

# HOUSING



5.1 Overview

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## 5.1 Overview

**M**uch of Gunnison City's charm lies in its cozy brick bungalows and beautiful mixture of 19th and 20th century style homes. As Gunnison City progresses and grows, housing plays an integral part of the city's movement forward in the 21st Century. Affordable housing availability is an essential driver for both population and economic growth as people seek employment where there is business and employers seek to grow where there are workforce opportunities.

Gunnison City's nearly 700 housing units mainly consist of detached single-family units with a small number of semi-detached duplexes, mobile homes and multi-family dwellings such as apartment buildings. The availability of a mix of housing types is also critical for the City's economic sustainability and the quality of life of Gunnison City residents. An affordable mix of housing types addresses the needs of those seeking suitable housing and the needs of the market.

A fall 2018 public survey helped identify the new housing types that Gunnison City residents feel are needed:

7% - Detached single-family homes

3% - Semi-detached dwellings (duplexes)

30% - Multi-family dwellings (apartments and condominiums)

27% - Retirement condominiums and cottages

18% - Assisted living facilities



## 5.2 Housing Stock

### 5.2.1 Single-family & Multi-family Housing

Based on U.S. Census figures and building permits issued, Gunnison City is mostly comprised of single-family housing units. Among the other housing type variants are six semi-detached (duplex) units, 15 adult apartments, 16 mobile homes and RVs, and 12 low-income multi-family units. Although those numbers show there are options, they are still a very small minority of moderately affordable housing units amongst hundreds of single-family homes which makes affordable housing vacancies rare to find.

### 5.2.2 Value of Existing Housing Stock

Housing affordability is determined by the current market value of Gunnison City's housing stock. The median sales price of homes in Gunnison City last year was \$142,750, while Sanpete County's median home sales price stood at \$175,000.



Figure 5.1: Multi-family housing in Gunnison City area

## *5.2.3 Age of Housing Stock*

Half of Gunnison City's 700 housing units were built in or before the year 1970, meaning that half of the City's housing stock is nearly fifty years old and older. Gunnison City homes are relatively older when compared to the Utah State and Sanpete County median years, which are 1985 and 1979, respectively. In comparison, 131 homes have been built within the last twenty years, and just 35 homes have been built in the past ten years.

are safe and aesthetically pleasing. This course would whereby follow the goals and vision of having a high quality of life in Gunnison City as well as a safe, inviting and appealing community.

## *5.2.4 Condition of Housing Stock*

Due to the age of the housing stock, the City's age demographics, and the forecasted slow population growth, it would be wise to track the maintenance needs and quality of the housing stock to ensure they are safe and secure for owners, renters and those seeking housing. There are a number of state and federal funding sources for those needing assistance in refurbishing their homes and rental units.

Gunnison City conducted a Rooftop Survey as part of the City's Affordable Housing Plan, which will identify housing stock conditions and will display any needed improvements and refurbishments to the different housing types within the City. Rehabilitation and refurbishment of current housing stock is a cost-effective method of maintaining available units that

## 5.3 Moderate Income Housing

The State of Utah understands the need for affordable housing and as such has instituted in Utah State Code Section 10-9a-408 which requires cities to review and update their moderate income housing plan within their respective general plans. Therefore, state code requires each city to ensure the following elements are included and implemented.

1. An estimate of the existing housing supply of moderate income housing located within the city.
2. An estimate of the need for moderate income housing in the city for the next five years as revised biennially.
3. A survey of total residential land use.
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing.
5. A description of the city's program to encourage an adequate supply of moderate income housing.

Moderate income housing according to Utah State Code is defined as, "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the

median gross income for households of the same size in the county in which the city is located." The moderate income housing population may include those working in low-wage jobs, elderly on fixed incomes and young families.

The median household income for Sanpete County in 2016 was \$48,866, and the State of Utah recommends that Gunnison City use that figure to determine whether housing in the City is affordable or not.

Approximately 62% of all households in Gunnison City are moderate income or below. Currently amongst the current housing stock, there is a high percentage of affordable housing units and options for those who want to own or rent. Nearly 80% of the owner occupied units and 84% of the renter occupied units are affordable to households at or below 80% AMI (Area Median Income). Those households with an AMI below 50% still can find 17% of the total housing stock as affordable.

## *5.3.1 Estimate of Existing Housing Supply*

According to the 2010 Census, there were 53 vacant housing units out of a total of 631 total housing units for a total vacancy rate of 8.4%. Also, included is the rental vacancy rate which stood at 5.6%. Fifteen of the housing units were used for seasonal, recreational or occasional use, leaving an available total vacancy rate of 6%.

## *5.3.2 Estimated Need of Moderate Income Housing*

Since housing is linked closely with job growth and the economy of cities, Gunnison City has a need for moderate income housing to stimulate both population and economic growth. Although the unemployment rate is low (around 3.1%), unfortunately homebuilding is down due to a lack of skilled workers and craftsman in the area. Gunnison City is expected to grow about 10.7% or 202 people in the next 10 years, and therefore based on this information, the City should allow six to seven housing units to be built each year with the average household size as 3.14. Gunnison City should monitor annual growth to ensure the

building of housing units match the population and market need.

## *5.3.3 Survey of Residential Zoning*

Within Gunnison City's borders lies approximately 3392 acres, almost 1503 acres of which are zoned as some form of residential use.

### **5.3.3.1 Residential and Commercial (Mixed Use) Zoning District (190.1 acres)**

Provided to accommodate opportunities for a mix of residential, retail, and service commercial uses within the same district. The R&C-1 zoning district is established to achieve the following purposes:

- 1.** Provide for a variety and diversity of land uses that may be mixed vertically or horizontally in a unified and complementary manner.
- 2.** Achieve convenience for residents and encourage efficiencies in land utilization.
- 3.** Strengthen the City's economic base and provide amenities and features that enhance the City.



### **R-2-10,000 Single Family Residential Zoning District (659.55 acres)**

Provides areas for single-family and two-family residential uses. This district is provided to maintain and protect areas for residential dwellings and appropriate activities located in residential neighborhoods including the care and keeping of domestic livestock.

### **R-4-7,500 Multi-family Residential Zoning District (2.72 acres)**

Provided to allow the establishment of a variety of dwelling unit types from single-family to multiple-family units with their associated necessary public services and activities.

### **RR-1 Rural Residential Zone or Single Family Residential Estates Zoning District (650.35 acres)**

Provided to allow low-density residential neighborhoods with a quality of openness and to provide for certain rural amenities, including, but not limited to, care and keeping domestic livestock and providing agricultural opportunities and livestock related recreational activities on larger lots. The principal land use is single-family dwellings and incidental

and accessory uses located in a rural environment.

### **R-1-MHP Mobile Home Zoning District (0 acres)**

Provides appropriate areas for a choice of residential units by providing areas suitable for the establishment of single-family mobile home parks.

## ***5.3.4 Effect of Zoning on Housing Opportunity***

While zoning codes can impact opportunities for affordable housing and hinder the availability of certain housing types, Gunnison City's current zoning codes will not impede those with moderate to low income from finding affordable home buying options. This is due to the present availability of affordable single-family housing for many with moderate to low income.

Those who have very low income may have more difficulty in finding suitable and affordable housing to rent due to a lack of vacant apartment and multi-family. In addition, only a small area is currently zoned as multi-family. Therefore, in order to increase available multi-family housing units, some areas will need to be rezoned appropriately, and perhaps new code formulated to allow for smaller lot sizes for those who prefer to own a house.

Gunnison City's economy and the economic impact of surrounding cities in Sanpete County combine to strongly influence the affordability of homes within Gunnison City. It cannot be overstated that economic progress will spur on local and regional population growth that Gunnison City should invite and be prepared to receive. As most Gunnison City residents wish to continue the construction of single-family homes, multi-family housing is the next housing type that is most desired. A mix of housing types could be attractive to young professionals and young families as well. Furthermore, those with the lowest incomes could be benefited given the need to live close to their place of employment.

Residential development should be considered in tandem with economic strategies presented in the Economic Development chapter of this General Plan.

### *5.3.5 Strategies to Meet Future Needs of Moderate Income Housing*

Currently Gunnison City allows for several different zoning districts including a mixed-use zone along Main Street. There are duplex homes, some multi-family units and apartment units, and a small mobile home park to meet the needs of moderate income residents.



*Figure 5.2: Single-family housing in Gunnison City near G Hill*



However, there are not many vacancies, and fewer options due to most of the affordable housing being of single-family stock. Gunnison City must support the development of quality, affordable multi-family housing to allow those who are employed in the City and in nearby Centerfield to live in Gunnison City near to their workplace or they will reside elsewhere.

While there is affordable housing available to most, some of the housing stock – mainly single-family homes – are in need of repair and rehabilitation. For potential home buyers and renters of moderate income, that fact may turn them away or may pose an obstacle to fix. Gunnison City should utilize the Six County Association of Governments' Housing and Community Actions programs which range from the Weatherization Assistance Program, the reduction of energy costs, to other several home repair programs. Such programs can generally increase home comfort and safety.

The Six County Association of Governments also have two sensible programs for those who cannot afford to buy a home. The Mutual Self Help Program allows families to work together to build their own homes while the CROWN Program enables qualified

people to rent homes towards future ownership. There are CROWN homes already in other Sanpete County cities such as Ephraim, Moroni and Mount Pleasant. Besides local government support, there are also federal options such as a VA (U.S. Department of Veteran Affairs) or USDA (U.S. Department of Agriculture) loans and HUD (U.S. Department of Housing and Urban Development) assistance programs.

Zoning additional areas for higher density housing and multi-family housing would be beneficial to meet the market needs for more affordable housing. Gunnison City's progress and growth hinges on the availability of quality affordable housing for those on low to moderate incomes such as the elderly on fixed incomes, single people, young couples, young families, and those with modest income.

Continuous analysis of Gunnison City's housing stock and demographics through its Community Affordable Housing Plan will allow leadership to track and plan for appropriate zoning, planning and development measurements. This will ensure affordable housing for all current and future residents, and promote mindful growth for generations to come.

## 5.4 Goals & Strategies

1. Stimulate community growth and strength through the development of safe, appealing, and affordable housing.
2. Attract new residents through the development of diverse, moderate-income housing for young professionals, families and retirees.

Goal 1: Stimulate community growth and strength through the development of safe, appealing, and affordable housing.

## Strategies

» Biannually review and biennially update the Gunnison City Affordable Housing Plan to assess and address the housing needs of all groups.

» Work with the Six County Association of Governments to assist Gunnison City homeowners to rehabilitate and improve their homes.

» Work with academia, government and urban planning professionals to understand housing, economic, and regional trends as well as best practices in order to plan, develop and implement continuously.

» Continue to survey residents to understand their needs, concerns and questions about housing and land use in Gunnison City in order to respond quickly and also deal with the most important issues.

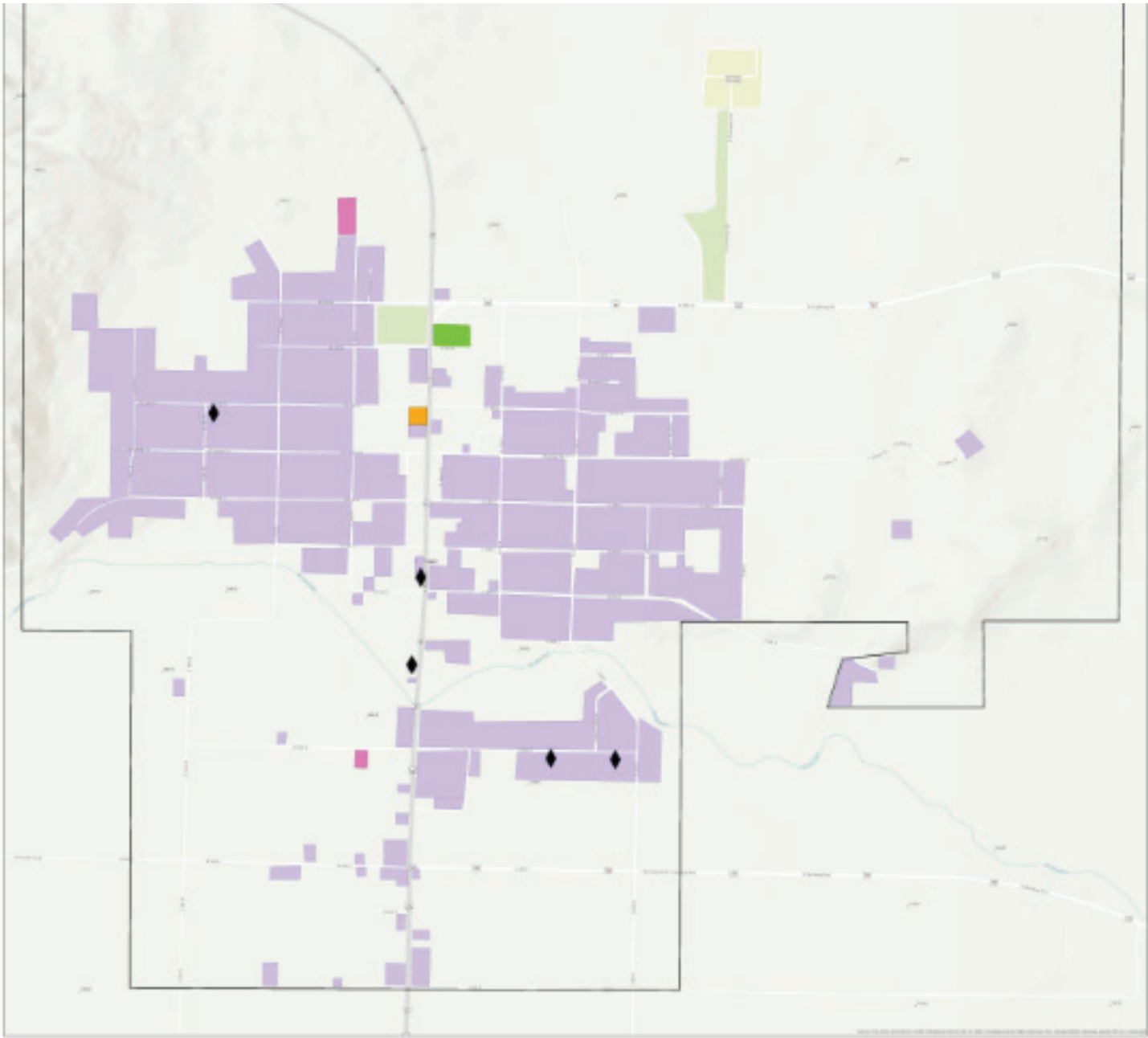


Goal 2: Attract new residents through the development of diverse, moderate-income housing for young professionals, families and retirees.

## Strategies

- » Research and seek state and federal funding or tax incentives to promote development of moderate-income housing.
- » Evaluate and make plans to utilize affordable housing programs of the State Department of Housing and Urban Development.
- » Revisit and revise zoning code to allow for both smaller lot sizes for single-family homes and multi-family housing units, such as semi-detached duplexes, multi-family apartments and retirement or assisted living homes.
- » Work with the Six County Association of Governments to assist low to moderate-income families or couples own a home.

Map 5-1: Housing in Gunnison City



- ◆ Semi-Detached (Duplex)
- Apartments
- Single Family Detached
- Mobile Homes
- Multi Family
- Gunnison Boundaries

0 0.5 1 2 Kilometers













# ECONOMIC DEVELOPMENT

6.1 Overview

6.2 Current Conditions

6.3 Future Economic  
Development

6.4 Attracting &  
Retaining Business

6.5 Economic Potential

6.6 Tourism Industry

6.7 Funding

6.8 Goals & Strategies



## 6.1 Overview

Gunnison City residents and officials believe that economic stability and growth are vitally important to the continuation and improvement of their city. This belief was consistently expressed by the City Council as well as reflected in the results of the Gunnison City General Plan Survey. Community members expressed that their primary concerns involve promoting economic growth and supporting local business. All of the community input gathered demonstrates that economic development is a goal that Gunnison City residents feel strongly about.

The General Plan helps promote purposeful economic growth that contributes to the development of Gunnison City in a way that aligns with the community's overall vision for the town. This element of the plan will outline economic conditions, goals, recommendations, opportunities, and strategies to guide Gunnison City's economic development.

## 6.2 Current Conditions

Economic analysis of Gunnison City was performed using both country and state level data. Because of Gunnison City's proximity to other cities within Sanpete County, the large number of in-commuters working in Gunnison City, and the large number of correctional facility inmates included in the town population count, it was concluded that the data obtained was insufficient to determine which industries within Gunnison City contribute to economic vitality.

Due to the lack of available information, economic models could not be used for further analysis. Instead, survey results and collected resident input were synthesized to provide understanding of the current economic situation and potential strategies for future economic growth. The community survey also reflected general trends of employment found when comparing the 2000 Census to the 2013 American Community Survey (ACS).

Appendix B, under the economic development section shows the division of labor according to type of industry for Gunnison City residents. It should be emphasized that this table is not a complete representation of the division of labor in Gunnison City. Chart 6.1 shows that large percentages of Gunnison City's workforce commute to work from the surrounding area but do not live in the city. This is likely due to a lack of available housing in Gunnison City in comparison with available jobs. Appendix B also shows that the majority of residents

surveyed either work in Gunnison City or are retired.

Though the information provided in Appendix A only accounts for a sample of the population, it is still a relatively accurate representation of the breakdown, by industry, of how and where Gunnison City residents work.

## Labor Pool Region

# of Employees by how far they commute to work

Employer	0-9 mi	10+ mi	20+ mi	30+ mi	40+ mi	50+ mi	Total	# of Towns Employees Live In
Correctional Facility	111	82	43	56	33	13	338	40
Gunnison Valley Hospital	130	43	21	10	6	8	218	25
ACT Aerospace	69	19	11	4	8	8	119	25
Freedom Innovations	55	3	4	3	1	2	68	13
Christensen Arms	26	1	2	1	5	6	41	17
Sanpete County	90	28	32	1	2	4	157	21
Total	481	176	113	75	55	41	941	
Percent of Total	51%	19%	12%	8%	6%	4%	100%	(Data: 3/2013)

*Chart 6.1: Breakdown of industry and residency*

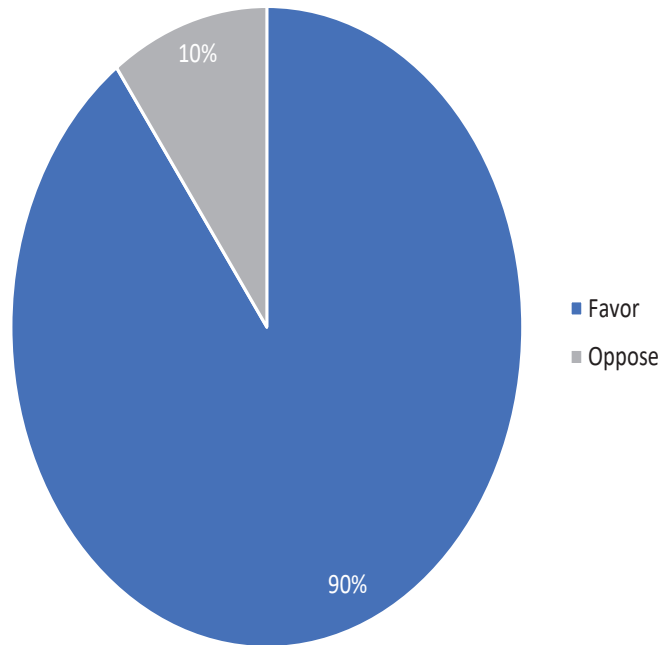
## 6.2.1 *Community Input*

Graph 6.1 shows that 90% of Gunnison City residents surveyed favor encouraging commercial growth within the city. When asked where commercial growth should occur (Chart 6.2), the most commonly favored locations were the industrial park, North Main Street, and South Main Street, with 50% of respondents favoring growth in the industrial park and 35% favoring growth on both North and South Main Street. Similarly, when asked what kind of growth should occur (Appendix B, Chart B.4.3), common responses were: “any growth that brings jobs,” “anything that fills vacancies,” “light industry,” and “restaurants.”

When asked to choose from a list of possible services and businesses needed in Gunnison City, the most commonly listed answers were restaurants, clothing, entertainment, and a hotel. Chart 6.3 shows that 70% of respondents thought more restaurants were needed, 56% thought clothing services were needed, 44% thought the entertainment was needed and 42% expressed the need for a hotel or motel. The need for a hotel or motel was commonly expressed to provide lodging for business travelers visiting ACT Aerospace and the Central

Utah Correctional Facility. Fulfilling needs for restaurants, clothing stores, and entertainment services could also entice current employees of the Correctional Facility, Hospital, and ACT Aerospace to seek permanent residence in Gunnison City.





*Graph 6.1: Reception of commercial growth*

LOCATION	FAVORABILITY
Anywhere (no restriction)	28%
Downtown Only	31%
North Main Street	35%
South Main Street	35%
Industrial Park	50%
Other	7%

*Chart 6.2: Potential commercial growth*

Business or Service	Percentage of respondents who consider it needed
<i>Restaurants</i>	77%
<i>Clothing</i>	56%
<i>Entertainment</i>	44%
<i>Hotel/Motel</i>	42%
<i>Grocery</i>	34%
<i>Gasoline/service stations</i>	31%
<i>Campground</i>	22%
<i>Off-road vehicle repair/parts</i>	18%
<i>Auto repair/parts</i>	14%
<i>Medical services</i>	13%
<i>Insurance</i>	8%

*Chart 6.3: Preferred businesses and services*

## 6.3 Future Economic Development

The strongest city economies are those in which local businesses provide sufficient services to meet local demand while also attracting clients from outside of the community. Gunnison City has the geography and potential demographic to develop this kind of economy. Though surrounded by other small cities, it is secluded enough to benefit from a local pool of businesses and services and be a notable stop for passing travelers. However, Gunnison City faces concerns about attracting clients from outside the community, attracting new residents, and bringing in revenue to facilitate growth. Economic development is a principal concern for the residents of Gunnison City.

The City should pursue policies and infrastructure necessary to provide the amenities many Utah residents have come to expect. Reliable utility services and high speed internet can serve as a major driver to support local growth, while improvements to recreational amenities can benefit locals and visitors alike. By attracting local business and promoting growth within the City boundaries, citizens and the Gunnison City labor force can reduce their commute times, reduce costs of living, support local economic growth,

and increase local wages and incomes.

Residents of Gunnison City should be encouraged to rely on businesses within the city to meet their needs whenever possible. As residents patronize Gunnison City business, the collected revenue stays in the local economy. However, as shown in Chart 6.4, many residents shop outside of the city, weakening the local economy. Developing the needed businesses and services to promote local shopping could greatly benefit the economy of Gunnison City.

According to Chart 6.4 , some profitable services in Gunnison City include the hospital, which meets the needs of 95% of surveyed residents, auto repair services, which meet the needs of 77% of surveyed residents, and hardware, grocery, and gasoline services, which all meet the needs of approximately 50% of surveyed residents. However, improved availability of certain business and services could meet local demands for which Gunnison City residents are currently shopping outside city limits. A few of these services include lodging, entertainment, clothing, and dining. These survey results are consistent with citizen commentary in public meetings concerning potentially beneficial

# GUNNISON CITY GENERAL PLAN

growth opportunities.

Additional economic benefit could be derived from the unique character of Gunnison City and various recreational opportunities that can be found there. Main Street offers visitors the opportunity to peruse in a historic downtown setting and experience small town life. Development of Gunnison City's trail system could also attract visitors to the city for remote recreational opportunities.

These recreational opportunities could be capitalized on by the development of an RV park or campground in the area. Gunnison City could greatly benefit economically as new and existing businesses focus on catering to tourists while also serving the local population.



*Figure 6.1: Main Street businesses*



SERVICE	GUNNISON	SALINA/RICHFIELD	SEVIER COUNTY	MANTWEPHRAIM	SANPETE COUNTY	WASATCH FRONT	INTERNET
Gasoline	47%	41%	1%	2%	2%	7%	0%
Groceries	53%	17%	4%	13%	3%	8%	1%
Hardware	67%	22%	7%	3%	0%	1%	0%
Dining out	24%	37%	10%	8%	5%	14%	0%
Prescriptions	89%	3%	0%	3%	1%	1%	2%
Doctors	93%	2%	1%	1%	0%	4%	0%
Hospital	95%	3%	0%	1%	0%	2%	0%
Dental	55%	28%	1%	9%	4%	3%	0%
Banking	58%	19%	1%	11%	3%	4%	5%
Auto Repair	77%	7%	0%	8%	2%	5%	1%
Automobiles	34%	10%	4%	7%	4%	35%	6%
Appliances	13%	29%	10%	2%	3%	39%	4%
Clothing	2%	13%	3%	7%	3%	51%	21%
Insurance	61%	10%	1%	6%	2%	8%	10%
Furniture	30%	10%	4%	2%	3%	49%	2%
Entertainment	29%	12%	5%	5%	9%	29%	11%
Gifts	8%	11%	4%	7%	5%	29%	36%
Lodging	14%	7%	6%	1%	3%	59%	10%

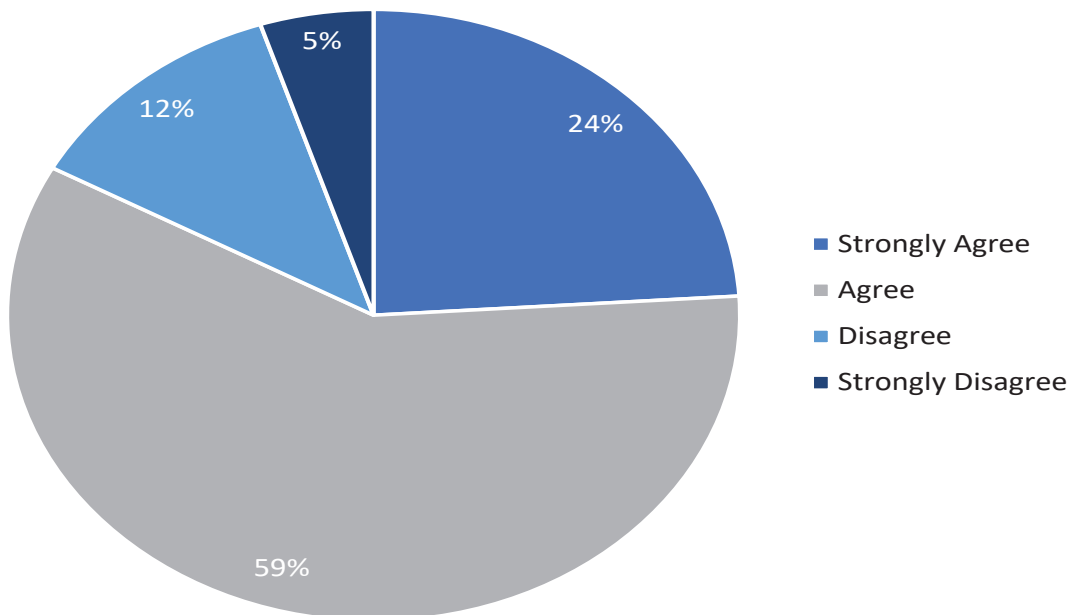
*Chart 6.4: Preferred locations for different needs*

## 6.3.1 Special Events

Gunnison City holds a variety of special events every year, these events are taken into consideration in this section. Special events bring visitors who help support the economy through their patronage of local business. Graph 6.2 shows that 83% of survey respondents either agreed or strongly agreed that the city should encourage or sponsor more cultural and community events. The Gunnison City 4th of July celebration was commonly listed by residents as something they like about their town.

Special events are a significant way to stimulate the economy if business owners are able to cater to the needs of attendees.

Residents commented that Gunnison City community events should be better advertised in the Sanpete Messenger newspaper as well as the Sanpete County Summer Recreation Guide.



*Graph 6.2: Cultural and community events*

## 6.4 Attracting and Retaining Business

**R**egionally underrepresented businesses that locate to Gunnison City would increase city revenue and foster growth. For this reason, Gunnison City should establish a Chamber of Commerce to actively pursue and retain such business. Members of the Chamber should promote “buy local” campaigns; encourage businesses to locate to Gunnison City; seek to fill vacancies on Main Street with needed services; and encourage residential growth within the City. Additionally, members in the Chamber work to ensure that all potential business sites are ready to use based on the “Five-way Test.”

If the property does not meet the Five-way Test, the Chamber of Commerce will work with the City to make the necessary changes. City officials should also be proactive in their efforts to attract new businesses to the area. Gunnison City should be ready when a potential business owner shows interest in locating within the City limits by providing them with a timely response as well as information regarding development sites that include landowners’ contact information. Additionally, city officials can encourage business owners by referring them to local developers and expediting the process of

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### The Five-Way Test

1. The property is annexed or within City boundaries
  2. The land is zoned for business use
  3. Utilities are available or a utility plan is in place
  4. A fully improved asking price is readily available
  5. Transportation via major highways is available without interference of residential areas, school zones, or other incompatible uses
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zoning and permit approvals. Businesses would be more inclined to locate in Gunnison City if sites have been prepared for market.

The industrial park has been suggested as an ideal location for new businesses as professional and high-tech industries could potentially locate here. By bringing new manufacturing businesses to the industrial park and filling Main Street vacancies with new retail, Gunnison City would be better prepared for economic sustainability and growth.



*Figure 6.2: Grocery store in Gunnison City*



## 6.5 Economic Potential

In addition to introducing new businesses into the Gunnison City economy, the City has many characteristics that could lead to rapid economic growth. Gunnison City should explore local characteristics that make the City unique and develop these opportunities for economic development. For example, residents identified opportunities such as historic value, the high number of in-commuters, the location on the way to a number of national parks, the local beauty, and small town feel. These strengths can be developed and utilized to support economic growth.

Snow College in the nearby city of Ephraim brings young people from around the state to Sanpete County. College students represent the market segment most likely to spend money on food and entertainment services, particularly services that are unique. The City could generate this type of spending by creating a place attractive to college students. Gunnison City is home to a growing number of retirees. Retirees can have a particularly positive influence on the economy if they choose to spend locally. This demographic brings money to the local economy that they have made outside of Gunnison City or that they receive from Federal Social Security.

As mentioned previously, special events, historical setting, and geographic location give Gunnison City a competitive edge in the tourism market. The City could ensure appropriate committees are in place to help businesses capitalize on spending from people living outside the City.

## 6.6 Tourism Industry

**T**ourism is an industry that deals primarily with recreational travelers as a source of income for a city. In today's world where travel and communication have never been easier, tourism is a fast-growing industry. In 2017, tourists in Utah spent \$9.15 billion, supported 147,800 jobs, gave the state \$1.34 billion in tax revenue, and relieved each household in Utah \$1,375 in taxes. Tourism can be an excellent basic sector for an economy if it is done right.

Not only are economic benefits gained from the industry, but many social and environmental benefits can also occur as well. The tax dollars brought in could fund public spaces such as parks, recreation centers, or schools. The history and heritage of Gunnison City could be preserved by marketing that same history and heritage as a reason to come and visit. Funding could be obtained to create recreational facilities that will cause the environment to be enjoyed and protected at the same time. While tourism has many benefits to a community, it also has many problems that often accompany it, such as overused facilities, cultural clashes, and a seasonally based economy. Planning for this industry makes it possible to maximize the positive impacts while minimizing the

negative ones. The purpose of this tourism section is to help facilitate a successful tourism industry.

### *6.6.1 Shortcomings*

Usually, a tourism plan is created from a market analysis, public surveys, stakeholder input, and impact studies. This section of the plan will not be so detailed, and will instead provide a brief overview based on public input gathered for this general plan. The purpose of this section is to outline, not plan, how Gunnison City might capitalize on the tourism industry as an economic development tool.

### *6.6.2 Tourism Existing*

#### *Conditions*

Residents feel that there are at least six kinds of visitors:

- » **Business Visitors**
- » **High School Visitors**
- » **Outdoor Recreationists**
- » **National Park Tourists**
- » **Families**

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## Business Visitors:

Come to the industrial park or the prison for work purposes.

## High School Visitors:

Usually students coming to compete against the Gunnison Valley Bulldogs. Their parents and faculty chaperone them as they compete.

## Outdoor Recreationists:

The terrain surrounding Gunnison is full of hills and is home to a lot of big game, which provides for the recreation that brings people through the city and out into the mountains. The Arapeen Trail System resides not far to the east of Gunnison City. Many hunters and ATV riders drive through Gunnison City to get out into the mountains.

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## National Park Tourists:

Gunnison City is not far from Capitol Reef and Bryce National Parks. Many tourists from the north will go through Gunnison City on their way down to these parks. They often will stop and rest in this area.

## Families:

Many of the posterity and relatives of current residents have moved away to other parts of the state. They will come back occasionally to visit family.

There may be other kinds of visitors not listed here. Additional research will be needed to determine who comes, how many, and how often. The Sanpete Travel & Heritage Council could become an excellent partner in gathering this data.

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## 6.6.3 Opportunities

Gunnison City must determine what resources and amenities it has that visitors would be willing to come and enjoy. Understanding that these are opportunities for economic development will help create a vision and a plan to bring in more visitors to boost the economy.

The following is a list of what Gunnison City has to offer. Creative thinking and good planning could turn these opportunities into real economic development through tourism in Gunnison City.



*Figure 6.3: Gunnison City's only hospitality business.*



*Figure 6.4: Gunnison Valley Bank*



Opportunities for Tourism	
Categories	Amenities
Historic Places	<ul style="list-style-type: none"> <li>• Main Street</li> <li>• Pioneer homes</li> <li>• Native American petroglyphs</li> <li>• Clock and the wall on Main Street</li> <li>• Pioneer home at City Park</li> </ul>
Businesses	<ul style="list-style-type: none"> <li>• Main Street</li> <li>• Industrial park</li> <li>• State prison</li> <li>• Local restaurants</li> <li>• Hospital</li> <li>• Other local businesses</li> </ul>
Potential Redevelopment	<ul style="list-style-type: none"> <li>• Empty stores on Main Street</li> <li>• Old elementary school</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Highway 89 (a historic highway)</li> <li>• 45 minute drive to a connection to I-15</li> <li>• Stopping point between the Wasatch Front and National parks</li> </ul>
Amenities	<ul style="list-style-type: none"> <li>• Library</li> <li>• City Park</li> <li>• Swimming pool</li> <li>• San Pitch Dragon</li> <li>• Baseball Park</li> <li>• Soccer Fields</li> </ul>
Natural Environment	<ul style="list-style-type: none"> <li>• Surrounded by hills and mountains</li> <li>• Open space and farmland</li> <li>• Game for hunting</li> <li>• San Pitch River</li> <li>• Sevier River</li> <li>• Desert climate</li> </ul>
Recreation	<ul style="list-style-type: none"> <li>• ATV trails</li> <li>• Gateway to Arapteen Trail</li> <li>• Gunnison reservoir</li> <li>• State parks</li> <li>• San Pitch River trail</li> <li>• G Hill</li> <li>• BMX park</li> <li>• Model airplane field (good for drones)</li> </ul>

*Chart 6.5: Opportunities for Tourism*

## 6.6.4 Tourism Trends

Understanding why people come and what people want to come and see will be helpful in long- term economic development. Both should be considered in regards to regional, state, and national tourism trends. These trends should be understood so that Gunnison City can meet a market demand in tourism if it so chooses.

Below is a diagram and a table illustrating the many different kinds of tourism that bring people to or through rural communities. The list comprises the most common types of rural tourism. It is not meant to be a comprehensive list, but rather it is meant to give ideas of potential market demands for tourism that are out there for Gunnison City.

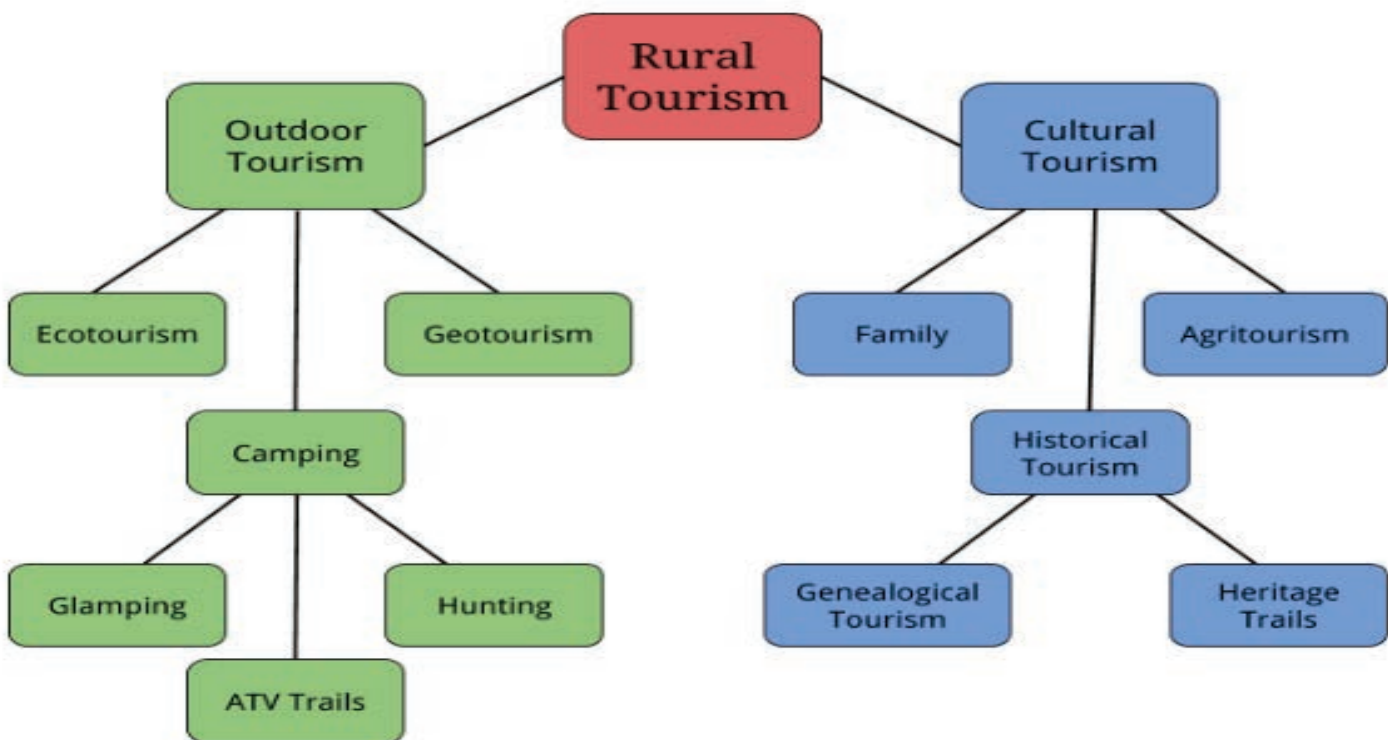


Chart 6.6: Tourism types

# Definitions:

## Rural Tourism:

The tourism of rural areas. There are many kinds of rural tourists. Many enjoy exploring rural cities by visiting their main street. Others own a vacation home in a rural town to have a place to get away from the big city. Some are trying to connect to the people or culture of the area.

## Cultural Tourism:

The tourism of connecting to different cultures. This can be done by meeting with people in local businesses, airbnb's, or visiting historical or religious sites of the area.

## Family Visits:

Visiting family is the most common kind of tourism world wide. People enjoy visiting relatives and connecting with them. For Gunnison City, this is especially true. However, these kind of tourists tend to spend the least amount of money compared to other types of tourists.

## Historical Tourism:

Visiting historical sites is a favorite way for people to learn about history. In Utah, there are many who are fascinated with the history of the Church of Jesus Christ of Latter-Day Saints and will visit many rural communities in Utah as part of this tourism. Manti is a common destination for these tourists, and many of them travel through Gunnison to get there. Others could potentially come to find the Jewish heritage found here.

*Agritourism:* A kind of cultural tourism where urban residents seek for a rural-agricultural experience. Farms and orchards provide the perfect location to meet this demand. Often, tourists will have the opportunity to learn about farm life by milking cows, picking fruit, or riding a tractor. There are many large tourist farms like this throughout the United States. Many here in Utah are seasonal during the harvest time.

*Geneological  
Tourism:* In a day and age where learning about and connecting to your past has never been easier, there are many who will travel the world seeking to find where their ancestors lived and died. Many are looking for birth, death, and marriage records to help complete their family tree. Others are looking for a grave or the house they lived in.

*Heritage Trails  
Tourism:* There are many who want an experience on historical routes or trails. This can be the route that a historical figure or group took or it can be a historic trade route. Gunnison City is on at least one such route, Highway 89. It was the original pioneer highway that connected Logan to Kanab.

*Outdoor Tourism:* The tourism of the natural environment. These tourists are often interested in all kinds of outdoor recreation.

*Ecotourism:* Seeks to reach areas undisturbed by mankind. Usually interested in finding the pristine beautiful wilderness so one can better connect with nature. The main attractions for these tourists are the native flora and fauna as well as the cultural heritage of the rural community.

*Geotourism:* Interested in viewing the geologic landscape. They enjoy the uniqueness of the terrain of an area and enjoy the view of the area. Those who visit the National Parks of Utah are geotourists.

*Camping:* Those who are leaving the big city to get to a more primitive location and stay the night in the great outdoors. Gunnison City is surrounded by many excellent camping spots.



*Glamping:* Camping, but in a glamorous way. People who want the adventure of camping, but the amenities of a hotel. Their tents will have electricity, couches, beds, and more. Often resort based.

*ATV Trails:* Recreationists who enjoy ATV riding. Gunnison City is surrounded by these kinds of trails

*Hunting:* Recreationists or campers who hunt game.

## *6.6.5 Recommendations*

It is not clear how the residents feel about tourism as an industry for their city. Public comment seems to strongly desire amenities that tend to follow tourism. However, the connection between obtaining those amenities and welcoming the tourism industry into their city does not seem to be distinct.

Residents do not see Gunnison City as a destination for the foreseeable future, but they do recognize a need to have visitors spend money in their town.

It has been suggested that creating a rest-stop economy may be a niche that Gunnison City can fit into. As mentioned, many travelers go through town to get to tourist destinations not far away. Allowing facilities to be built that will appeal to these travelers to stop and stay for a break may be needed. Some of these facilities are already built, but require better marketing. One location that has been suggested for this kind of agglomeration to exist would be across Highway 28 from the Central Utah Correctional Facility on the west side. Other considerations will be needed to determine if that is a suitable location for hospitality services.

It is up to the city to determine both if and how tourism will be a viable industry for their residents.



*Figure 6.5 : State-run correctional facility*

limited to, the Six County Association of Governments (SCAG) and the federal Economic Development Administration (EDA). The Comprehensive Economic Development Strategy, the Community Development Block Grant Program, offered through SCAG, and the 2019 REDI Grant Program are examples of such funding options. Projects to encourage economic development can be funded through these grants along with local revenue generated by taxes and fees.

## 6.7 Funding

When the City invests in improvements necessary to foster economic development, new jobs and revenue will be the result. Making the necessary preparations for economic growth will require infrastructure improvements, site preparation, and other costly initiatives. Therefore, Gunnison City should be proactive in pursuing funding and other resources provided by various government entities. These include, but are not

## 6.8 Goals & Strategies

1. Expand and support local businesses and Main Street's economy.
2. Promote growth in the local economy, including the tech industry.
3. Encourage tourism through community involvement events and recreational opportunities.
4. Create jobs by attracting light industry to the industrial park.

## Goal 1: Expand and support local businesses and Main Street's economy.

### Strategies

- » Encourage a Chamber of Commerce that will promote and encourage economic growth of existing businesses.
- » Encourage Chamber of Commerce to create a buy local initiative to encourage Gunnison citizens to patronize businesses within the community.
- » Establish a Historic Commercial Zone along Main Street to preserve buildings and facilitate commercial growth.
- » Prepare design guidelines including architectural requirements for developments within the Historic Commercial Zone.
- » Coordinate city marketing and promotion efforts with regional and statewide partners, such as the State Historic Preservation Office and Governor's Office of Tourism.

## Goal 2: Promote growth in the local economy, including the tech industry.

### Strategies

- » Target businesses that are determined to be viable for the area and pursue them with incentive packages when available and necessary.
- » Accommodate high-tech and professional businesses seeking to establish themselves in Gunnison City.
- » Continue to coordinate closely with private, county, state, and other economic development organizations.
- » Seek out the development of an RV park and/or additional lodging within Gunnison City limits in order to provide in-commuters and visitors a place to stay.
- » Promote economic growth along Highway 89 to capitalize on large numbers of commuters to the prison, ACT, and the hospital.
- » Conduct a review of city ordinances and zoning code to determine that they are currently applicable to the goals and needs of Gunnison City.



Goal 3: Encourage tourism through community involvement events and recreational opportunities.

## Strategies

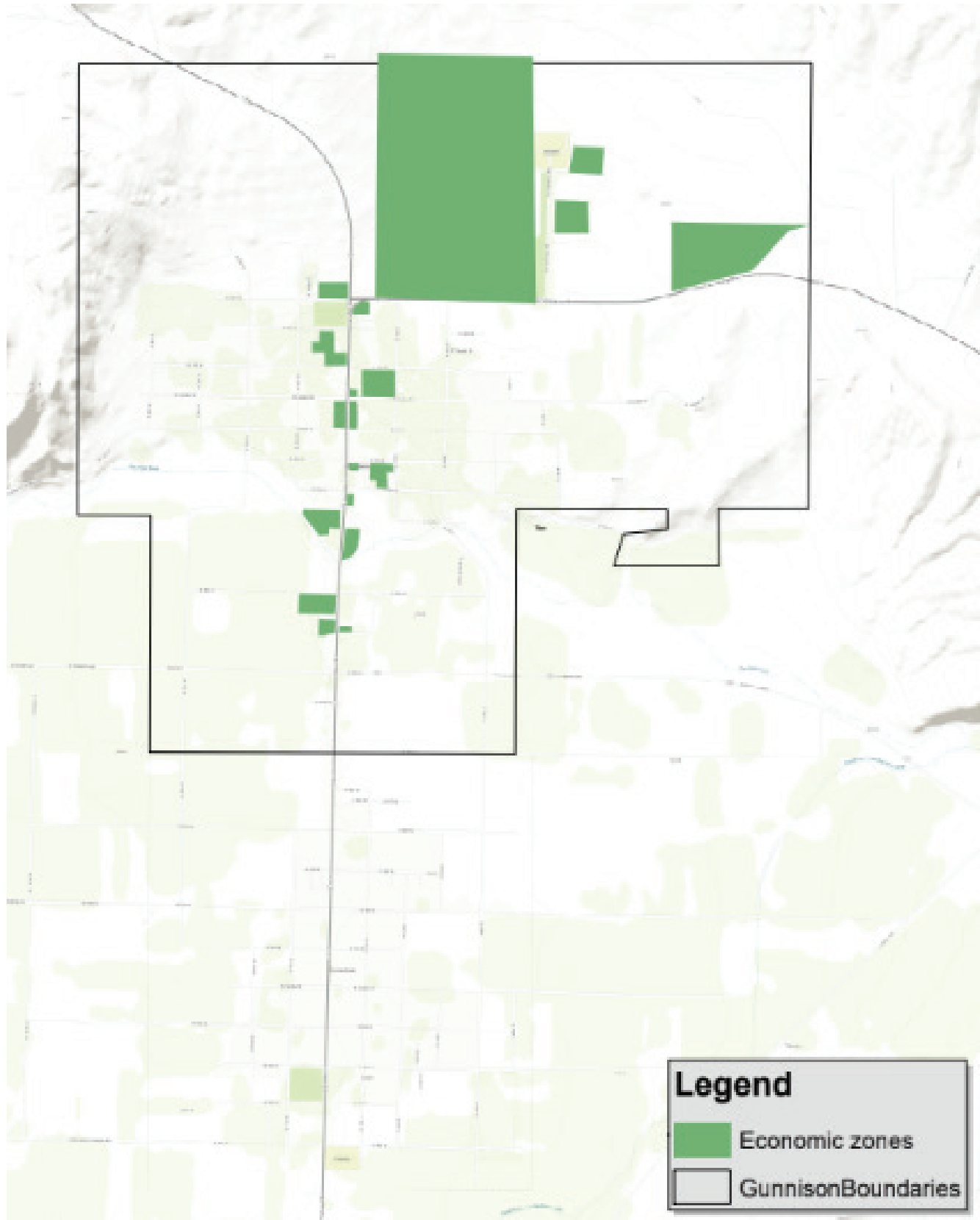
- » Encourage and support special events in the City including the 4th of July Celebration, Dairy Days, and community parades.
- » Seek more effective and specific advertisement of Gunnison City events in the local newspaper as well as in the Sanpete County Summer Recreation Guide.
- » Create a Special Events Committee that will be responsible for coordinating support with current events, seeking out potential future events for the City, and developing strategies to help local businesses profit from the events.

Goal 4: Create jobs by attracting light industry to the industrial park.

## Strategies

- » Provide adequate infrastructure to support the anticipated needs of commercial, industrial, and residential development.
- » Ensure that properties within the industrial park meet the Five-way Test.
- » Pursue grants through the Federal Economic Development Administration and other institutions below the federal level to improve infrastructure at the industrial park.

*Map 6-1: Economic Zones in Gunnison City*











# TRANSPORTATION

A background photograph of a residential street. On the left, there are tall, leafy green trees. A paved road runs horizontally across the lower half of the image. In the distance, a dry, hilly landscape is visible under a clear blue sky. Several utility poles with power lines are scattered along the street.

7.1 Overview

7.1 Community Input

7.3 New Transportation Facility

7.4 Roadway Network &  
Classification

7.5 Existing Conditions

7.6 Non-Motorized

Transportation

7.7 Goals & Strategies

## 7.1 Overview

To meet the transportation needs of current and future residents, employees, and visitors, Gunnison City will need to maintain, improve, and expand the existing transportation system. Growth will continue to be accommodated through a planned system of sidewalks and streets which contributes to the vitality of the City. All future expansions should be planned and designed to be within the fiscal capacity of the City. These expansions should also maintain enough flexibility to evolve as needs and technology change. The location and design of any new facility should be integrated into the surrounding neighborhood and larger community while protecting the character of the original city grid as changes occur. New transportation facilities should have a vision for the future by having sustainable designs that also provide maximum durability while minimizing maintenance costs.

## 7.2 Community Input

When discussing transportation facilities, it is important to consider input from residents as their use of these facilities determines many of the improvements needed to the infrastructure. Based on survey results collected in the fall of 2018, the lack of sufficient sidewalks in the city of Gunnison was a large concern. Children's safety was a big motivator when discussing the lack of sidewalks in Gunnison City. Transportation facilities such as new sidewalks should enhance safety in the community.



## 7.3 New Transportation Facility Criteria

**A**s new facilities are discussed and planned for in Gunnison City, it should be taken into consideration the existing pioneer era grid system. Efforts should be made to ensure that the new facility and the desired future land use pattern are mutually supportive. The facility should reflect the desired future development pattern in scale, function, and intensity. In addition to these issues, all new

transportation facilities must satisfy the requirements found in the Subdivision Ordinance, Zoning Ordinance, and all other relevant laws and standards of the City code.

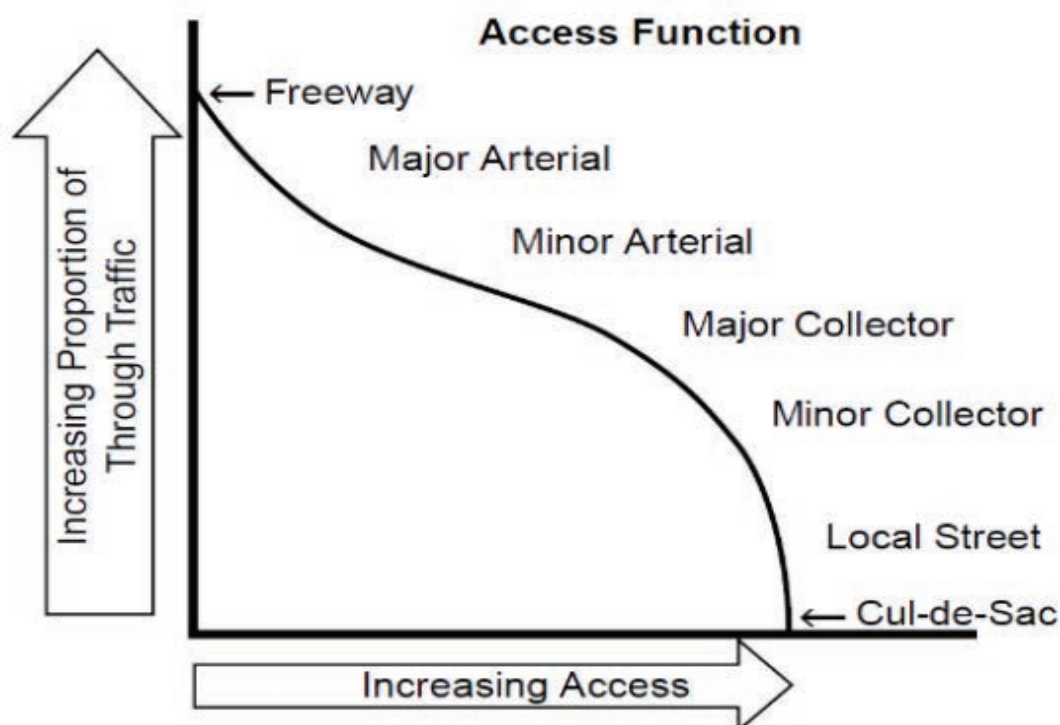


*Figure 7.1: Main Street; also considered Highway-89*

## 7.4 Roadway Network & Classification

Each road and street facility in the city of Gunnison has been classified according to its intended use and capacity. Each of the following classifications represent a different type of roadway or street and include a short description of typical characteristics. The classifications represent a local definition and description and are not intended to reflect any county, state, or federal definitions, but rather to provide an effective method for designing

a transportation system. As a facility increases in its mobility, or ability to move vehicles, it decreases in access, or the ability for vehicles to access areas of the City. The hierarchy shown in [Graph 7.1](#) is provided as a reference, but because of the relatively small size of Gunnison City, not all classifications may be applicable.



Graph 7.1: Access function examples



## *Roadway classifications in Gunnison City are as follows:*

### *7.4.1 Major Arterial*

Major Arterial are intended to accommodate large amounts of intercity traffic (e.g. residents of Centerfield passing through Gunnison City) while also servicing local residents. Accordingly, principal arterials are designed to limit access and maximize mobility. Because these facilities are designed for traffic with higher speeds, pedestrian facilities should be separated from the traffic flow through the use of planter strips, detached sidewalks, and landscaping. Currently, Highway 89, which serves as Gunnison City's Main Street, and Highway 28 are the major arterials in Gunnison City.

### *7.4.2 Minor Arterial*

Minor arterial roads serve as alternate routes in and out of Gunnison City and are characterized by some level of outside traffic. In Gunnison City, the minor arterials are W 100 South which turns into Farmers HWY and E 600 South which turns into UT-137, as well as Indian Road, which connects HWY 28 to 200 W.

### *7.4.3 Local Collector*

Local Collectors typically serve the transportation needs of residents in a particular area of the City, such as a neighborhood. A local collector is the backbone of the local street pattern. Although local collectors are meant to service mainly residential developments, they also provide transportation to complementary uses such as parks, churches, and schools. Access is not limited on minor collectors, but traffic flow and safety are important attributes. The majority of Gunnison City is comprised of local collectors.



*Figure 7.2: Local collector road in Gunnison City*

## 7.5 Existing Roadway Conditions

All paved roads throughout Gunnison City are constructed with asphalt paving material. Pavement condition was rated using the State of New York's rating system to determine road quality. The rating system has been adapted for the sake of simplicity and clarity into three categories: Good, Fair, and Needs Improvement. [Map 7-1 on page 134](#) shows the existing condition of roadways in Gunnison City based on these categories.

### 7.5.2 Good

Roads in this category are smooth and have no untreated damage which would allow water to seep into and damage the roadway. Treated damage may include minor faulting or small longitudinal cracks that have been sealed to keep it watertight. A complete sealer coat could also be used. Patch repairs are acceptable if they do not affect the smoothness for passengers traveling along the road.

### 7.5.3 Fair

Fair roads may have some wear or damaged sections, but it is not imperative that it be repaired immediately. Roads labeled as fair are not a priority in improvement but may need some improvement in the years that follow.



*Figure 7.3: Road with faulting issues*

### 7.5.4 Needs Improvement

Roadway is damaged with faulting, longitudinal cracks ([see Figure 7.3](#)), or alligator cracking ([see Figure 7.4](#)). Alternatively, the roadway has not been sealed or is damaged to a point where the surface cannot be repaired without substantial resurfacing. Substantial patching or damages create an uncomfortable experience for passengers traveling along the roadway and can cause damage to vehicles. Also included in this classification are the many roads in Gunnison City that are not paved.





Figure 7.4: Example of "alligator" cracking

## 7.6 Non-Motorized Transportation

### 7.6.1 Sidewalks

All new developments should address sidewalks. The sidewalks in each development should be installed by the developer in a manner agreeable to the Planning Commission and City Council, and compatible with the surrounding pedestrian system. Safety of pedestrians should always be the primary concern of the City in approving sidewalks in a new development. In the survey, one out of four respondents suggested adding more sidewalks when asked what they would change about the City.

### 7.6.2 Bike Lanes

While bicycles can travel along roads, it is safer for both vehicles and bicyclists if a dedicated travel lane is designated for bicycles. This is a priority along roads where there are higher volumes of vehicular travel and those with hazards in the road such as gravel or potholes. Discussions with the public as to which roads should include a bicycle lane will help in installing them at the needed locations.



## 7.7 Goals & Strategies

1. Provide multiple, safe, and viable transportation options to the citizens of Gunnison City.
2. Utilize and improve upon the original city grid system.

Goal 1: Provide multiple, safe, and viable transportation options to the citizens of Gunnison City.

## Strategies

» Repair existing sidewalks.

» Create a sidewalk on the west side of 200 E that extends from 100 N to the river walk.

» Connect existing sidewalks to each other through the addition of new sidewalks.

» Over time, complete a city-wide sidewalk network starting from the inside moving outwards.

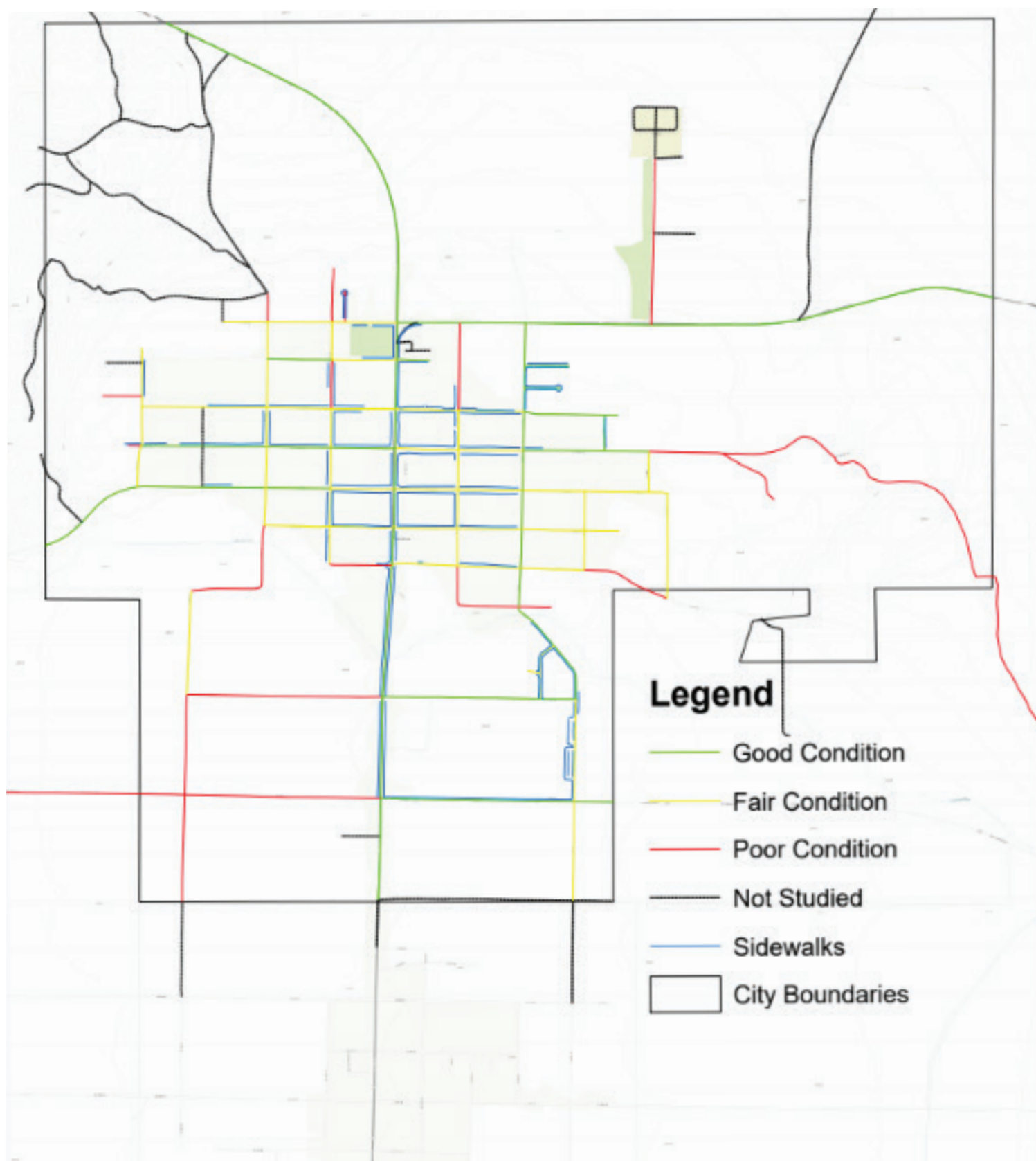


## Goal 2: Utilize and improve upon the original city grid system.

### Strategies

- » Pave gravel roads and make plans to improve and pave existing City-dedicated roadways to encourage growth, improve access, and to be uniform with other streets in Gunnison City.
- » Resurface existing streets to prevent further deterioration.
- » Repave streets with large chunks of asphalt missing.
- » As new developments come into town, enforce and extend the original city grid system.
- » Require private developments to assist in funding major street system improvements through street impact fees, dedication of land, and construction of new roads.

*Map 7-1: Road Conditions in Gunnison City*













# PUBLIC FACILITIES



8.1 Overview

8.2 Community Input

8.3 Water

8.4 Sewage & Treatment

8.5 Storm Drainage

8.6 Electrical Services

8.7 Gas Services

8.8 Data Services

8.9 Public Buildings

8.10 Goals & Strategies

## 8.1 Overview

The capacity and quality of public services significantly affect the quality of life enjoyed by those who live, work, and own property in Gunnison City, and sets the basic standards of living for future generations. Gunnison City's population is estimated to increase to 2,495 residents by 2040 and per efforts of revitalizing economic development, may experience higher visitation. Population growth and increased visitation will likely increase the demand for utilities and public facilities.

Concurrent with city goals, as population increases, it is vital to secure that demand for services does not exhaust supply so that future generations inherit a public infrastructure that is viable and able to be accommodated for future needs. This is of utmost importance because of the drive to foster organized growth, while carefully accounting for natural resource availability and remaining significant to the region. Increased utility and facility use is expected to be paid by and for new development as part of impact fees. In this, investment, timing and place are things to consider in utility and facility expansion.

This chapter will detail the plans for municipal utilities and public structures, properties, and measures required to meet the needs of the community. To

maintain the “progress with purpose” mentality, the following sections should be reviewed periodically and updated within the context of all other General Plan chapters and against the broader context of changing economic, social, and political standards of the City.

## 8.2 Community Input

Various opportunities were extended to residents to voice their concerns and suggestions regarding future infrastructure and existing conditions. This input was gathered during General Public meetings and in the form of voluntary surveys. Regarding public works and facilities, the community consensus is that water supply and storm drainage are main concerns, as is the quality and support of emergency services. Survey responses also showed a desire for more pocket parks and maintenance or improvement of existing public amenities and data services (ie. cellular reception and internet). Survey responses are provided in Appendix B.





*Figure 8.1: Public charrette*

## 8.3 Water

### 8.3.1 Culinary Water

Gunnison City's residents and businesses have expressed concern over water availability and storage. Water rights and precipitation have proven to be sources of this issue. Because of this, water conservation has been instituted as a public initiative as shown through the City promoting achievable water conservancy tactics and holding educational workshops. Drinking water is a natural necessity for a community and efforts will be established to maintain current water sources. Close to 45,000 water lines are currently in place and

were redeveloped recently to extend distribution and improve the taste/quality of drinking water. Water quality is further discussed using data from the Annual Drinking Water Report which monitored the period of January 1st to December 31st, 2017, showing that all sources are considered to have a very low susceptibility to contamination (Appendix A).

Gunnison City has three current groundwater sources: Sorenson Well (300 g/min), Christensen Well (300 g/min), and Bartholomew Well (900 g/min). (See Culinary Water in Appendix A for a listing of sources and water rights numbers.) These water sources are found just northwest of the city.

The total average use of culinary water per household is 10,000 gpm (gallons per month) and the allotted amount is 4,000 gpm. Basic pressurized irrigation systems are in place to reduce the use of culinary water. During the summer months in 2018, residents were able to water yards with pressurized water only once a week following ORDINANCE NO. 2003-3 as per the city's rotating watering schedule (appendix). With the onset of colder months, the irrigation water system is turned off. The use of pressurized irrigation water is not metered by the city.

Having spent 9.5 million dollars on

expanding and updating facilities related to culinary water in the last year (2017-2018), Gunnison City has demonstrated a strong investment in its drinkable water system. The hope now is to secure steady water access by considering expanding water rights, establishing achievable water conservancy tactics, and maturing source water protection and capacity.

## 8.3.2 Secondary Water

Secondary Water includes treated effluent, storm water, and non-culinary water. The primary provider of Gunnison City's secondary water is the Gunnison Irrigation Company/Farm System, which receives water from the mountains and the Sanpitch River drainage region. Expansion of the existing 15 acre irrigation pond near HWY 89 has been discussed in order to increase its carrying capacity to further conserve culinary water for drinking purposes. In addition, irrigation water is not metered. Residents pay only a base usage fee, whereas a metered usage fee is applied solely to culinary water.

## 8.3.3 Water Distribution

The current culinary water distribution system serves an average peak day demand of 10,000 gal/month per household. To determine the efficacy of distribution given



*Figure 8.2: Water grate in Main Street area*

projected population increase, further research should be conducted on storage quantity, maintenance requirements, and demand with increased use. A computer analysis of the culinary water system done by an engineering company is recommended. The fire-flow within city limits is unknown. Water supply for fire use should be retrieved in conjunction with the Gunnison Valley Fire Department so that water distribution can be effectively monitored and maintained. In this vein, fire hydrant distribution is plentiful throughout the city due to a recent fire-flow project. This has resulted in 2 fire hydrants on average per block at around 250 ft apart.

### 8.3.4 *Water Storage*

Gunnison City owns three concrete water storage tanks. One tank holds up to 1,000,550 gallons, while the other two hold 500,000 gallons. The Central Utah Correctional Facility owns two separate water storage tanks (one concrete and one steel), but receive their water from Gunnison City storage facilities. Their concrete tank has a storage capacity of 1 million gallons while their steel tank can hold up to 500,000 gallons. These storage units are equipped with two 4-inch water pumps, connecting them to the City's tanks for distribution. With city population set to increase approximately 18.7% by 2040 (excluding inmate population), projected needs may indicate a water storage requirement higher than current capacity. This is if households continue to use 10,000 gallons/month; which can be equated to 3,257 gallons per person monthly, or 6.4 million total gallons consumed by the city as whole; and as long as growth occurs as predicted. In sum, Gunnison City may be short in storage capacity within the next twenty years unless water storage is increased, but a long term water study is recommended to determine the definite figures and impact of such influx and demand.

## 8.4 Sewage & Treatment

It is Gunnison City's responsibility to manage the sewage lines and their corresponding treatment systems. City treatment facilities include seven lagoons located in west Gunnison along 100 S. Facilities utilize oxygen and microbial action to reduce the pollutants in wastewaters. All lagoons process effluent and wastewater from the following bodies: the Central Utah correctional facility, Gunnison City, and Centerfield. The exact number of equivalent units processed is unsure as meters require further development which should be headed by city staff and consultant engineers. However, it is definite that four out of the seven lagoons are constantly full throughout the year. Questions regarding more specific details may be answered by Gunnison City's Public Works Department. Sewer main lines are shown on Maps 8-1 to 8-4.



## 8.5 Storm Drainage & Flood Control

**G**unnison City's incorporated water includes natural wash from the surrounding Gunnison plateau, foothills, canals, and portions of the San Pitch and Sevier rivers. The natural topography necessitates proper understanding of water patterns of these unincorporated water sources to respond appropriately to potential flooding and proper incorporation into the city's storm drainage system.

Gunnison City does not have regulated standards for storm drainage in non-public areas. Most storm drains or pipes within city boundaries are located along Main Street (See Figure 8.3). In contrast, residential areas have little to no storm drains, with select blocks having large drainage pipes that run underground, the rare storm drainage with a catch basin, or cross-road channelization structures (See Figure 8.4). The proportion of housing units to outdoor drainage systems is small and should be increased to plan for flood control risks. A city-wide drainage study should be conducted by a consultant engineering firm to determine system deficiencies, opportunities, the technical steps toward sound stewardship of the municipal storm drainage system.

In 2012, the City participated in a Federal Emergency Management Agency (FEMA)

study as part of their flood control program. It was concluded that a floodplain existed along the segment of the San Pitch river within city limits. It is advised to refer to Map 8-5 or approach the Gunnison Public Works Department before initiating development within flood zones in order to identify and mitigate associated floodplain hazards. the largest coverage within city limits. largest



*Figure 8.3: Drainage pipes in Main Street area*





*Figure 8.4: Channelization structure near residential back road*



*Figure 8.5: Electrical lines and Rocky Mountain's local sub-station*

## 8.6 Electrical Services

**G**unnison City receives their power from Rocky Mountain Power. Figure 8.5 shows electrical lines in the City. Guidelines, such as the appropriate amount of power to use on varying electrical lines, can be found in Appendix A.

## 8.7 Gas Services

**D**ominion Energy services all of Gunnison City's residents. A more detailed map of the gas lines in specific areas can be obtained from the gas line provider.

## 8.8 Data Services

**A**s part of Gunnison City's mentality to "progress with purpose", emphasis must be placed on the idea that a thriving community requires open and stable access to internet and phone service to increase opportunity and maintain inter-city connections.

The current conditions of internet and phone services are stifled due to the lack of a cell phone tower in or near city limits. Internet providers include Gtelco (offered through the Gunnison Telephone Company) and CentraCom. Gtelco offers up to 100/10 Mbps internet speed, and fiber-optic and DSL installation, with DSL providing the

coverage within city limits. CentraCom offers up to 100/10 Mbps speed with fiber-optic, cable and DSL installation. Major cell phone service providers include T-Mobile and AT&T, which sustain upload/download speeds of 30/3 Mbps, while Verizon supports a speed of 20/3 Mbps. Again, the presence of a proximate cell site/tower would benefit the efficiency of these speeds greatly. Discussion between the cell phone providers and city officials should be conducted to determine the location of such a site.

## 8.9 Public Buildings

### 8.9.1 *Emergency Response*

Fire personnel serving the Gunnison area consist of 21 volunteer firefighters each with EMT certifications and continuous training from the regional fire school and internal programs. The new Gunnison Valley Fire Station recently finished construction and is located at 40 East 200 North. The department plays an active role in the community in regards to seasonal fire safety and through social media and community events.

The Gunnison Valley police department is located on the northeast corner of City Hall at 38 West, Center Street. The department operates under a governing board consisting of the mayor of both Gunnison City and Centerfield City. Staff includes up to 5

full-time police officers, a police chief, and many local part-time officers. The department has released a policy and procedures document to promote transparency and clear protocol.

Community input has expressed that an increase in the amount of full-time emergency staff could lead to better service distribution and faster emergency response time. Bonds to increase staff strength and resources for furthering training qualifications could benefit the community as a whole.



*Figure 8.6: The recently constructed Gunnison Valley Fire Station*

### 8.9.2 Medical Facilities

The Gunnison Valley Hospital is a multi-service facility that has been in place since 1932 and is located on 64 E 100 N. It services Gunnison City and a large portion of central Utah. Focus is placed on health education through workshops, fairs, and online resources. Staff are local and pride themselves in being a community health locale with modern technology and services. Health services include: diagnostic imaging, home health and hospice, labor and delivery, emergency medicine (ambulance services included), surgery, and a variety of therapeutic departments.

### 8.9.3 Parks & Recreation

Gunnison City provides one major green space area otherwise known as the Gunnison Park on 260 N Main Street. The space contains: playground equipment, pavilions, seating areas, restroom facilities, a skate park, frisbee golf equipment, and historical displays. Concerns have been raised about the foundation of the skatepark cracking and the enclosing fence (leftover from the built-over tennis courts) giving off an intimidating rather than inviting air. A primary municipal focus is to provide safe and enjoyable public amenities to be

enjoyed by all residents. During public open houses, the Gunnison community has expressed a desire to have more green spaces spread throughout the city to increase the accessibility of recreational areas and to relieve the unofficial use of school fields and non-public facilities. Potential sites are the field space south of the school zone and other city-owned land. Moving forward, special care should be applied when performing maintenance or applying changes to public park amenities to not only promote safe use, but also consider community enrichment in the process.

Adjacent to the above mentioned Gunnison Park is the Gunnison Valley Pool, located specifically at 45 West 300 North. Pool passes, reservation, and classes for all ages are available at the facility and it is open year-round.



Figure 8.7: Skatepark located in Gunnison Park



## 8.9.4 Schools

Gunnison City houses three public schools managed by the South Sanpete School District. Gunnison Elementary is located at 550 S 300 E. Gunnison Valley Middle School is located around the bend of the elementary on 271 E 600 S. Gunnison Valley High School is located adjacent to the middle school on 35 E 600 S. All three campuses are found within  $\frac{1}{4}$  mile radius of each other and can be found on Map 8-18. Guiding policies for Gunnison City related to public schools include:

Cooperation with the South Sanpete School District to ensure preservation of surplus sites compatible with surrounding land uses.

Collaboration on the preparation of site plans or specific plans jointly with the South Sanpete School District prior to construction of new developments if population requires it. Encouragement of harmonious relationships and a balance between new developments, existing residential areas and new park sites, and public school land.



Figure 8.8: Gunnison Valley High School exterior

## 8.9.5 City Buildings

City Hall, located at 538 W Center Street, contains the Administrative Offices of the City and the Gunnison City Court. The Library is also within City Hall perimeters in a separate space. This civic center setup makes for convenient meetings and inter-group communication. Usage/rental and attendance of facilities is open to public.



Figure 8.9: Gunnison Civic Library

### *8.9.6 Religious Buildings*

Gunnison City is serviced by two established religious entities. The Church of Jesus Christ of Latter-day Saints (LDS) operates two meetinghouses and a Catholic meetinghouse is located across the street from City Hall otherwise known as San Juan Diego Chapel. Religious sites are shown on Map 8-8.