (Table 4-11) for the zone.

Figure 8



Figure 8 is another example of a corner property with one collector street frontage (50') and the other a local street frontage (125'). The collector buffer requires 2 trees and 3 shrubs and the local buffer requires 3 trees and 7 shrubs. Again the placement of the corner tree and some shrubs are fulfilling the requirements of both street buffers. The landscaping requirements for trees and shrubs (2 trees and 4 shrubs) on the property are also being met.

**Figure 9** is a picture of what our existing Zone District Buffer would look like at 8 evergreen trees and 10 shrubs per 100 lineal feet.



As you can see the street frontage is overwhelmed with the tree requirement in **Figure 9**. **Figure 10** is a picture of the recommendation of 4 evergreen trees and 5 shrubs per 100 lineal feet.



## ***THE FOUR QUESTIONS FOR THIS VISIONING PROCESS***

Where is the community now?

Where is the community going?

Where does the community want to go?

How does the community fulfill the desired conditions?

### ***WHERE IS THE COMMUNITY NOW? and WHERE IS THE COMMUNITY GOING?***

#### **Population Growth and Demographics**

- Population growth over the past 25 years has been approximately 1% annually. The State Demographer estimates the population growth rate for Gunnison County through 2040 will be between 1.0 and 1.5 percent annually. In comparison to other mountain resort communities, especially on the I-70 corridor this growth rate has been fairly slow and will remain in a fairly constant projection in the future.
- There is a transition of educational and professional individuals choosing to move to Gunnison for a small town experience either for themselves or their families.
- The Hispanic population increased by about 80 percent between 2000 and 2010 from 374 individuals to 792 (13 percent of the Gunnison population).
- Gunnison citizens have a significant life expectancy. Gunnison is the youngest population of any municipality in the state of Colorado. Our resource rich and harsh climate attracts younger adults with families.
- Family composition is changing nationally. Single parent households will continue to be more prevalent in the future.
- Gunnison has a seasonal transient population consisting of young adults in the winter (college age) and older individuals in the summer (seniors).
- The community is well educated with approximately 37 percent of citizens having a college degree.
- How will we address the growing segment of our population that are in the poverty sector? Who are they and what age do they comprise?
- How should we reach our community at large?
- Gunnison is a remote community and very dependent on fossil fuels of all types.

## Land Use and Housing

- In 2007 approximately 75 percent of the municipal land area (pre-Gunnison Rising) was developed.
- Assuming a housing occupancy rate of 2.8 persons and a 1.5 percent annual growth factor, approximately 670 dwelling units may be constructed during the next 20 years.
- Infill development could accommodate approximately 1,440 additional dwelling units (2007 Master Plan).
- With annexation of Gunnison Rising, there is ample space to accommodate future development but fringe development in the 3-Mile area should also be considered as an important topic of discussion.
- Approximately 327 residential dwelling units were constructed since 1995. It is estimated that 87 new non-residential building permits were issued since 1990.
- Presently, 90 percent of the housing stock is occupied and rental housing stock accounts for about 58 percent of the market. NOTE: Get comparison from other communities and statewide.
- Between 1990 and 2010 the median contract rent has increased 68 percent and was reported to be approximately \$800 per month.
- The median County-wide housing value between 2000 and 2010 rose 42 percent.
- The cost of living in the Crested Butte area is causing a trickledown effect of workers into the City of Gunnison which affects our economy and the rental market.
- Mobile home parks have been and could remain to be affordable housing options.
- Density bonuses set forth in the Land Development Code are only attractive to large developments.
- Gunnison has an influx of second homeowners that consist of [REDACTED] percent of the housing market.

## Transportation Systems

- The existing city street system, configured in a grid network, is efficient and provides the ability to serve all transportation related needs for non-motorized travel and vehicle circulation.
- Existing peak daily traffic volumes at Tomichi/Main are estimated to be approximately 12,000 trips per day (TPD).
- At full buildout, traffic volumes will be approximately 32,000 to 35,000 TPD (Main/Tomichi).
- Developing non-motorized transportation facilities has been, and will continue to be, a City priority.
- Continued development of the city trail system is linked to non-motorized transportation but it is also tied to community recreational and open space functions.

- The Safe Streets design project, an accompanying outgrowth of early work associated with the Comprehensive Plan process, will be an integral focus of future community character.
- The Gunnison-Crested Butte Regional Airport is a critical transportation facility serving as an element for economic development and affecting a significant land area of the municipal territory.

### Economic Functions

- Between 2000 and 2010 the median County-wide household income rose 34 percent, from \$25,768 to \$39,181. In 2000 the per capita income was \$15,196 and in 2012 it increased 14.5 percent to \$17,776.
- One Valley Prosperity Project, spearheaded by a consortium of valley-wide entities, was initiated approximately two years ago. The mission of OVPP is to form a strategic path for directing the valley's economic focuses.
- The County's Better Cities project is a study focusing on economic development throughout Gunnison County. The Better Cities project has defined four specific target programs to increase economic vitality and they include:
  1. develop an innovation center focused on advanced technology;
  2. establish a feasibility study for a downtown Gunnison renaissance project;
  3. assess a high altitude training facility; and,
  4. explore medical tourism as an economic catalyst.
- City sales tax revenues have increased steadily over the past two decades. Use tax derived from construction material purchases and automobile sales have fluctuated with national economic downturns.
- Gunnison has a deficit of medical services as well as challenged access to those services.

### Environmental Conditions

- While the urbanized area of Gunnison is not within the mapped Gunnison Sage-grouse critical habitat, the community's fringe areas are designated. City projects related to the trail construction and the Gunnison River restoration project are in critical habitat and the listing has affected costs and scheduling of these projects. Gunnison Rising is designated as critical habitat and any development in the annexation will be subject to review under the Endangered Species Act.
- Flooding is a major potential natural hazard for the city to consider. Adopted City regulations require development in the floodplain to be constructed one foot above the 100-year event elevation. Development in Gunnison Rising is prohibited within the designated floodplain. Future development on the western fringe of the community will increase the potential risks associated with flooding.
- The dangers associated with potential wildfire are fairly limited in the city. However, undeveloped urban interface areas are at considerable risk, especially if the events occur during designated red-flag periods.
- Noxious Weed control activity in the city is funded by city revenues directed to the Gunnison County

Weed Control district. Several noxious weeds are very prominent and cheat-grass may be the most significant species of concern.

- Water Quality issues are directly related to urbanization and increased stormwater discharge associated with development. A draft *Stormwater Management Plan*, addressing new stormwater control technologies has been drafted but, has not been reviewed by City leaders for potential adoption. Presently, the City is not subject to MS4 stormwater mandates established under the Clean Water Act. However, at some point in the future the city will be subject to these regulations.

### City Services and Functions

- The General Fund is dedicated to administration, police, street operations and partial funding for the maintenance and operations of park and recreation facilities. The public input from Community Analysis indicated significant support for maintaining existing service levels provided by the various departments of the City.
- Water, sewer and electrical utility services are enterprise funds, meaning the revenues from these operations are generated from utility rate fees and use tax collected with new building permits. Enterprise funds also pay a promotional share to administration operations that support these utility operations.

### Technology (or Broadband)

- Gunnison has and will continue to have more telecommuters.

### Cultural Institutions / Arts

## ***WHERE DOES THE COMMUNITY WANT TO GO?***

### City Council Strategic Plan Directives (Goals)

1. Plan for the City's future: Safe Streets; Comp Plan; 3-Mile Plan; Lazy K, Broadband; Rebranding
2. Develop a vibrant and attractive community that is inviting to visitors and residents.
3. Create a walkable, bikeable, and drivable community that is safe and accessible to all types of users.
4. Invest in capital projects: downtown renaissance; Lazy K; Trails; LOOF Park; Safe Streets.
5. Make employment with the City attractive to current and future employees.
6. Improve delivery and efficiency of City Services.
7. Increase community engagement efforts and strengthen local and regional partnerships.
8. Support ongoing economic development efforts within the community.

### Land Use and Housing

- City investments in private development are appropriate when they derive a positive cost-benefit.
- Promote infill development in the corporate limits.
- Strategically direct water and sewer service areas outside the city limits that are appropriate for orderly growth.
- Continue the design focus on an inviting and attractive community emphasis on the downtown business and streetscape along the highway corridor.
- Ensure that housing is attainable for all citizens.
- Proactively secure the right to develop within the City limits with USFWS, avoiding individual parcel assessments for current Sage Grouse listing.
- Achieve integration of land use as private enterprise pursues development and build out within the City limits.
- We are an attractive location for housing. We need to maintain a diverse housing stock that accommodates all economic sectors of the community. We should strive to locate housing where the jobs are.

### Transportation Systems

- Maintain and enhance a walkable, bikeable, drivable, community that is safe and accessible to all types of users (Strategic Plan).
- Ensure that transportation planning actions maintain and enhance connectivity between residential neighborhoods, commercial areas, public schools, the Western State Colorado University campus and open space.
- Recreate highway corridors with design emphasis on non-motorized mobility, safe and efficient vehicle circulation and streetscape appeal (Strategic Plan).

- Ensure future extensions of the transportation system provide safe, efficient and appropriate roadways that are developed in a manner that provide appropriate connectivity and adjacency.
- Work with the various stakeholders to develop multi-modal transportation facilities that create adjacency and connectivity within the City, 3-Mile areas, and to and from the Upper East River Valley.
- Maintain airport functions and operations and designate an aesthetic corridor from the airport to downtown.
- Add RTA statement

### Economic Functions

- Support ongoing economic development efforts within the community (Strategic Plan).
- Increase community engagement efforts and strengthen local and regional partnerships (Strategic Plan).
- We need to acquire more baskets in the economic engine. (OVPP economic resiliency work)
- Protect the good jobs that are currently located here. (OVPP economic resiliency work)
- Public access to river is something to think about.

### Environmental Conditions

- Take steps to eliminate the impacts of the Gunnison Sage-grouse by changing the endangered listing boundary that affects future development within the city boundary and restrictive conditions that may be assigned by the Federal Government.
- Avoid development in flood prone area.
- Enhance riparian habitats that surround the community.
- Minimize risk and dangers associated with potential wildfire. (TAKE OUT?)
- Actively work on programs that reduce the proliferation of noxious weeds.
- Ensure that excellent water quality is maintained in our river and lake systems.
- Maintain and protect air quality of the community.
- Maintain reasonable noise levels.

### City Services

- Invest in Capital Projects (Strategic Plan)
- Improve delivery and efficiency of City Services (Strategic Plan)
- Apply new technologies to improve the efficiency of City Services.

- Work with the County on improving the Recycling Center.

#### Technology

- Achieve true broadband redundancy throughout the City.
- Increase technology to improve the efficiency and effectiveness of City Services.
- Enhanced education via new technology.
- Tech support?

***HOW DOES THE COMMUNITY FULFIL FUTURE CONDITIONS (OBJECTIVES)?***

Land Use and Housing

Transportation Systems

Economic Functions

Environmental Conditions

City Services

Technology (or Broadband)

Cultural Institutions / Arts