



GENERAL PLAN

GUNNISON CITY 2018



ACKNOWLEDGMENTS

Updating the Gunnison City General Plan involved collaboration between many people over the course of several months. This publication would not be possible without the support of elected officials, city staff, a general plan advisory committee, some outside consultants, and a group of citizen volunteers.

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Executive Summary

Section

Goals

Community Vision

The Community Vision of Gunnison City is to have progress with purpose by:

- 1.** Creating a vibrant, thriving, and inviting community;
- 2.** Supporting and maintaining our historical and agricultural heritage;
- 3.** Fostering organized growth by attracting new businesses, supporting existing businesses, and creating recreational opportunities;
- 4.** Providing a high quality of life for existing and new residents.

Historical Preservation

- 1.** Preserve and promote Gunnison City's Pioneer history and heritage.
- 2.** Encourage the renovation and restoration of historic buildings, especially those on Main Street.

Land Use

- 1.** Provide for the positive growth of residential, commercial, and industrial areas that support Gunnison City.
- 2.** Preserve, improve, and expand open green spaces and parks.
- 3.** Provide clean, efficient, and beautiful land uses, while being cognizant of the land, water availability, and other resources.

Housing

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.

Economic Development

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.

Transportation

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

Public Facilities

- 1.** Enhance and expand current utilities to account for future population growth.
- 2.** Ensure access to culinary and secondary water for all residents and businesses.
- 3.** Encourage water conservancy.
- 4.** Cooperate with schools and provide parks that increase residents' quality of life and promote community participation.

Environment

- 1.** Preserve and protect the natural beauty and resources surrounding Gunnison City including open space, wildlife habitat, clean air, and water.
- 2.** Reduce impacts from natural disasters; including fires, floods, geologic and seismic hazards, and other dangers.

Recreation and Trails

- 1.** Expand and improve existing motorized and non-motorized trail systems, trailheads, and connections.
- 2.** Identify Gunnison City as a destination for outdoor recreation opportunities.
- 3.** Create overnight recreational facilities within Gunnison City.

Annexation

- 1.** Prepare for long-term growth by planning to extend city services to specific future growth areas.
- 2.** Plan for future annexations outside of city boundaries by guiding growth within city boundaries.

INTRODUCTION



1.1 About the General Plan

1.2 Historical Sketch

1.3 Demographic Trends

1.1 About the General Plan

City governments are charged with protecting the needs and interests of their citizens, providing basic services, and ensuring the safety of all residents. Accordingly, most state governments have identified a planning process whereby municipalities engage in broad visioning exercises designed to produce goals and strategies to guide future development within the city. This process results in a document called a General Plan. General Plans typically guide city development for 20 years, though they are reviewed more frequently.

Gunnison City, in keeping with state law, set out to update its General Plan in May of 2018. The eight month-long process culminated in a vote by the Planning and Zoning Board and City Council to adopt this plan, which will serve as the guiding planning document in the City for the next decade. The Gunnison City General Plan reflects collaboration between several civic groups, including the Mayor, the City Council, the Planning and Zoning Board, City Staff, and a team of planning professionals from the Brigham Young University Department of Geography. The



Figure 1.1: Gunnison City's vibrant history depicted by the Legacy Wall

National Park Service also supported this process through a technical assistance grant with the Rivers, Trails, and Conservation Assistance Program. The Mayor and City Council, Planning and Zoning Board, and City Staff will be referred to as the “Executive Committee” in this General Plan.

This General Plan is not meant to be a stationary document. Population trends indicate Gunnison City will continue to grow for the foreseeable future. Gunnison City’s General Plan is intended to encourage development without adversely affecting the overall health of the community. This document should be used as a template against which planning decisions are made.

1.1.1 State Law and the General Plan

The Municipal Land Use, Development, and Management Act requires all municipalities in Utah to complete a general plan every 10 years (10-9a-401 of the Utah State Code). Gunnison City has never completed a general plan previously, which has made the City ineligible for some forms of state funding.

According to Utah state law, all general plans must include the following components:

- » **Land Use**
- » **Moderate Income Housing**
- » **Transportation**

In order to better serve their constituents, communities are permitted by the State of Utah to include additional components. Gunnison City identified the following elements in the 2018 General Plan:

- » **Annexation**
- » **Community Vision**
- » **Economic Development**
- » **Environment**
- » **Historic Preservation**
- » **Public Facilities**
- » **Recreation and Trails**

Gunnison City's General Plan also features an expanded housing section. The focus of this section is providing adequate housing for all sectors of the population.

These elements, identified as “chapters” in the General Plan, represent a handful of issues, institutions, and ideas most important to Gunnison City and its residents. The purpose of each chapter is described briefly below:

Community Vision: Establishes the direction Gunnison City will take and provides a framework for getting there. This chapter seeks to answer the question, “Where does Gunnison City want to be 20 years from now?”

Historic Preservation: Responds to a unique appreciation for the cultural heritage within the community. This chapter provides goals for retaining Gunnison City's unique historical character.

Land Use: Offers strategies for developing land in a manner that complements existing uses. This chapter addresses the interaction between commercial, residential, industrial, and special land uses. It also seeks to provide a template for responsible development.

Housing: Evaluates housing options for all sectors of Gunnison City's population, including the moderate income housing element as required by state law. This chapter includes goals for providing greater variety in housing within the community.

Economic Development: This chapter includes an analysis of current economic conditions in Gunnison City. A brief evaluation of the potential impact of the tourism industry on local economic development is also included.

Transportation: Provides goals for responding to Gunnison City's transportation needs over the next 20 years. This chapter includes an assessment of Gunnison City's existing transportation infrastructure.

Public Facilities: Contains goals and strategies related to Gunnison City's public facilities, including parks, water treatment facilities, electrical services, and police and fire stations, among others. This chapter provides level-of-service estimates for public facilities through the next 20 years.

Recreation and Trails: Identifies current recreational opportunities in Gunnison City and the surrounding areas. This chapter delineates current motorized and non-motorized trail systems, potential recreation improvements, new facilities, trails, and opportunities residents would like to see developed. These should aim to improve quality of life in Gunnison City and provide some economic development opportunities.

Environment: Includes information about environmental hazards which Gunnison City should be sensitive to as it grows.

Annexation: Provides a strategic look at annexing land outside City boundaries, which may be necessary as the community continues to grow. This chapter responds to community input identifying ideal areas for annexation.



Figure 1.2: Gunnison City Hall

1.1.2 Gunnison City General Plan

This document is the first General Plan for Gunnison City and its adoption is historic. Planning for a city is a dynamic and complex task that is never complete. It is important for leaders in Gunnison City to use this plan and make changes as necessary to continue the planning process. A General Plan is a living document. This General Plan should serve as a guideline for future legislation within Gunnison City and should be made available to the public.

1.1.3 Process

Gunnison City's General Plan was completed with great effort on the part of a few civic groups and individuals over the course of several months. The Executive Committee was organized to generate ideas, gather public input, and offer feedback. This General Plan embodies the combined vision of this committee and the public input that was collected throughout the planning process. The Executive Committee met twice to provide input for each chapter in the General Plan. They led the bulk of the work relating to the creation of the plan. Broader input was sought through two public open houses, and a community survey distributed to homes during the first week of November. A summary of survey results is included in Appendix B.

Included within the General Plan is a series of maps, charts, and tables, which were



Figure 1.3: Public charrette

constructed using data provided by Gunnison City staff and others. These figures reflect current conditions, anticipated future land use, and population characteristics.

SUMMARY OF PLANNING PROCESS

Date	Purpose of Meeting
Aug. 29, 2018	Overview of process to create the General Plan. The Executive Committee worked as a group to create a Community Vision Statement. Critical issues were identified by members of the Executive Committee.
Sept. 18, 2018	The Executive Committee worked as a group to create goals for the various sections of the plan that addressed the critical issues discussed in the previous meeting.
Oct. 3, 2018	Public open house. Comments were collected. These can be found in the appendix.
Nov. 7, 2018	Public open house. Comments were collected. These can be found in the appendix.

1.1.4 Organization

Each chapter of the General Plan includes three components: an analysis of existing conditions, goals and strategies, and associated maps. The end of the General Plan includes two appendices. Appendix A contains additional data relevant to topics within each section. Appendix B contains results from the community survey and public meetings conducted in October and November of 2018 and feedback from members of the General Plan Executive Committee. A summary of this structure is in the table on the following page.

The primary focus of the Gunnison City General Plan is the goals and objectives

identified at the end of each chapter as well as those maps which provide direction for future development.

Any other background texts, illustrations, and maps are intended to support the goals and strategies of the General Plan.



Figure 1.4: The iconic G Hill

STRUCTURE OF CHAPTERS

Existing Conditions

A comprehensive analysis of the current conditions of that particular element of the City. Identifies key issues identified by the Executive Committee and public input, as well as potential issues that may arise in the future.

Goals and Strategies

Identifies the goals for that element of the City. Lists strategies to accomplish those goals.

Maps

Displays geographic data gathered from the City and other sources that are relevant to that element.

STRUCTURE OF APPENDICES

Appendix A

Contains methods for implementing necessary utility guidelines.

Appendix B

Contains all public input gathered for this General Plan and all input given by members of the Executive Committee.

1.1.5 Implementation

This document will be ineffective if there is no deliberate effort on the part of the Planning and Zoning Board, the City Council, and the Mayor to implement the goals and strategies delineated in this General Plan. Each chapter within the Plan is structured to include an implementation element for each goal and strategy. This element identifies which institutions are responsible for implementing the goals and strategies of the Plan.

1.1.6 Amending the General Plan

Necessary updates to the General Plan may be made through a process of amending, as outlined in 10-9a-404 of the Utah State Code. When deliberating changes to the General Plan, these questions ought to be considered:

- » Is there a mistake in the General Plan which needs to be corrected?
- » If no mistake was made, what specific changes have occurred that justify amending the General Plan?
- » How does the proposed change affect the community's understanding or perception of the General Plan?
- » Is the proposal in the best interest of the community overall and who does it benefit?
- » Are those most affected by the proposed

change aware of the proposal and given an opportunity to share their concerns and interests?

1.2 Historical Sketch

In 1859, two separate settlements were established along the Sanpitch River in southern Utah. Settlers from Sanpete County started a village on the southern part of the river at a place called Chalk Hill Point. The other group was a selection of settlers from the Springville area who settled three miles west of Chalk Hill. They named their settlement Kearns Camp after their bishop, H. H. Kearns. Both groups remained in the area until their prophet, Brigham Young, visited in 1862. He surveyed the area and found it swampy and muddy, unsuitable for a settlement, and advised both groups to move up to the bench area.

Both groups followed his advice and joined together, forming the town of Gunnison, Utah that same year. The town was named after Captain John Gunnison, an explorer for the government who was killed by Native Americans while in the

area in 1853. Using the materials from the previous settlements, James Mellet built the first house in Gunnison, and Edward Fox drew out a plan for the town in rectangular eight-acre blocks. The fledgling town faced several challenges in its early years, including building a ditch to access water and fighting in skirmishes against Native Americans during the Black Hawk War.

Due to the Black Hawk War, several people left smaller colonies in Sevier County and relocated to Gunnison City. Gunnison City continued to grow. The first blacksmith shop was founded in 1867 by Lorentz Dastrup. Farmland was divided up between settlers, and an irrigation system was created and expanded throughout the valley.

In 1868, Joseph S. Horne was sent from Salt Lake City to serve as bishop to the early Saints in the area. He encouraged economic and community growth with the creation of a cooperative store and rock-salt mine, as well as the founding of a Farmer's Club. Later innovations placed a greater emphasis on agriculture that is still alive today, with new vegetable crops, dairy products, turkeys, and sugar beets. The latter was exported successfully, leading to the construction of a sugar beet factory.

Gunnison City's population increased dramatically at the turn of the century into 1900, with the population more than

doubling. Gunnison City was officially declared a town in 1893, and soon became the economic center of the area with general and specialty stores being established, as well as the opening of the Gunnison Valley Bank in 1909. A high school was built on Main Street between Gunnison and Centerfield, and a state prison was built north of town in the 1990s.

Gunnison City continues to grow today. The population has increased steadily, and the agrarian economy remains stable. Several important buildings from Gunnison City's past are still intact, including several first-generation houses, the old City Hall, and the luxurious Casino Star Theater. The city provides an important lesson to Sanpete County and all of Utah: that though the future may be uncertain, the past may be lovingly encased in stone.

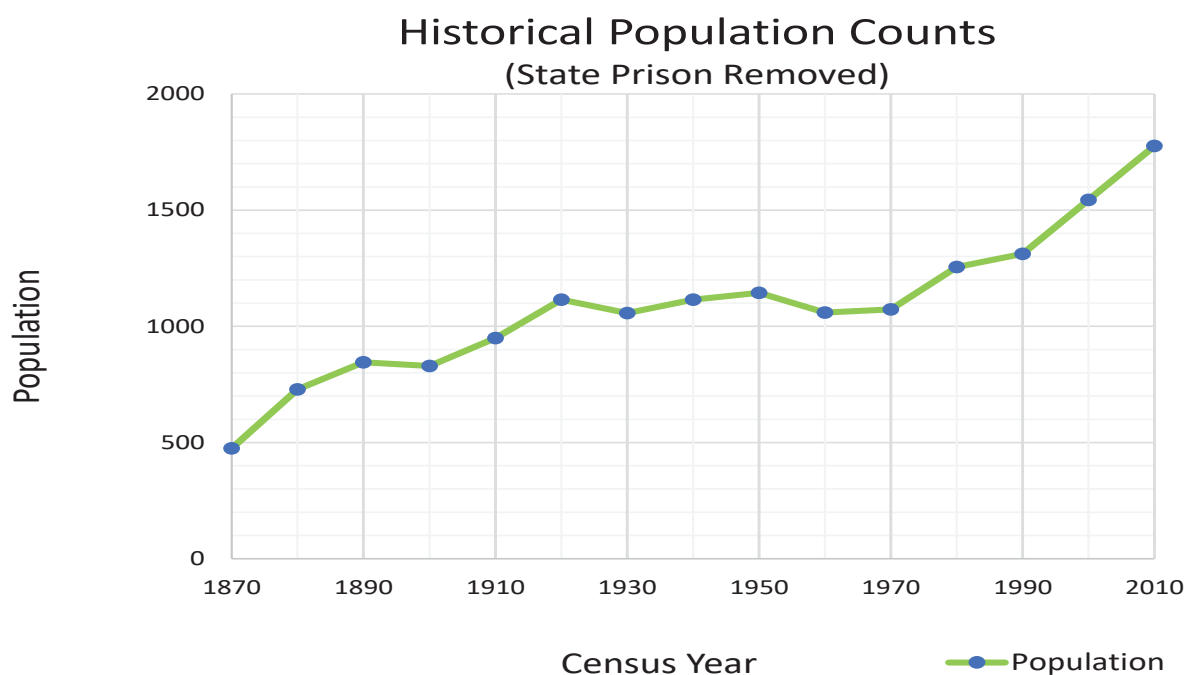
Sources: The Utah History Encyclopedia, Sanpete County Website

1.3 Demographics

The purpose of this section is to provide an overview of what the population of Gunnison City currently looks like and what it may look like in the future if current growth trends continue. Gunnison City has the distinction of being home to the Central Utah Correctional Facility. This facility has an all-male population that has been serviced by the state since 1990. On the 2000 and 2010 U.S. Censuses, these inmates are counted as residents of Gunnison City. The data that follows will be presented as U.S. Census data with the inmate population extracted. This is so the residents of Gunnison City will be accurately represented.

In 1870, the population of Gunnison City was 475 people, the majority of whom were

farmers and their families. Since then, the population has grown steadily, with the exception of major country-wide events, such as the Great Depression. In 1990, the prison opened. From that point on, the population of Gunnison City has exploded. This is mostly due to incarcerated males in the prison. With the prison population extracted from the 2010 census, the population of the City in that year was 1,776. This is a 15% increase from the population in the year 2000, which was 1,544, but lower than the Sanpete County average of 22.2% for the same time period. Including the jail, Gunnison City makes up 11.8% of the county's population, which is only slightly smaller than the percentage



Graph 1.1: Historical demographics

of Manti. Gunnison City is the third largest city in Sanpete County. It had a larger growth rate than Manti (7.8%), but a smaller growth rate than Ephraim (36.2%) in the last census.

1.3.1 Residential
Population

According to the United States Census, it was estimated in 2017 that Gunnison City had a total population of 3,511. This number is significant for Gunnison

City because it should provide a basic projection of the number of services that the City needs to administer. However, this number is technically incorrect for the purposes of this General Plan. It represents the population of the City and those incarcerated in the state prison. While the city does provide services to the prison, it is important to extract the number of residents from the census data to aid in the community development process.

Under the Utah Government Records Access and Management Act

GUNNISON CITY POPULATION COUNT

Year	Census	Prison	Residential Population
1990	1,312	0	1,312
2000	2,394	850	1,544
2010	3,285	1,509	1,776
2017	3,511	1,483	2,028

(GRAMA), it is possible for anyone to access the population data of the prison. At the time of the census estimate in 2017, they had 1,483 inmates. The difference of the census estimate and the prison inmate count represents a total of 2,028 residents in Gunnison City in 2017.

Population characteristics are significant because they provide a basic projection of the amount of service that the City needs to provide.

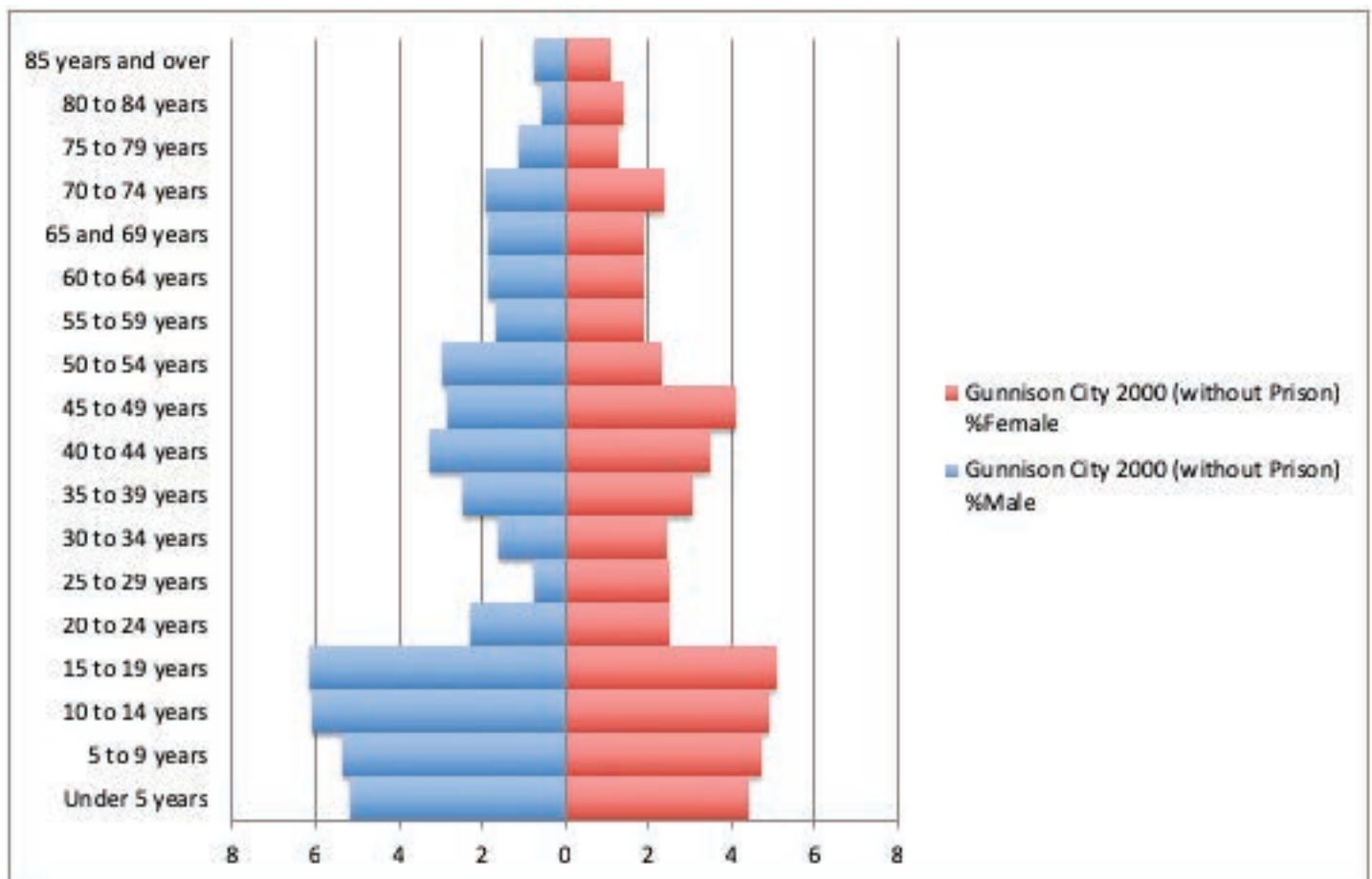
1.3.2 Age

Census data for Gunnison City is heavily affected by the inclusion of the Central Utah Correctional Facility population within the city. However, a graphical breakdown of Gunnison's population by age and sex can be seen in Graph 1.2 for 2000 and Graph 1.3 for 2010.

It should be noted that in both charts the largest age groups are located near the bottom of each chart. This means that Gunnison City has had a large population under the age of 19 across both decades, though the percentage of the people in the cohort of 15 to 19 years dropped in 2010. The decline in population between the ages of 19 and 29 years in both charts suggests an out-migration of these individuals to attend college or find industry-level employment opportunities outside the community. However, this trend seems to be less pronounced in 2010 than in 2000. Older age

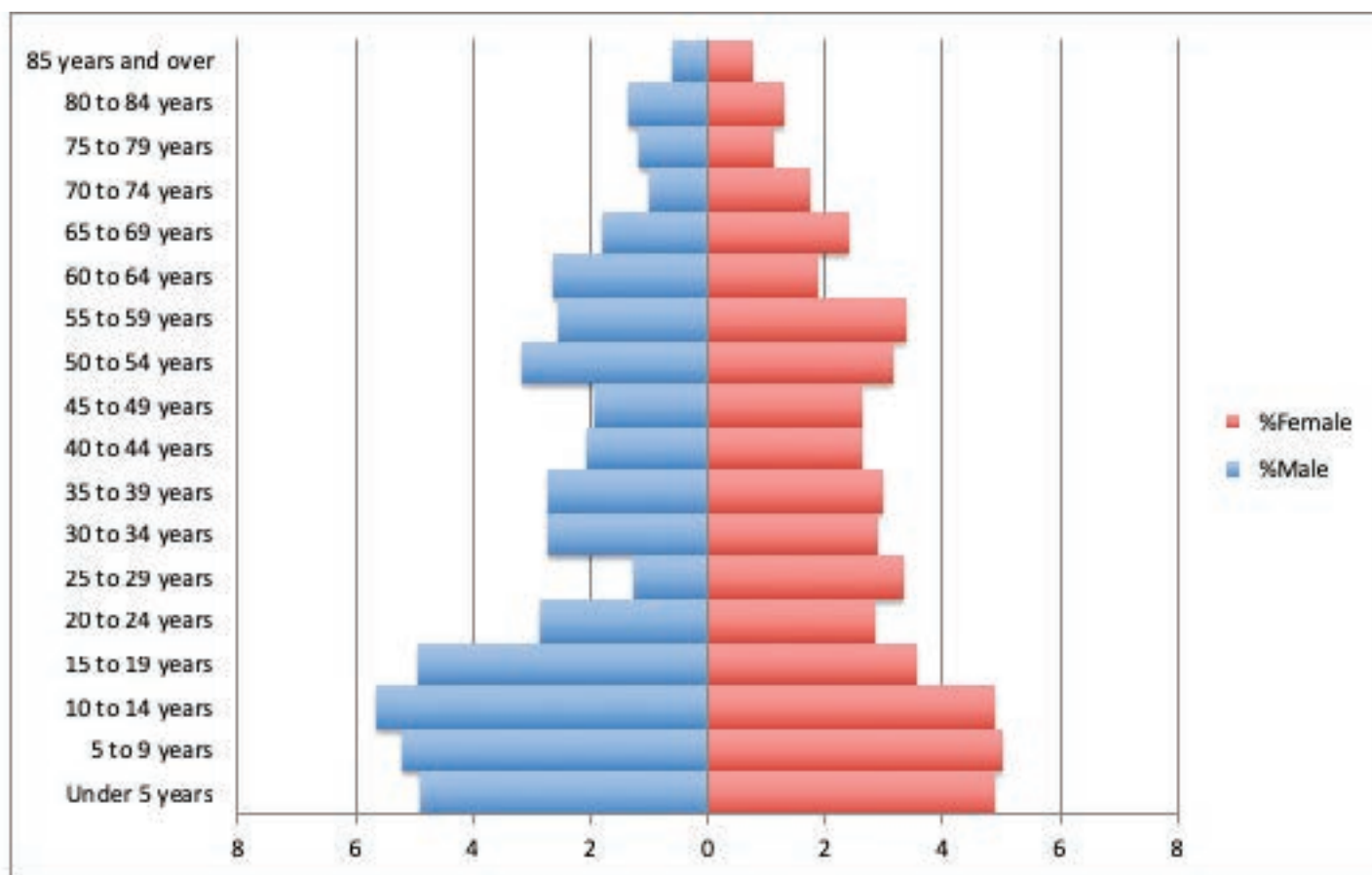
groups (especially those between 55 and 64) have grown since 2000, signifying an in-migration of nearly-retired and retired individuals to the city. Addressing the needs and the issues specific to the larger age groups in Gunnison City (e.g. school-age children and retired adults) is important, in terms of schools, city programs, facilities, and other identified needs.

POPULATION OF GUNNISON CITY, 2000



Graph 1.2: Population of Gunnison City 2000

POPULATION OF GUNNISON CITY, 2010



Graph 1.3: Population of Gunnison City 2010

1.3.3 Education

According to the American Community Survey conducted in 2016, the percentage of residents in Gunnison City with a high school diploma is 84.5%, which is relatively similar to the state's 91.5%. While the City's 9.8% figure with a bachelor's degree is marginally lower than the state's 31.7% figure. Educational attainment has overall implications for household income and economic development. It is important that Gunnison City work with local educational institutions to ensure opportunities for training to meet the employment needed for existing and new businesses.

1.3.4 Households

The United States Census collects household data for every city in the nation, categorizing each household according to household size, family composition, owner-occupied vs. renter-occupied, etc. The most detailed and accurate data comes from the 2010 census. In 2010, Gunnison City had 578 occupied households and a population of 1776 residents (excluding prison inmates). From this, it is possible to calculate an average household size of 3.07. About half of the households in Gunnison have no children in the home, and about one in five households is a 1-person household. Of the 578 occupied



Figure 1.5: Gunnison Valley High School's mascot

housing units (an additional 53 housing units were unoccupied), 76.8% were owner-occupied and 23.2% were renter-occupied.

Household statistics in Gunnison City are similar to the State of Utah, which are different from the rest of the country. Gunnison City’s average household size was 3.07, Utah’s was 3.10, and the US average was 2.58. The percentage of 1-person households in Gunnison City is also similar to Utah and dissimilar to the rest of the country. The percentage of households that are 1-person households in Gunnison City is 18.3%, Utah is 18.7%, and the US is 26.7%. The larger household size and fewer 1-person households show that Gunnison City, like Utah, is family friendly. It is important to remember, however, that not every household is the same and there are many households that do not have children. Having an inclusive community means involving people from various types of households.

1.3.5 Income

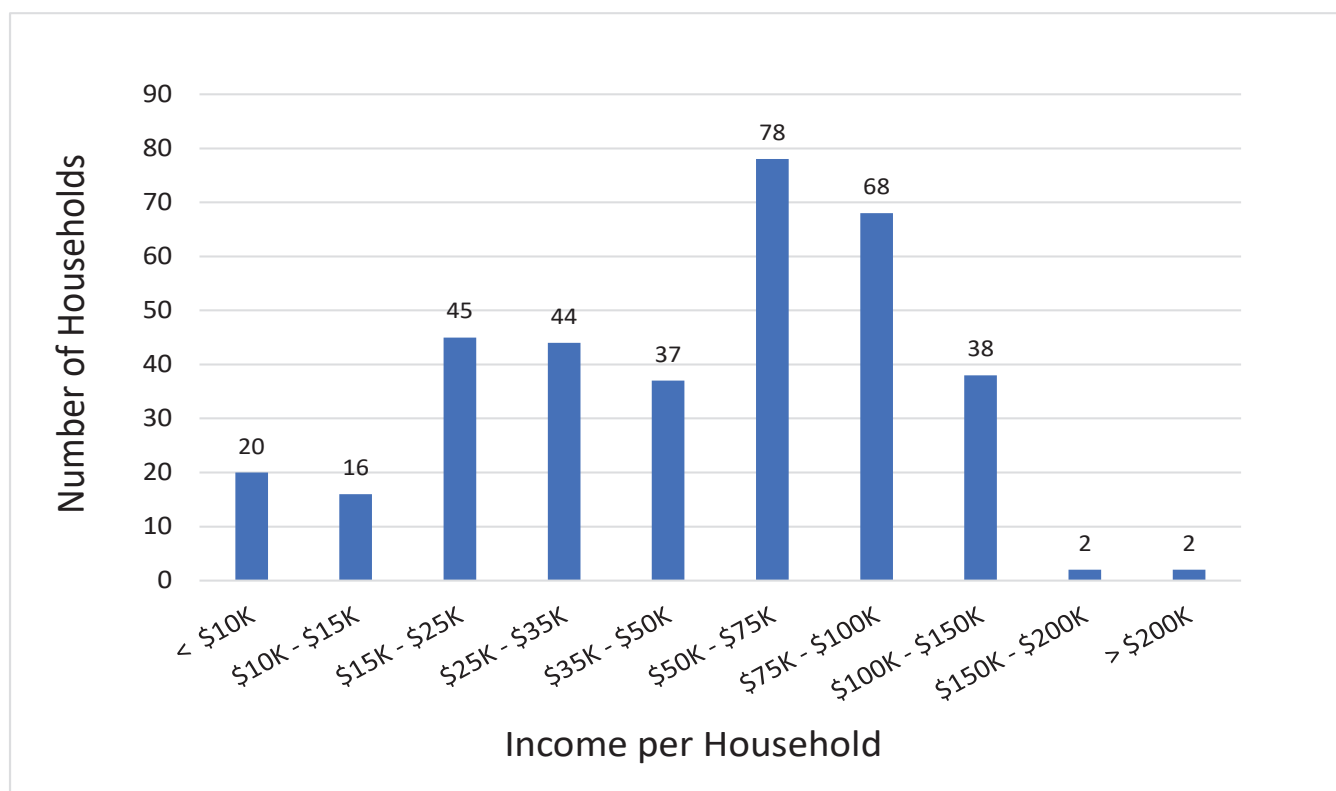
The median household income for Gunnison City is \$52,857. This is slightly lower than the national median income of \$55,322 and significantly lower than the state median of \$62,518. Relatively few households make over \$150,000 when compared to the distribution. The majority of households fit between the income levels of \$50,000-\$150,000 per year. The median income for Gunnison City is used

to determine moderate low-income housing for the city according to State and Federal Law. This data is displayed in Appendix A.1

INCOME BRACKETS

Less than \$10,000	20
\$10,000 to \$14,999	16
\$15,000 to \$24,999	45
\$25,000 to \$34,999	44
\$35,000 to \$49,999	37
\$50,000 to \$74,999	78
\$75,000 to \$99,999	68
\$100,000 to \$149,999	38
\$150,000 to \$199,999	2
\$200,000 or more	2

Chart 1.2: Income breakdown



Graph 1.4: Gunnison City household income

1.3.6 Population Projections

Population projections predict future population counts based on the observed trends from past census data. These projections are used by both the private and public sectors in a number of ways. The private sector uses projections to help determine the needs and locations for new industrial and commercial facilities and for anticipating new markets. As the majority of housing is provided by the private sector, projections are helpful in determining housing needs. In the public sector, agencies use projections to determine future demand for water, sewer, power, and other infrastructure along with public safety, park

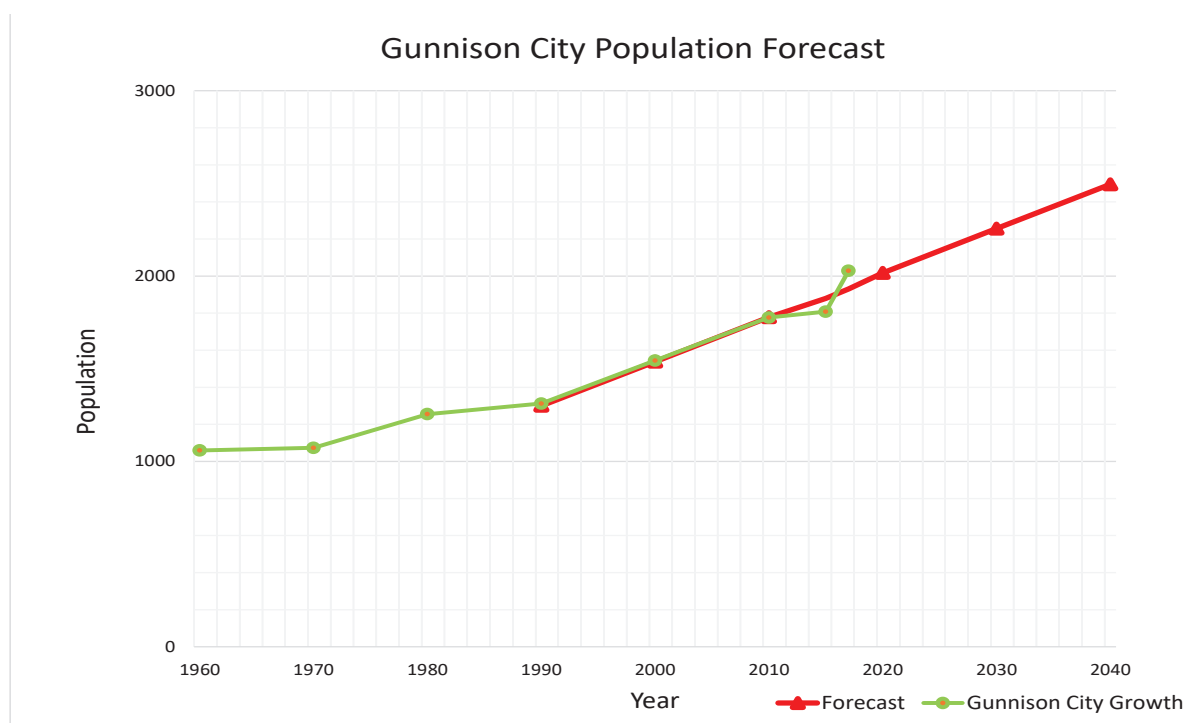
space, and other city services. They are also important for school districts in determining school boundaries and the need for new facilities. Anticipating these needs help city officers and other public decision makers work toward ensuring a high quality of life. It is important to remember that projections are susceptible to change based on certain unforeseeable events such as changes in the economy, natural disasters or human-caused catastrophes

The census years of 1990, 2000, and 2010 were used to create the population forecasts for Gunnison City. These

same years were used to compare forecasts for Gunnison City to forecasts for Sanpete County and the State of Utah. After calculating forecasts based on a number of other previous census years, the following forecast was determined to be the most likely. This is from the observation that since the state prison opened in 1990, growth trends in Gunnison City have been steadily rising. This trend is the basis for the official forecast of Gunnison City.

If the current population growth follows the trend between 1990-2010, then the future City, county and state growth curve would more closely follow a linear trend, rather than a geometric or exponential curve. Gunnison City is estimated to grow at 13.5% of the 2010 census (239 people) every 10 years if the trend continues, or about 1.3 % per year. Sanpete County, however, is

estimated to grow at 20.7% of the 2010 census (5,774 people) every 10 years if the trend continues, which is about 2.0% per year. And the state of Utah is estimated to grow at 18.8% of the 2010 census (522,500 people) every 10 years if the trend continues, or about 1.8% per year. Over the past three censuses, Gunnison City has been growing at a slower rate than both the county and the state, while Sanpete County has been growing faster than the state average. According to the State of Utah projections, Sanpete County is projected to grow by 6,802 by 2030; Gunnison City has a distinct opportunity to draw in part of that growth and the economic growth it represents. Data used for these population projections can be seen in the following graph.



Graph 1.5: Population projections

VISION



2.1 Overview

2.2 Vision

Statement, Goals
& Strategies

Community Vision

The most important part of the Gunnison City general planning process is the development of a Community Vision Statement with clarifying goals and strategies. The Community Vision Statement establishes the direction Gunnison will take and provides a framework for specific recommendations to guide the future of the City. The Community Vision Statement was derived from input from the current Executive Committee. The specific comments and discussions of the committee may be found in Appendix B of this plan.

2.1 Overview

For a community to be successful, it must have a strong sense of vision, know its strengths and weaknesses, and also determine where it is today and where it wants to be in the future. A community vision statement creates a guiding principle for community leaders to follow. When a decision needs to be made, that vision statement can guide community leaders in determining if their solution better enhances the place its residents want it to be. If the plan is followed, the community eventually becomes the vision. If the plan

is not followed, growth and community development becomes chaotic and undirected. The General Plan and this Community Vision Chapter help the city understand the long-term consequences of current decisions.

Gunnison City has a strong sense of community vision. In the Community Survey gathered specifically for the General Plan, many questions built on each other to provide an overarching image the members of the community have of their City. The vision that emerged indicates that the residents of Gunnison take a lot of pride in their town. They understand the need to grow, but they also understand the need to support the community that already exists.

During the Executive Committee meeting, committee members were asked to think about Gunnison as a whole, the City's past heritage, its current state of being, and the future of the City as they saw it in the context of its past. With that vision in mind, the committee members jointly discussed to identify how to guide future City government and planning decisions. They were asked to come up with strategies that expressive of their vision for the future of Gunnison. The general consensus, at the end of the process, was that the Vision and Strategies created for this General Plan adequately represent their hopes for the City.

2.2 Vision Statement

The Community Vision of Gunnison is to have progress with purpose by:

- » Creating a vibrant, thriving, and inviting community;
- » Supporting and maintaining our historical and agricultural heritage;
- » Fostering organized growth by attracting new businesses, supporting existing businesses, and creating recreational opportunities;
- » Providing a high quality of life for existing and new residents.

Goal 1: Create a vibrant, thriving, and inviting community.

Strategies

- » Ensure through specific ordinances and enforcement that all City-owned property is well maintained and attractive to set a positive example.
- » Provide recreational opportunities that would be of interest to all residents of the community.
- » Encourage additional citywide and neighborhood-level activities to increase interaction between members of the various socioeconomic levels of the community.
- » Stimulate community growth and strength through the development of safe, appealing, and affordable housing.

Goal 2: Supporting and maintaining our historical and agricultural heritage.

Strategies

» Arrange and advertise events and activities which celebrate and market local products and services.

» Teach the youth of Gunnison City to participate as active citizens in the community who are invested in their heritage.

» Enact policy that protects open space and farmland.

» Include pioneer heritage sites into modern life through the use of signage, history tours, local events, and other opportunities.

Goal 3: Foster organized growth by attracting new businesses, supporting existing businesses, and creating recreational opportunities.

Strategies

- » Ensure that all new development adheres to proper zoning and design codes.
- » Provide incentives for new businesses to come to Gunnison City and their employees to live locally.
- » Work with the Sanpete Office of Economic Development and the Governor's Office of Economic Development to fortify existing businesses.
- » Create a cohesive network of trails and outdoor recreation opportunities to promote Gunnison City as a destination.
- » Investigate other opportunities for outdoor recreation and, where appropriate, capitalize upon them.

Goal 4: Provide a high quality of life for existing and new residents.

Strategies

- » Ensure that Gunnison City has all of the necessary amenities for its citizens.
- » Continuously seek out community needs and interests.
- » Create a safe community through adequate emergency services, infrastructure, and supportive policy.

HISTORIC PRESERVATION



3.1 Overview

3.2 Goals & Strategies

3.3 Maps

3.1 Overview and Public Input

Gunnison City was established in 1859, settled by Latter-day Saint Pioneers and named by Brigham Young. The city was named after Captain John W. Gunnison, a government explorer sent to survey the Salt Lake Valley who befriended the Latter-day Saints there. Gunnison City has a lasting legacy and played an integral role in the growth and development of early Utah.

Gunnison City has several historically important buildings and sites, including older houses built by early pioneers and important examples of several architecture types. Many of these buildings have been well preserved, particularly the Casino Star Theater on (see picture). Gunnison City has a unique opportunity to preserve several sites that have religious and historical significance, as well as the potential for historical tours and provide an example to other cities in Utah for historical preservation.

Of the 162 citizens surveyed, 77% agreed that historic preservation was important or very important. Many of these citizens

mentioned the Casino Star Theater as a vital building to be preserved. Other historic buildings that residents would like to see preserved were older homes around the City and the Gunnison Valley Veterans Memorial at the Gunnison City Park. See Appendix A for community input regarding historical preservation.



Figure 3.1: Historical piece at Gunnison Park

3.2 Goals & Strategies

1. Preserve and promote Gunnison City's Pioneer history and heritage.
2. Encourage the renovation and restoration of historic buildings, especially those on Main Street.

Goal 1: Preserve and promote Gunnison City's Pioneer history and heritage.

Strategies

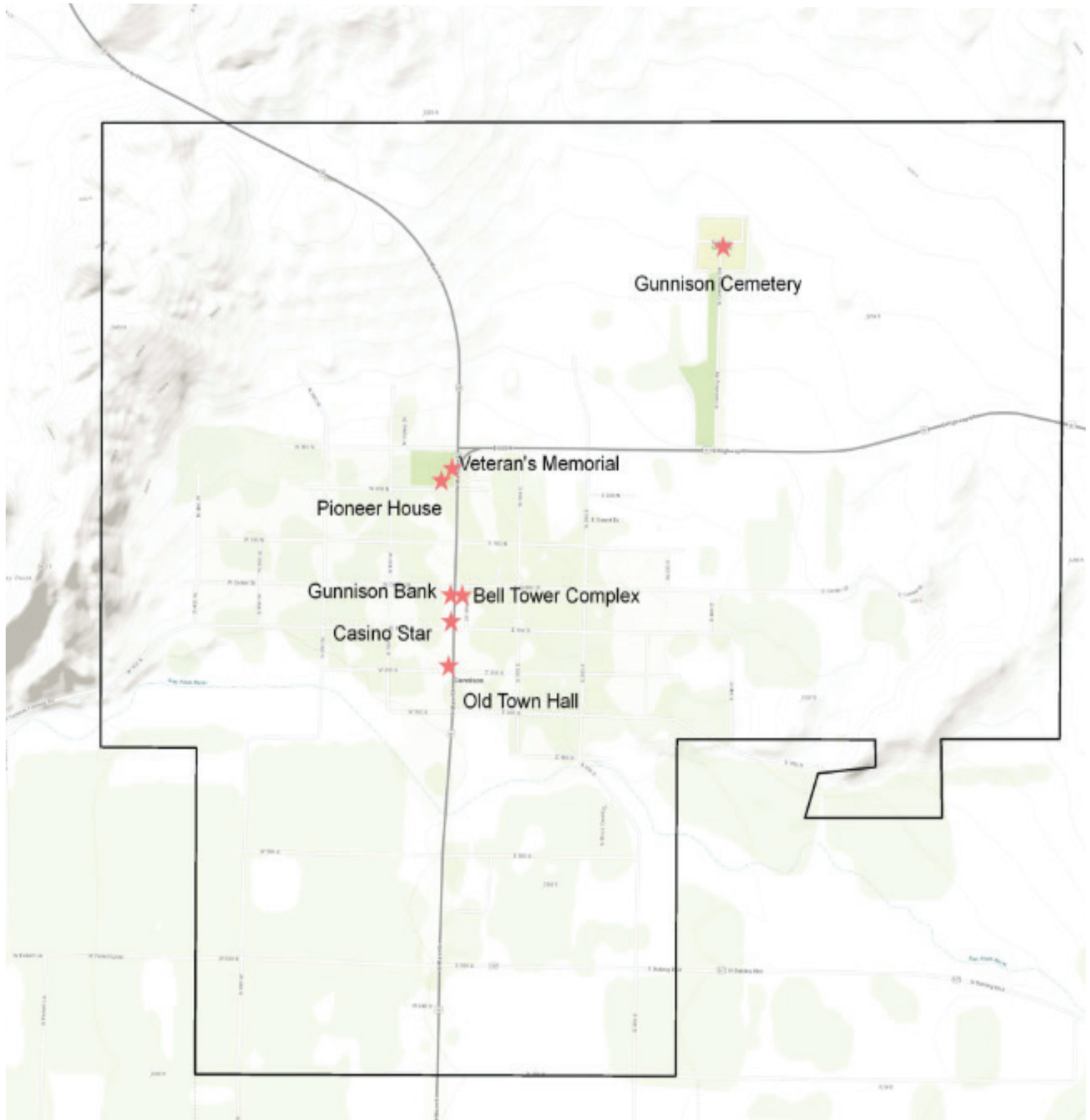
- » Implement a Historical Preservation Committee for the community
- » Identify historically significant buildings within Gunnison City as well as current conditions of historical buildings
- » Identify potential alternate uses for historical buildings
- » Explore programs to identify and finance the restoration of historical homes
- » Create process to identify and review prerequisites for historical building demolition

Goal 2: Encourage the renovation and restoration of historic buildings, especially those on Main Street

Strategies

- » Create design standards for future buildings that remain cohesive and complimentary to historic buildings on Main Street
- » Explore programs to finance restoration of commercial historical buildings
- » Identify alternate uses for historical buildings along Main Street Corridor

Map 3-1: Historic Sites in Gunnison



LAND USE



4.1 Overview

4.2 Survey and
Advisory

4.3 Land Use
Categories

4.4 Recommendations

4.5 Goals & Strategies

4.1 Overview

Since its establishment in 1859, Gunnison City has been generally agrarian based. Many land uses throughout the City are still agriculturally based today, such as grazing and farming. The City was not only named by leaders of The Church of Jesus Christ of Latter-day Saints but also designed by them using the “Plat of Zion.” This created the grid-like road pattern seen today as well as the agricultural land uses on the outer edges of the City. It also uses the churches, government buildings, schools, and commercial land as central points of the City.

4.2 Survey & Advisory

Results from the public input survey show that 90% of the people surveyed support future commercial growth. While the high majority favored commercial growth, the location for that growth was more divided. 50% believe commercial growth should occur in the Industrial Park, 35% believe it should occur on Main Street south of Center Street and 35% believe it should occur on Main Street north of Center Street. Additionally, 31% of the people surveyed favor commercial growth only in the downtown area, while 28% would like to see commercial growth anywhere.

The following analysis is an abbreviation of the tables and figures found in Appendix B. According to public input from the survey, there is a strong desire for more restaurants, especially fast food. Additional employment centers, such as manufacturing, are also considered a need. Retail is a prized business for many residents. More gas stations are also mentioned as a type of commercial growth that the City could benefit from. There is a need for entertainment--especially entertainment for the youth.

When asked in which location they purchase gasoline, 47% of those surveyed do so in Gunnison City, while 41% purchase it in the Salina/Richfield area. When asked where they purchase groceries, again the majority (53%) shop in Gunnison, while 17% go to the Salina/Richfield area and 13% travel to the Manti/Ephraim area. Most of those surveyed (67%) purchase hardware items in Gunnison while only 22% travel to Salina/Richfield. When dining out, more of those surveyed go to Salina/Richfield (37%) than stay in Gunnison (24%) while 14% go up to the Wasatch front. The vast majority pay for prescriptions, doctors, and hospital bills in Gunnison (89%, 93%, and 95%, respectively). More of the people surveyed purchase automobiles on the Wasatch Front (35%) than in Gunnison (34%). For

appliances, many travel to the Wasatch Front (39%) or the Salina/Richfield area (29%) while just 13% make these purchases in Gunnison City. When purchasing clothing, most of those surveyed travel to the Wasatch Front (51%) or make purchases over the internet (21%) over buying in Gunnison (2%).

When asked about the needs of the City in relation to businesses or services, 77% of those surveyed responded that restaurants were needed in the City. Surveyors also responded to the need of a clothing business (56%), entertainment services (44%) and hotel/motel services (42%).

In regards to entertainment and recreation, 51% of the people surveyed responded that they would be in favor of bonding for the addition or improvement of public parks and trails and 44% would be in favor of such bonding for recreational amenities such as baseball and soccer fields, tracks, and basketball courts.

For the residents of Gunnison City, there is little variety in living options besides single family detached housing. Transitory housing may benefit the City. Of the 77 units for rent, 76 are currently occupied. Even though the vast majority of housing in Gunnison City is single family detached, the majority of residents that answered the survey believe that is the greatest need of the City. When asked which type of

housing is needed in Gunnison City, 73% of those surveyed responded that single family detached dwelling units are needed. The second highest priority, according to those surveyed, for housing in Gunnison City is semi-detached dwelling units (35%). 31% also responded that multi-family housing units are needed in the City.



Figure 4.1: Gunnison Park

4.3 Land Use Categories

4.3.1 Residential

Residential Low

15,000 square foot minimum lot size. The objective in establishing the Low-Density Residential District is to provide regulated areas for single-family use while maintaining areas for the housing of larger animals.

Residential Medium

8,000 square foot minimum lot size. The objective in establishing the Medium-Density Residential District is to accommodate a need for moderate-density, residential districts incorporating both single-family and two-family dwelling units as well as small apartment buildings. It provides appropriate locations where residential neighborhoods may be established, maintained, and protected. This district also permits, with proper regulations, the establishment of public and semi-public uses—such as churches, schools, libraries, parks, and playgrounds. These uses serve the needs of families. Any regulations are intended to prohibit those uses that are harmful to the neighborhood.



Figure 4.2: Single-family home

4.3.2 Commercial

Commercial land uses provide a variety of goods and services to the people who live in, work in, and visit Gunnison City. The purpose of commercial use areas is to provide appropriate locations where a combination of business, medical, commercial, entertainment, and related activities may be established, maintained, and protected. Commercial use areas should be located along major streets for high visibility and traffic volumes.

Whenever commercial uses are adjacent to established or future residential areas, special care must be taken to ensure privacy and to protect personal property. Methods of protecting residential areas

include, but are not limited to, increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height limitations, buffers, and transitional land uses such as small offices or higher density residential uses.

4.3.3 Industrial

Industrial land uses provide for the production of materials and employment which are essential to the economy of Gunnison City. The purpose of industrial areas is to provide locations where a combination of research and development, manufacturing and industrial processing, and warehousing may be conducted. Industries necessary and beneficial to the local economy may locate and operate here. The regulations of the district are designed to protect and preserve the environment of the district, adjacent areas, and the county. Uses in this district include general manufacturing, compounding, processing, assembling, packaging, and storage of material for wholesale and retail trade; provided there shall be no objectionable noise, vibration, odors, glare, smoke, or similar hazard or nuisance emitted from the site.

4.3.4 Special Institutional

This land use designation contains the Central Utah Correctional Facility. It is apparent with the number of fences and the limited access points.

4.3.5 Agricultural

This district encourages and supports agricultural pursuits within the municipality. This designation is designed to protect agricultural uses from encroachment of urban development until such areas become desirable for growth. Non-agricultural uses permitted in the district must be incidental and should not change the basic agricultural character of it. Transition from agricultural land use to other uses that allow urban development should be accomplished in an orderly and progressive manner, with no leapfrog encroachments of such uses or developments into the agricultural area.



Figure 4.3: Agricultural property

4.3.6 Public Facilities

Land uses that have a public or quasi-public nature including but not limited to public schools, recreational fields and trails, city hall, the library, community churches, power substations, or parks.



Figure 4.4: The Veteran's Memorial in Gunnison Park.

4.4 Recommendations

Commercial land use along Main Street is needed in Gunnison City. This can be fortified and, simultaneously, fulfill the people's needs by involving restaurant and retail businesses. While providing for the City's needs, this use also supplies transitional jobs for the residents. Office space and youth entertainment areas may also be good ideas for these commercial spaces. Industrial land uses may be strengthened in the Northeast sector of the City. This can provide employment for young adults to convince them to stay in the City while also attracting new manufacturing businesses. Housing can be improved by adding more semi-detached and multi-family dwelling unit options to offer affordable housing alternatives.

4.5 Goals & Strategies

- 
1. Provide for the positive growth of residential, commercial, and industrial areas that support Gunnison City.
 2. Preserve, improve, and expand open green spaces and parks.
 3. Provide clean, efficient, and beautiful land uses, while being cognizant of the land, water availability, and other resources.

Goal 1: Provide for the positive growth of residential, commercial, and industrial areas that support Gunnison City.

Strategies

- » Establish Design Guideline for Main Street building design to ensure attractive, aesthetic buildings on the City's main corridor.
- » Encourage housing developments that are creative and unique to accommodate different types and price ranges.
- » Provide for adequate, but not excessive, access, parking, traffic circulation, noise buffering, and other operational conditions around commercial areas.
- » Be mindful of residential uses in relation to commercial land use changes and developments to not hinder residential development.
- » Encourage quality, attractive development in industrial areas with landscape or xeriscape requirements.
- » Discourage inconvenient pairing of adjacent land uses among commercial, residential and industrial uses.

Goal 2: Preserve, improve, and expand open green spaces and parks.

Strategies

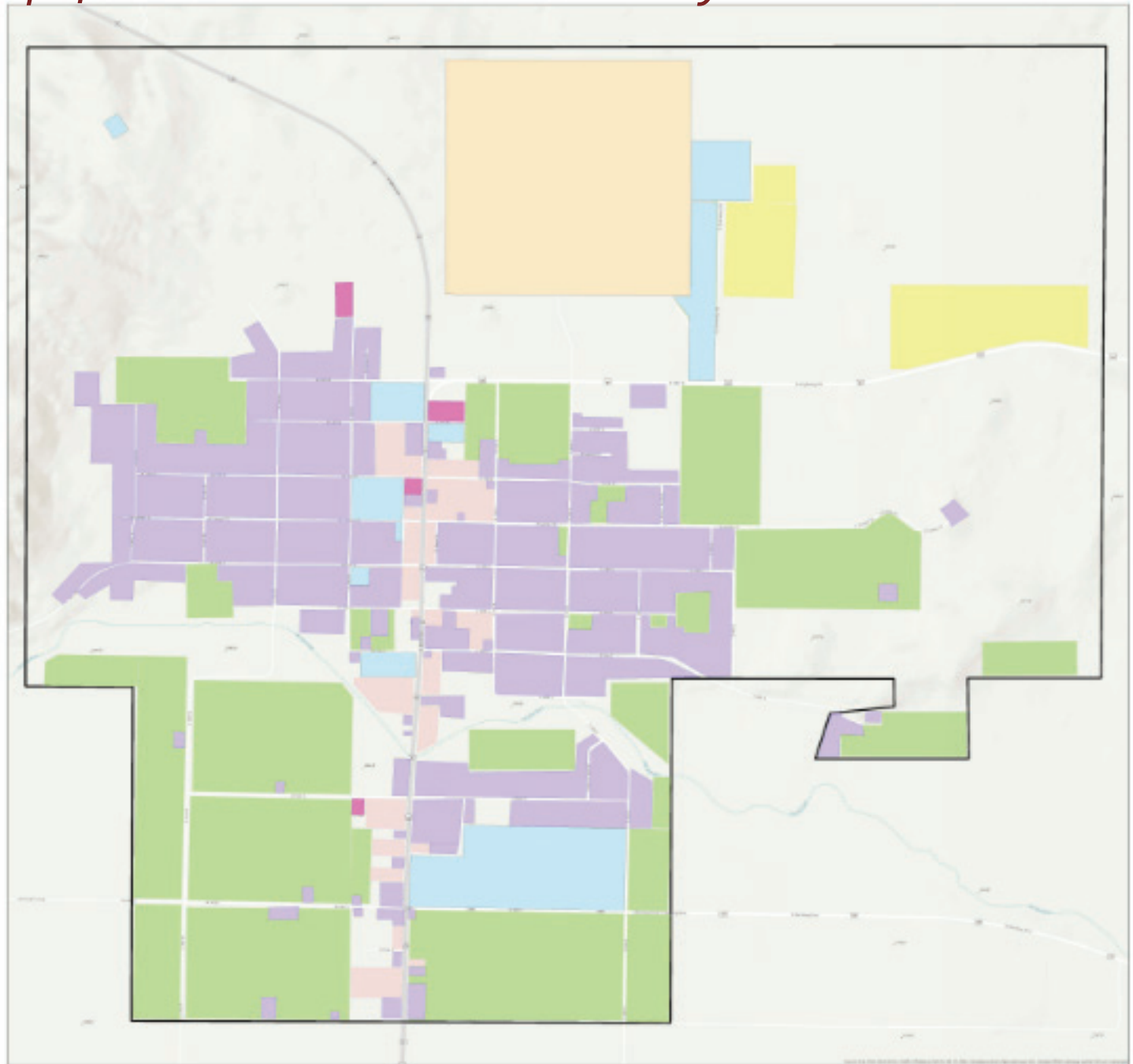
- » Convert old, unused agricultural spaces that are surrounded by housing into parks to make them more accessible.
- » Implement xeriscape techniques to accommodate parks and green space while being mindful of the lack of water.
- » Provide a small park at community trailheads.
- » Find economic opportunities such as grants, or other funding that comes from green infrastructure projects.
- » Update code to encourage preservation of existing parks and creation of more green space or parks.
- » Equip the Gunnison Park with new benches, new playground equipment, and other amenities to make it more attractive.

Goal 3: Provide clean, efficient, and beautiful land uses, while being cognizant of the land, water availability, and other resources.

Strategies

- » Adapt stronger language to current City regulations regarding code enforcement.
- » Establish a community beautification committee with rewards or awards for residential, commercial, and industrial landscaping.
- » Create an architectural review committee to encourage and ensure a design guideline is established and observed for buildings on Main Street.
- » Adopt a water-wise landscaping ordinance for all new commercial and industrial land uses.
- » Hold an annual “Community Cleanup Day” focusing on both general community-wide upkeep and specific area cleanup.

Map 4-1: Land Use in Gunnison City



- Residential - Low
- Residential - Medium
- Commercial
- Industrial
- Correctional Institutions
- Public Facilities
- Agriculture
- Gunnison Boundaries

0 0.5 1 2 Kilometers



