

APPENDIX A



- A.1 Demographics
- A.2 Public Facilities
- A.3 Environment
- A.4 Economic
Development
- A.5 Annexation

A.1 Demographics

Population data was retrieved from multiple sources, the principle source being the United States Census. The census data includes all the inmates living in the Central Utah Correctional Facility. Because inmates are kept within the prison walls and are independent from the population of Gunnison City, it was necessary to remove them from our population forecasts. Prison data was retrieved from public prison records and was used to subtract the number of prison inmates from the total population. That information can be found in this table:

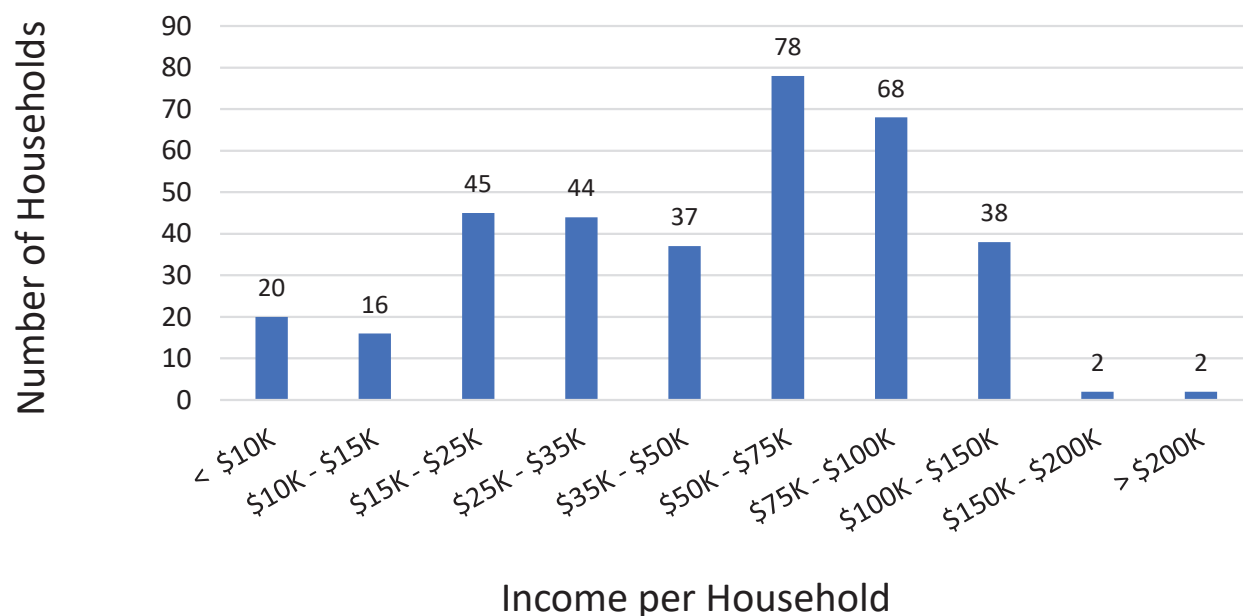
Table A.1.1 Gunnison City Population Count			
Year	Census Data	Inmate Count	Residential Population
1990	1,312	0	1,312
2000	2,394	850	1,544
2010	3,285	1,509	1,776
2017	3,511	1,483	2,028

Median income for Gunnison City is used to determine moderate and low income housing for the city according to State and Federal Law. This data is displayed in the following table:

Table A.1.2 Household 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

Table A.1.3 Household Income Brackets of Gunnison City



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)

A.2 Public Facilities

A.2.1 Water Report 2017

Gunnison City routinely monitors for constituents in our drinking water in accordance with the Federal and Utah State laws. The following table shows the results of our monitoring for the period of January 1st to December 31st, 2017. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some constituents. It's important to remember that the presence of these constituents does not necessarily pose a health risk.

In the following table you will find many terms and abbreviations you might not be familiar with. To help you better

understand these terms we've provided the following definitions:

Definitions Table:

Non-Detects (ND): Laboratory analysis indicates that the constituent is not present.

ND/Low-High:

For water systems that have multiple sources of water, the Utah Division of Drinking Water has given water systems the option of listing the test results of the constituents in one table, instead of multiple tables. To accomplish this, the lowest and highest values detected in the multiple sources are recorded in the same space in the report table.

Parts per million (ppm):

One part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb):

One part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Parts per trillion (ppt):

One part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000

Picocuries per liter (pCi/L):

Picocuries per liter is a measure of the radioactivity in water.

Nephelometric Turbidity

Unit (NTU):

Nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Action Level (AL):

The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Maximum ContaminantLevel (MCL):

The “Maximum Allowed” (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum ContaminantLevel Goal (MCLG):

The “Goal”(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Date:

The “Maximum Allowed” (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

In the following tables you will find the water quality test results of 2017.

TEST RESULTS							
Contaminant	Violation Y/N	Level Detected ND/Low-High	Unit Measurement	MCLG	MCL	Date Sampled	Likely Source of Contamination
Microbiological Contaminants							
Total Coliform Bacteria	N	1	N/A	0	5	2017	Naturally present in the environment
Fecal coliform and E.coli	N	0	N/A	No goals	None	2017	Human and animal fecal waste
Turbidity for Groundwater	N	0.68	NTU	0	0.3	2016	Soil runoff
Inorganic Contaminants							
Arsenic	N	0-12.8	ppb	0	10	2017	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	N	0.073-0.089	ppb	2000	2000	2016	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Copper a. 90% results b. # of sites that exceed the AL	N	a.0.06 b.0	ppm	1.3	AL=1.3	2016	Corrosion of household plumbing systems; erosion of natural deposits

Fluoride	N	0.3	ppm	4	4	2016	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Lead a. 90% results b. # of sites that exceed the AL	N	a. 2 b.0	ppb	0	AL=15	2016	Corrosion of household plumbing systems, erosion of natural deposits
Nitrate (as Nitrogen)	N	0.3-7.3	ppm	10	10	2017	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	N	2.1-5	ppb	50	50	2016	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Sodium	N	78-133	ppm	500 None	None set by EPA	2016	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills.
Sulfate	N	49-182	ppm	1000	1000	2017	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills, runoff from cropland
TDS (Total Dissolved solids)	N	688-768	ppm	2000	2000	2016	Erosion of natural deposits

Disinfection By-products							
Chlorine	N	0.5-1.4	ppm	4	4	2017	Water additive used to control microbes
Radioactive Contaminants							
Alpha emitters	N	0-6.6	pCi/l	0	15	2017	Erosion of natural deposits
Combined	N	1.15	pCi/l	0	5	2016	Erosion of natural deposits
Radium 226	N	0.46	pCi/l	0	5	2016	Erosion of natural deposits
Radium 228	N	0-0.69	pCi/l	0	5	2017	Erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Gunnison City is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water,

you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

We constantly monitor for various constituents in the water supply to meet all regulatory requirements. In December of 2017 we failed to test for coliform bacteria. Water quality may change without any visible indication due to unanticipated environmental factors. For this reason, we are required to sample for coliform bacteria on a

monthly basis. This violation does not necessarily pose a health risk. We have reviewed why we failed to take our routine coliform bacteria tests and have taken steps to ensure that it will not happen again.

All sources of drinking water are subject to potential contamination by constituents that are naturally occurring or manmade. Those constituents can be microbes, organic or inorganic chemicals, or radioactive materials. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care providers about drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at Gunnison City work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

A.2.2 Water Rotation



A.2.3 Water Sources

In chapter 8, Public Facilities, Gunnison City's three water sources were listed. These are the Sorenson, Christensen, and Bartholomew wells. The water sources are also referenced by number. The number references for the three water sources are 63-3159, 63-3188, and 63-3209. It is unclear which number corresponds to which well, but the numbers are listed here so one can find the records using either the common names or the numbers.

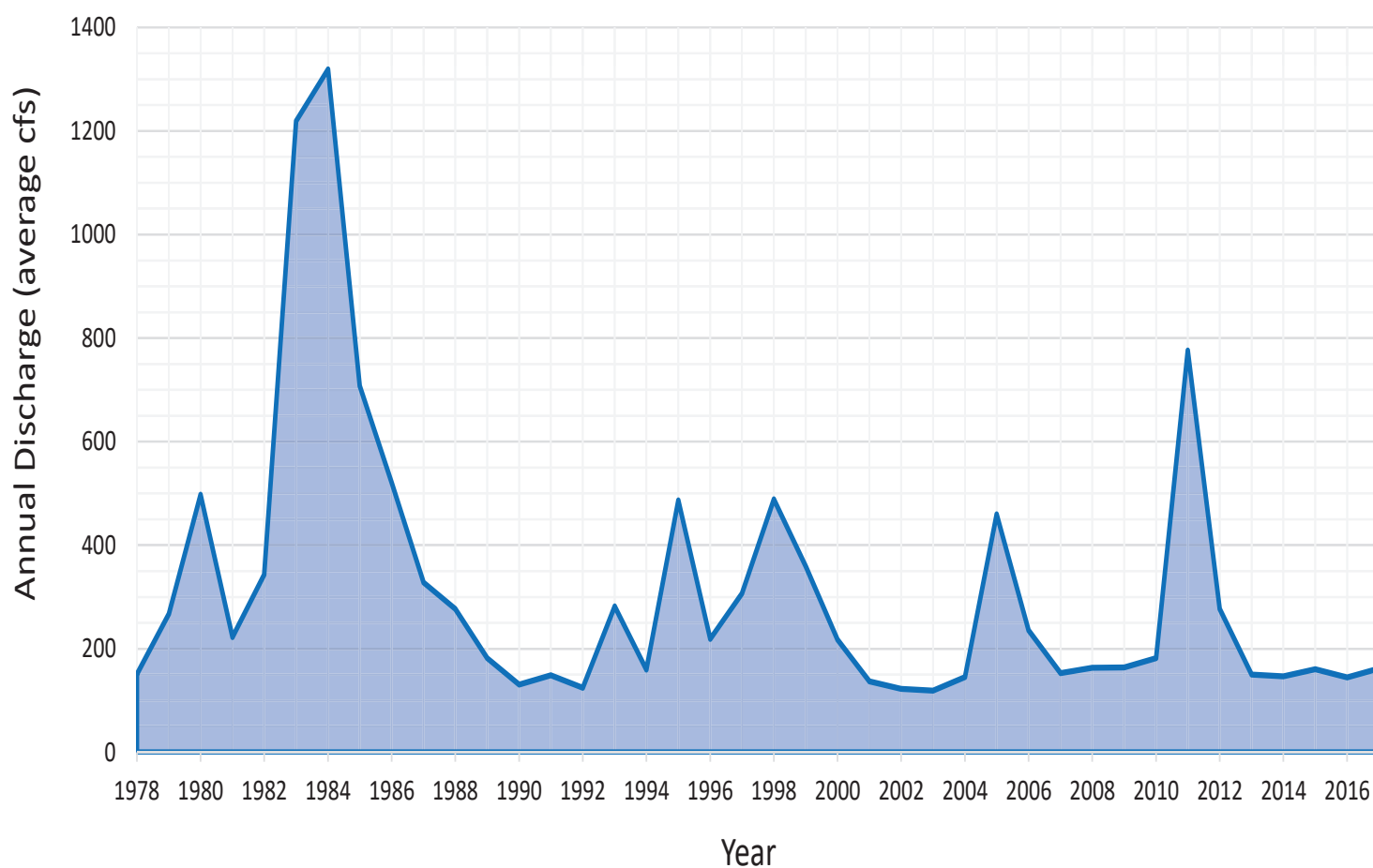
Area #	North Boundary	South Boundary	East Boundary	West Boundary
1	N/A	100 South	N/A	Hwy 89
2	100 South	San Pitch River	N/A	Hwy 89
3	Center Street	San Pitch River	Hwy 89	N/A
4	N/A	Center Street	Hwy 89	N/A

Figure A2.2.1 Water rotation schedule.

A.3 Environment

A.3.1 Flood Data

Annual Discharge of San Pitch River since 1978



A.3.2 Sensitive Species

Table A.3.2 Sensitive Species		
Group	Species Name	Status
Birds	Yellow-billed Cuckoo	Threatened
	Southwestern Willow Flycatcher	Endangered
Fishes	Humpback Chub	Endangered
	Colorado Pikeminnow	Endangered
	Razorback Sucker	Endangered
Flowers	Clay Phacelia	Endangered
	Heliotrope milk-vetch	Threatened
	San Rafael Cactus	Endangered
Mammals	Utah Prairie Dog	Threatened

A.3.3 *"Goat Heads"*

Many citizens have commented that puncture vines, commonly called, 'goat heads,' have been a growing concern, particularly for cyclists. This seems particularly true in regards to the east side of town. This plant is a class 3 noxious weed on the 'State of Utah Noxious Weed List'. It is an invasive species from the Mediterranean region and it is poisonous for grazing animals and often invades roadsides.

Class 3 noxious weeds under Utah state law, are known to exist throughout the state and are considered a threat to the agricultural industry. The law permits that, "Weed control efforts may be directed at reducing or eliminating new or expanding weed populations. Known and established weed populations, as determined by the weed control authority, may be managed by any approved weed control methodology, as determined by the weed control authority." (Utah Noxious Weed Act R68-9)

Measures should be taken to abate this weed to improve the quality of life for the residents of Gunnison City.

A.4 Annexation

A.4.1 Annexation Policy Plan

The State of Utah requires that before a city annexes any property it must complete an annexation policy plan. Below are the requirements found in the Utah state code 10-2-401.5:

1. After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
2. To adopt an annexation policy plan:
 - the planning commission shall:
 - » prepare a proposed annexation policy plan that complies with Subsection (3);
 - » hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - » provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - » accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);

- » before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);
- » hold a public hearing on the proposed annexation policy plan;
- » provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
- » make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
- » submit its recommended annexation policy plan to the municipal legislative body;
- » and the municipal legislative body shall:
- » hold a public hearing on the annexation policy plan recommended by the planning commission;

- » provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
- » after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
- » adopt the recommended annexation policy plan, with or without modifications.

3. Each annexation policy plan shall include:

- a map of the expansion area which may include territory located outside the county in which the municipality is located;
- a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - » the character of the community;

- » the need for municipal services in developed and undeveloped unincorporated areas;
 - » the municipality's plans for extension of municipal services;
 - » how the services will be financed;
 - » an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - » the interests of all affected entities;
 - » justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - » a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii). Utah Code
- Page 2
4. In developing, considering, and adopting an annexation

policy plan, the planning commission and municipal legislative body shall:

- attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- consider population growth projections for the municipality and adjoining areas for the next 20 years;
- consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - » to facilitate full development of the area within the municipality; and
 - » to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
- consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land

suitable for residential, commercial, and industrial development;

- consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
- be guided by the principles set forth in Subsection 10-2-403(5).

5. Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.

6. Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

APPENDIX B

B.1 Survey Overview

B.2 Demographics

B.3 Housing

B.4 Economic Development

B.5 Public Facilities

B.6 Bonding Approval

B.7 Trails

B.8 Transportation

B.9 Community Events

B.10 Historic Preservation

B.11 Open Ended Questions

B.12 General Plan Executive
Committee Input

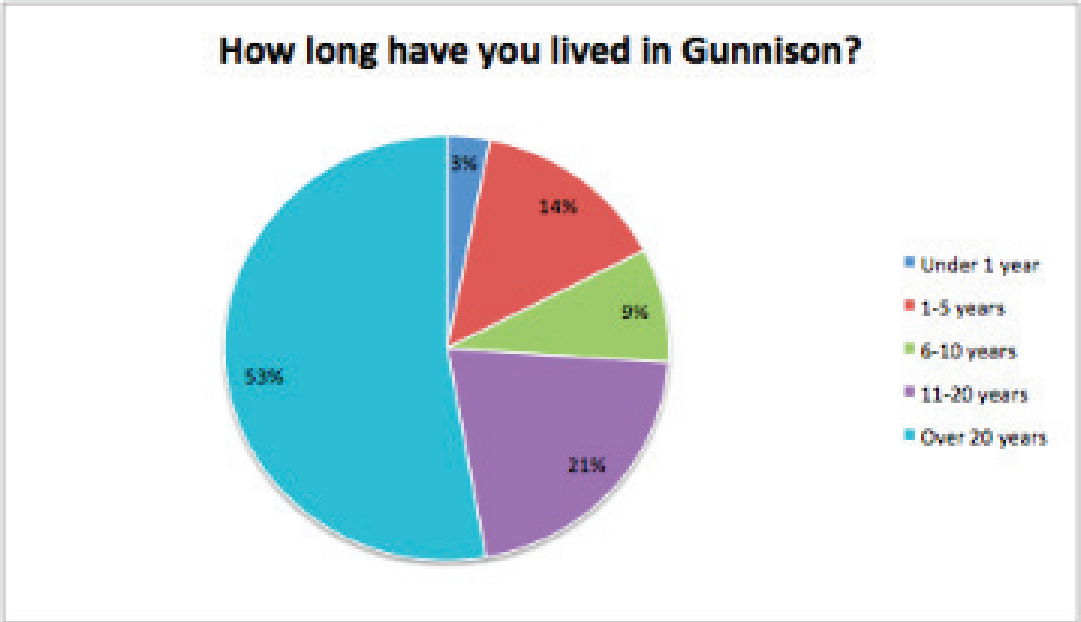
B.13 Copy of Survey

B.1 Survey Overview

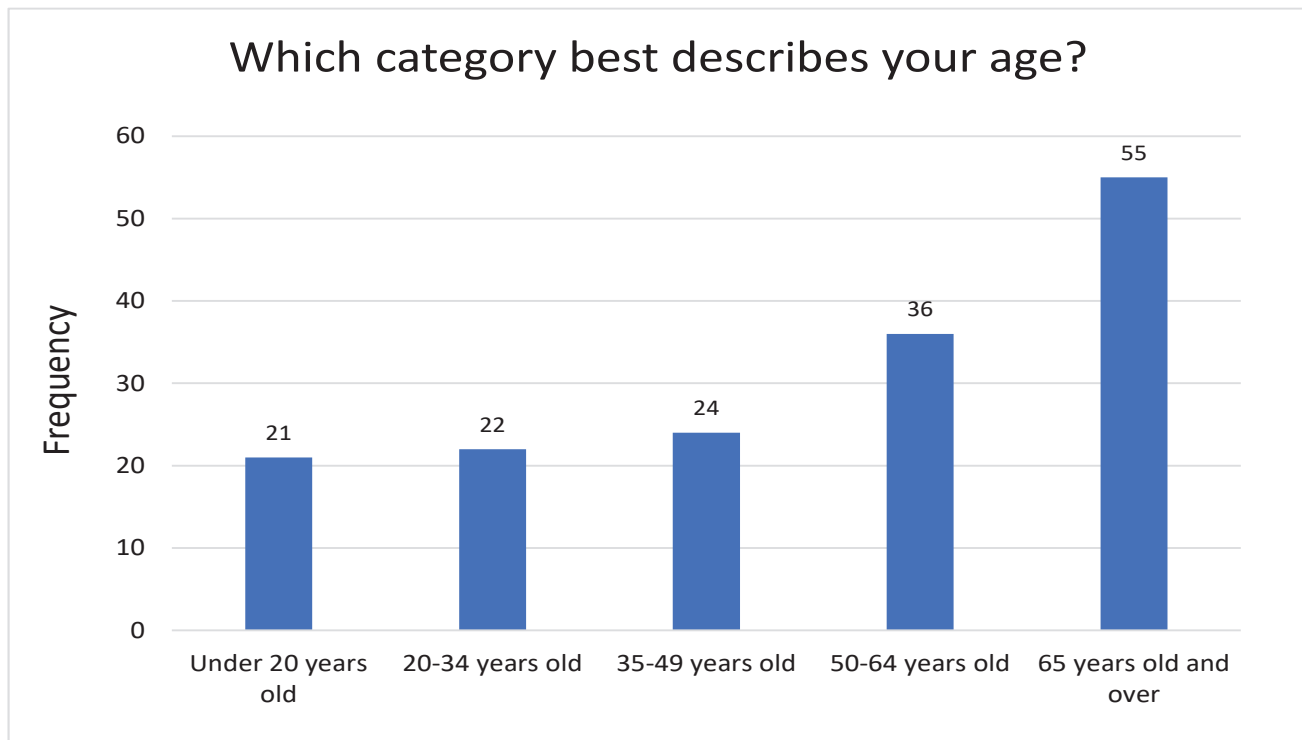
An imperative part of updating the Gunnison City General Plan is meeting the needs of the community. The purpose of the community survey was to gather citizen input in regards to the future planning and development of Gunnison City. The community was asked a variety of questions from basic demographic information, future growth, housing needs, roadway infrastructure to what they liked and disliked about Gunnison City. An initial draft of the community survey was sent to the Gunnison City Council and Planning Commission for approval. Once revisions were made and approved, the survey was distributed throughout the community by a local youth group.

Survey responses were anonymous and have served as a supplement to the the citizen input gathered at public meetings.

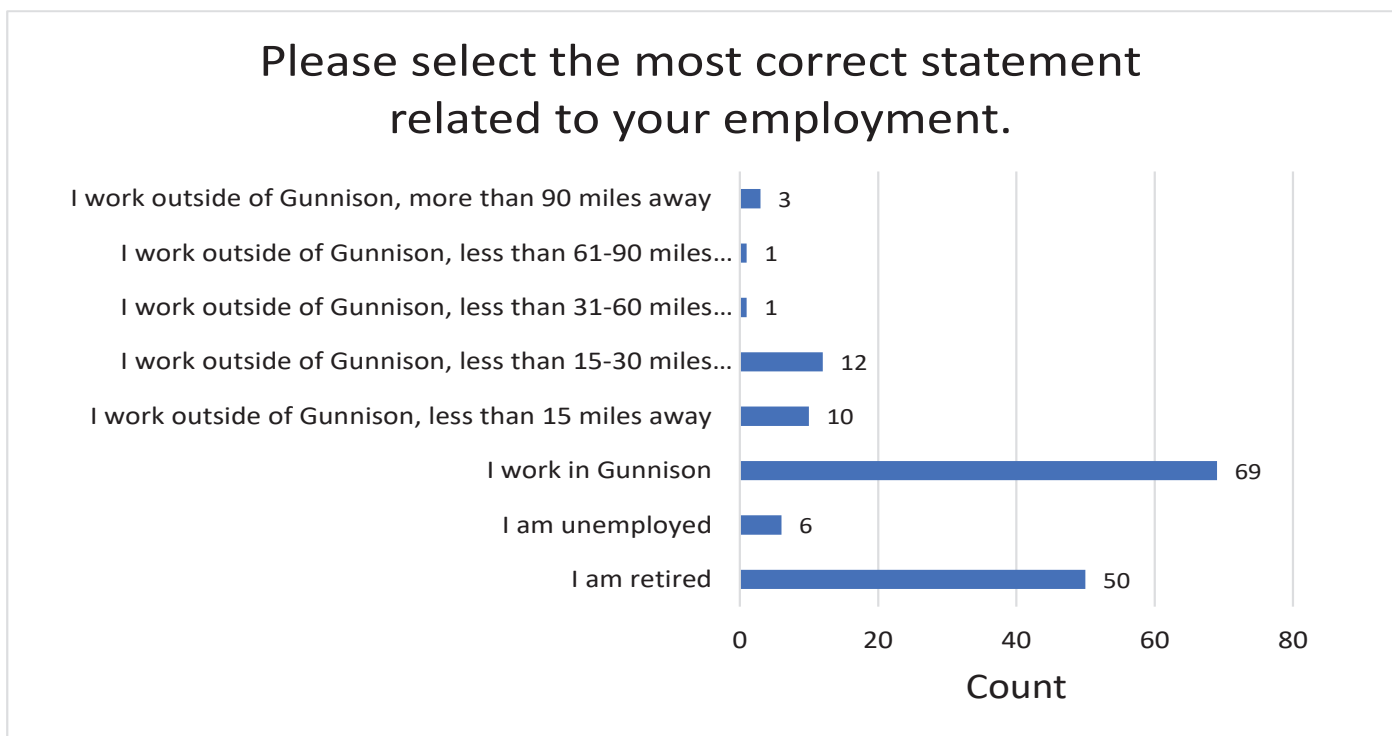
B.2 Demographics



Graph B.2.1 Residency timeframe.

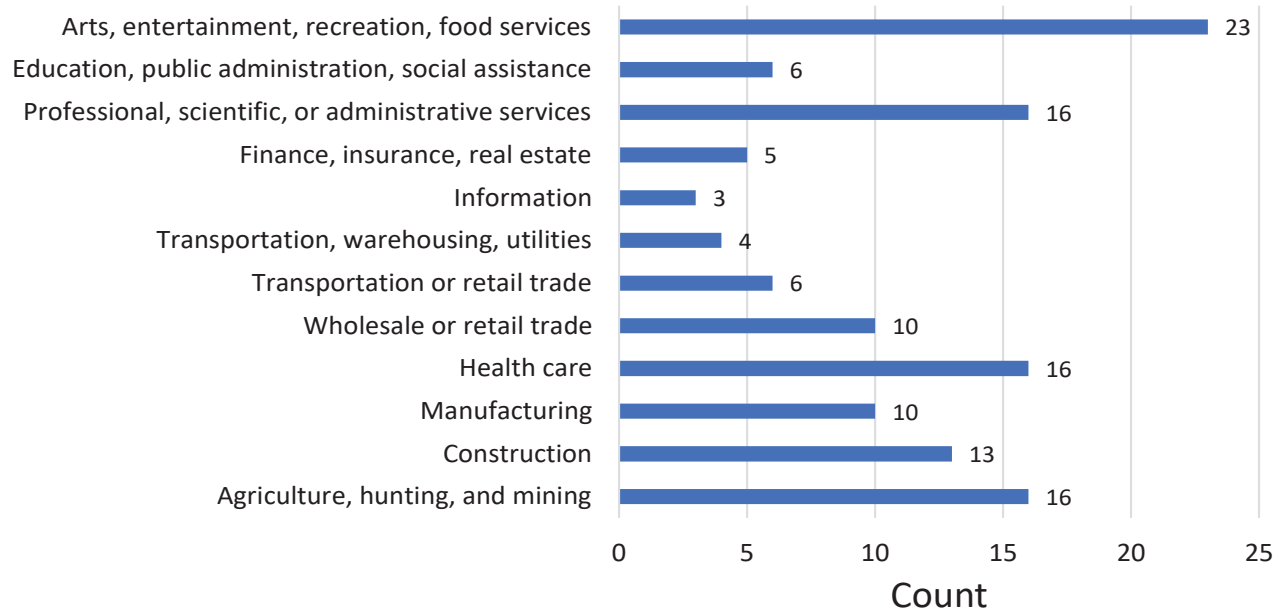


Graph B.2.2 Age breakdown of citizens.



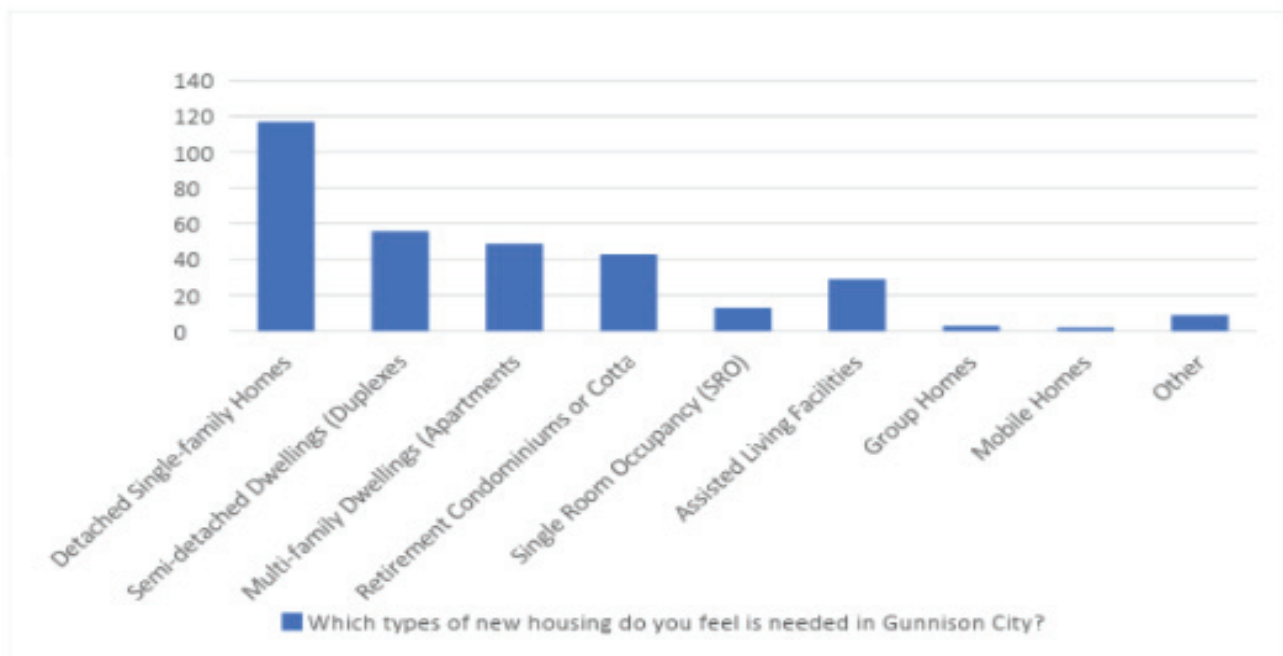
Graph B.2.3 Commuting patterns in Gunnison City.

If employed, select the option that best describes the industry in which you work.

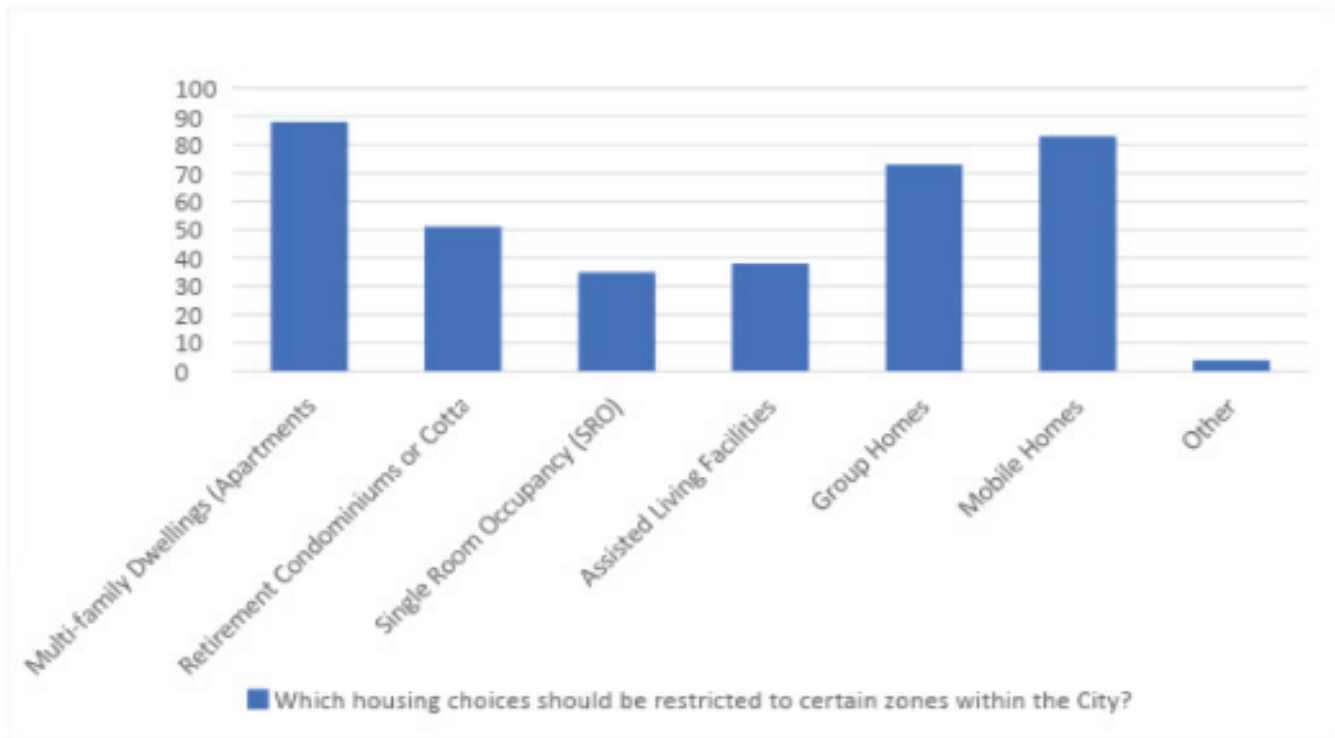


Graph B.2.4 Employment background for Gunnison City.

B. 3 Housing

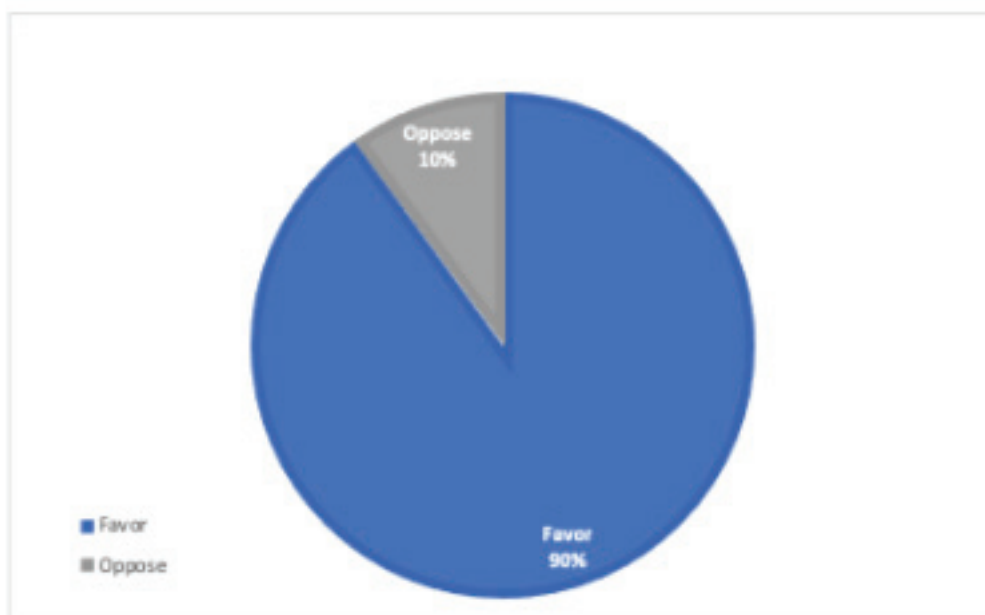


Graph B.3.1 Preferred housing structures.



Graph B.3.2 Restricted housing structures.

B. 4 Economic Development



Graph B.4.1 Responses to "Do you favor or oppose encouraging commercial growth within the City?"

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

Chart B.4.1 Responses to "If you favor commercial growth, where in the City should it occur? Choose all applicable options"

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

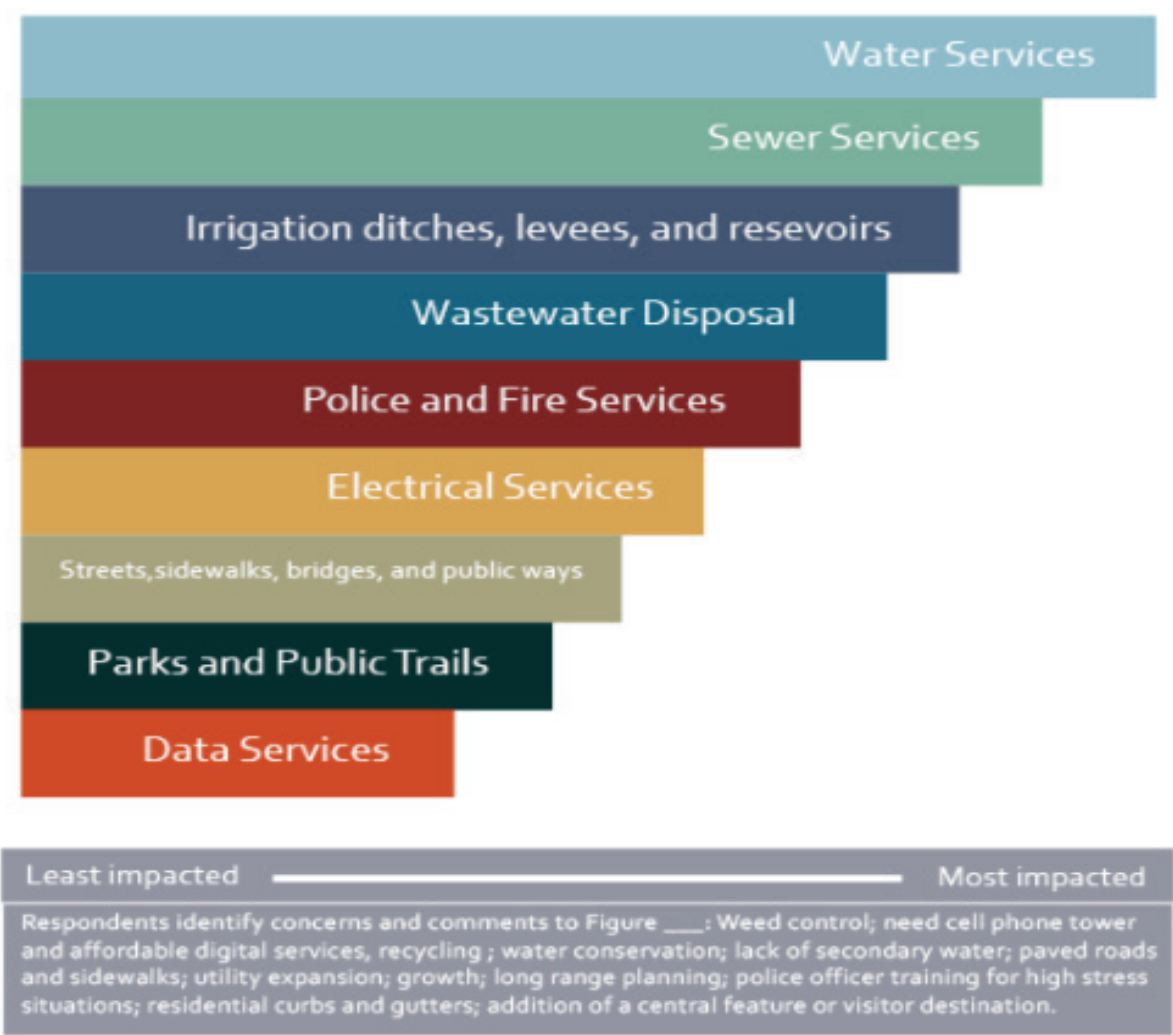
Chart B.4.2 Responses to "In your opinion, what businesses or services are needed in Gunnison?"

SERVICE	GUNNISON	SALINA/ RICHFIELD	SEVIER COUNTY	MANTI/ EPHRAIM	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 B.4.3 Responses to "In which location do you purchase a majority of the following goods and services? Only one answer should be used per good or service. Each answer may be used more than once."

B.5 Public Facilities

Figure 13.11 Response to question "Please rank which infrastructure systems will be most impacted by future growth."



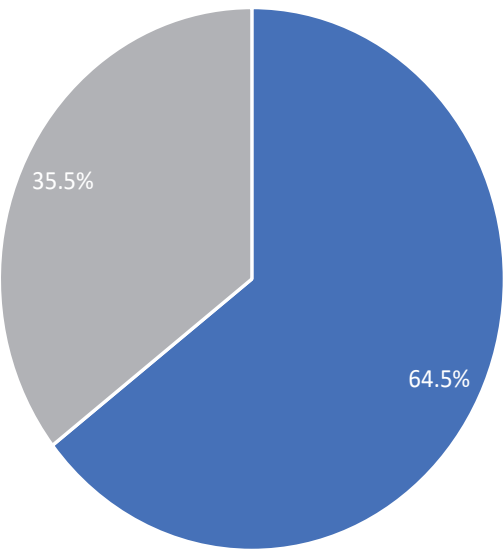
B.6 Bonding Approval

SERVICE	RESPONSE
Public parks and trails	51%
Public roads	68%
Water, irrigation, and wastewater systems	77%
Baseball and soccer fields, recreational amenities	44%
<p><i>Additional Comments and Concerns</i> : Strength of interventions; invest in existing public use and redevelopment; high utility rates; traffic; no new taxes; budget cuts; invest in water shares; improve sports and cultural events (horse arena, high school rodeo, high school sports programs); increase volunteer opportunities; pocket parks.</p>	

Chart B.6.1 Responses to "Do you favor the City bonding for the addition or improvement of the following items?"

B.7 Trails

Favor and Opposition to Trail Expansion

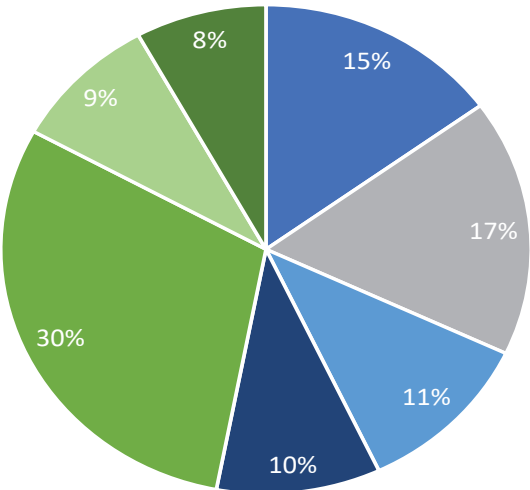


Graph B.7.1 Responses to "Do you favor or oppose the expansion and improvement of trails and paths in and around Gunnison?".

- Favor
- Oppose

B.8 Transportation

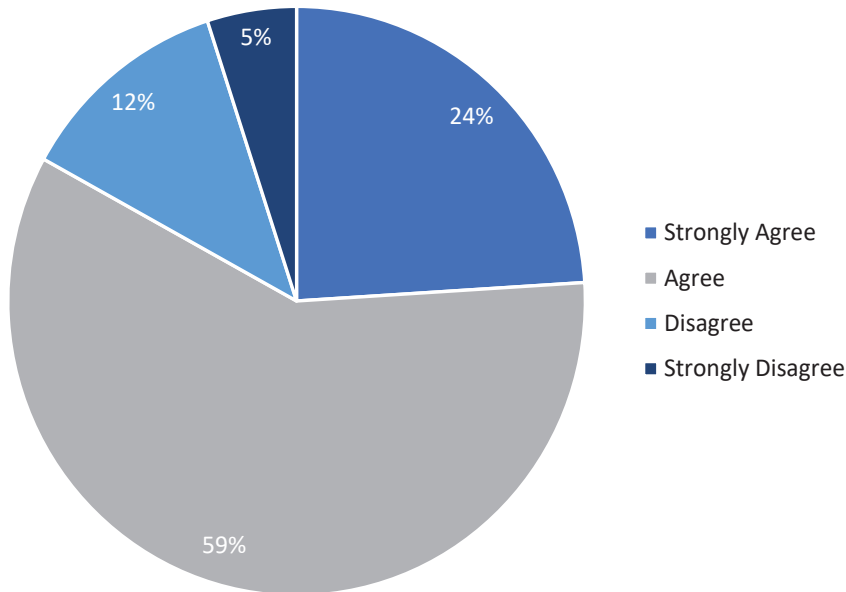
What improvements would you like to see in the roadway infrastructure?



Graph B.8.1 Responses to "What improvements would you like to see in the roadway infrastructure?".

- ATV lanes
- Bike lanes
- Speed limit changes
- On-street parking restrictions
- Sidewalk modifications
- Traffic management during special events
- Other

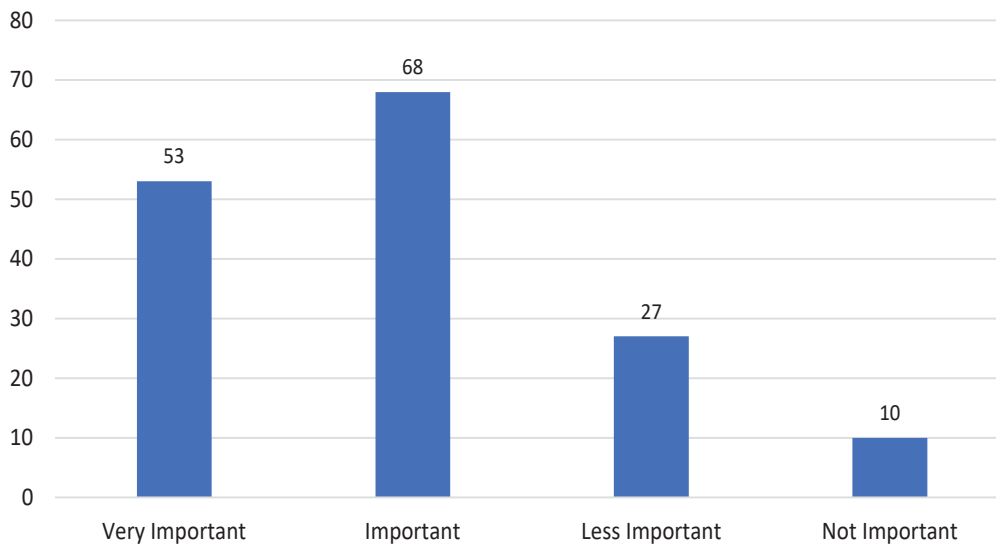
B.9 Community Events



3.9.1 Responses to "The City encourage or sponsor more cultural community events". "options."

B.10 Historic Preservation

Number of Responses to the Question of the Importance of Historic Preservation



Graph B.10.1 Responses to "How important is historic preservation for Gunnison City?"

B.10.1 Responses to "Which Types of Historic Sites and/or specific sites are most important?"

- » City hall/park
- » Houses and museums
- » Business building
- » Important older homes, log cabin by swimming pool
- » The vet memorials in the park
- » Whatever is left to preserve
- » The hotel, Casino star, pioneer era homes could be made into museums
- » Any site that has significant historical value as long as the owners are willing to participate in such a preservation; but not made to do so.
- » The old buildings at the Gunnison Park.
- » Keep it to important landmarks not every home that happens to be built by a pioneer
- » Parks
- » Original buildings/homes
- » Main Street (All of it)
- » Casino Star Theater
- » Casino Star Theater, upkeep on Main St Buildings
- » Theater, homes, significant sites
- » Stage coach
- » A more updated movie theater
- » Gun and house at park
- » Casino Star theater
- » Gunnison Fort, Cabin in park, Chalk Hill, Old cabins and grainery in the city
- » Casino Star theater and surrounding downtown buildings
- » "G" Hill, improvements to the local theater would be nice
- » I'm not really sure. To me, they're all important
- » Homes, businesses
- » None
- » Get more info on For Gunnison and try to improve knowledge and the site where it was.
- » Are there any left?
- » Theatre
- » They are all important. But, I do not think property owners of said sites should be forced to keep them a certain way if they wish to improve or change them.
- » Theater

- » Didn't know there were any
- » All of them
- » Preservation of original buildings.
- » I don't know all of them (cabin & bank)?
- » Pioneer period
- » All
- » Buildings, Historical sites
- » I like the historic, that has been done. Park
- » The Park Veterans' Memorial is amazing
- » The casino and the bank
- » Varies
- » Statue at the park
- » Unsure
- » None
- » I really like clock wall of history sidewalk flower cont, and Dragon bridge.
- » Old buildings

B.11 Open Ended Questions

B.11.1 View of Existing Conditions

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
All	Water	Water	KFC	All
Quiet	Friends	Nothing	Trails	Park
Quiet	Nothing	Nothing	wendys	Size
it size	Schools	Nothing	trails	size
Friendly	Nothing	Nothing	I dunno	Small
Community	Not much	Nothing	hunting	Quiet
the people	Politics	nothing	A Maverik	The size
its quiet		nothing	restaurants	Peaceful
Small town	The drama	Snitches	restaurants	Clean air
Small town	resources	Shopping	Stop light	Stay small
It's rural	Gas prices	expensis	Sidewalks	Population
Small town	Dairy smell	Not much	More jobs.	Simplicity
Everything	to many dogs		Rec center	Small town
Small city	Trashy yards	More water	Restaurants	Everything
Small town	Nothing to do	More stores	Restaurant	Small town
Small town	Unkempt yards	Water Supply	Restaurant	Small town
Quiet town	Not much to do	Water supply	apartments	Everything
Quiet town	Water shortage	entertainment	gas station	Population
The people	Water shortage	I don't know.	More Stores	Small town
Atmosphere	Nothing to do.	The monopolies	Curb and Gutter	Small town
Everything	Run down yards	Add a stoplight	Hotel/motel	small town
Small town	not enough rain	The police force	Utility bill	good people
Small town	to many cliques	The school system	A stoplight.	Less people
Small town	Limited Shopping	Taste of the water	Traffic light	Most things
It's small	some trashy homes	Bullying at schools	Bowling lanes	4th of July
Small town	Messy unkempt yards	More diversification	Traffic light	Main Street
Small town	Shopping & Parking	The town speed limit	More officers	the schools
Nice people	it has no fast food	less focus on sports	Traffic light	mostly same
The country	Lack of restaurants	progressive attitude	More sidewalks	I don't know
The Pavilion	Bullying at schools	Enforce beautification	Clothing store	Happy Valley
Hometown feel	People hate each other	the monopoly in business	More sidewalks	gunnison as is
People, beauty	Not a whole lot to do	Build new homes, parks,	Roller coaster	The dirt roads
Lack of crimes	distance from wasatch	Slow population increase	Bowling alley.	The city park.
Small town feel	Traffic on Main Street	vacancies on main street	clothing store	Pool, hospital
How small it is	The taste of the water	the good ole boy syndrome	more sidewalks	how small it is
Small town feel	Everything is expensive	More areas/lots for homes	curb and gutter	The clock tower
Small town feel	Need to hire local people	Lions club control of park	More irrigation	Small town feel

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Small town feel	Too many people moving in	more things to do in winter	24/7 gas station	Change is great
Most everything	People moving in and out.	Add a place with activities	Nice hotel/diner	Small town feel
We have a pool.	Speeding traffic downtown	The public goods for people	hotel, restaurant	The Casino Star
Intimate, quiet	No variety for dining out	Less state & federal funding	Bowling or arcade	GIC, all parts.
Quite, friendly	No retail or entertainment	no trailer park on north main	Family fun center	Most everything
Small population	Nothing. I love this town.	old building torn down on main	Walmart or Target	Intimate, quiet
No traffic lights	that there is nothing to do	finding solution water problem	A good restaurant	All of the above
The pool is great	Not much dining out variety	more trails like the river walk	Texas Roadhouse.	Small town feel
nearly everything	dishonesty with public funds	Speed limit back to 45 by 300 S.	Fast food services	Small town feel
Small and friendly	A lot of things need to change	Bring in a little more business.	trails and sidewalks	See question 13.
lifelong resident	Too dark, need more streetlights	More things to do like go bowling	Recycling service.	4-wheeler friendly
the peace and quiet	The awful planter on Main Street	The high school and sports fields	More family events	Peaceful lifestyle
The quiet lifestyle	it's expensive to buy things hear	make prices of goods competitive.	A family restaurant	Small town feeling
The quiet the people	the unsightly building on main st	Sidewalks on 200 E. to the schools	Maverik gas station	Country atmosphere
small town atmosphere	Seems like it doesn't like change	affordable gas stations and add KFC	better food options	small town feeling
Small town. Slow pace	No crosswalks or lights on Main St	I like it. That's why I moved here.	Hotel and restaurant	Not too much growth
Small town atmosphere	Too many rumors spreading too fast.	More restaurants, Car show in park,	Recreational facility	The small town feel
Small, quiet community	Gasis 30-40 cents higher than salina	Lower our taxes don't add to our debt	Stoplights on Main St	Small town lifestyle
Our hospital & doctors	The good-old-boy club. The cover ups.	Bypass for traffic, 40 mph speed limit	ATV services, RV park	Events that are held
Small, Quiet, Friendly	Busy main street, hard to cross street	More sidewalks, add trails, G-Hill trail	An indoor playground.	lower cost of living
Caring about each other	the involvement of lds church in everything	Bike & ATV lanes trails in and out of town	Better dining options.	Small town atmosphere
It's close to Mayfield	Post office and City Hall are not on Main St	Entertainment activities, Sidewalks & curbs	Sidewalks down my street	The rural atmosphere.
small quaint community	More of a police presence on city side streets	get new mayor that doesn't spend as much money	Recreation/Entertainment	Small town atmosphere

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
i like it the way it is	That it doesn't look or act like Salt Lake City		hotel, restaurant, trails	Small town atmosphere
Safe, good community feel	Lack of eating choices, lack of gas competition	mainstreet eye sores, more quality places to eat	Clean up our own backyard	family owned business
Main Street is very clean	Cliches, Coal Trucks, High prices Trailer parks	Curb And gutter throughout the city and sidewalks	Cleaner yards, lesser weeds	Medical care, hospital
Quiet, low traffic, movie	People who want it to be like where they came from	More restaurants, more sidewalks, curbing gutter	sidewalks, curb and gutters	The walkway with the art
Small rural town community	southbound trucks loud engine braking and speeding	Wish people were more welcoming to new residents	Add a Taco Bell or Taco Time	4th of July - we love it!
Small town, friendly people	that more focus is centered on sports than education	I would like to see people keep their yards clean	Better movie/access to parts	support of local business
Small town, friendly people	Not enough shopping place, no affordable gas station	Possibly more shopping options. More job opportunities	More entertainment/activities	No change on the "G" Hill.
Swimming pool, Dragon, Park	no restaurant/diner or choices, no hotel, one church	hotel and restaurant, new skatepark and more sidewalks	More businesses on main street	Good people doing good things
Open country, friendly people	higher pricing too much money spent on unneeded things	i would like more dining options. drinking water terrible	Large welcome sign at entrances	The movie theater the hospital
Hospital, schools, market, bank	Beautification, Private properties, Lack of sidewalks	fireworks on the night of the 4th period.	Additional dining opportunities	the quiet not fast way of life
Hometown feel. Community spirit	Lack of sidewalks, ugly roads, unprogressive attitudes	Trees on main street will grow and obstruct view of traffic	New baseball and soccer fields.	economic growth, tech to improve
Small town feel. Knowing people	That everybody judges you without getting to know you.	we don't have police protection	Sidewalks/underground power lines	Small town feeling, friendliness
safe, good people, theater, pool	Gasoline and groceries compared to the rest of the area	fix residential streets, residential sidewalks, curb and gutter	Side walks on all back streets.	Small town feel - This is not Cali
Small town, lower cost of living	would like the city to be able to sustain more businesses	Put businesses on Main, encourage yard cleanup, more curb & gutter	a bowling alley pf entertainment	Peaceful atmosphere, friendly people
country-city life, small town feel	The spending of our tax dollars!!! Let's get out of debt.	Find a way to occupy spaces on downtown main and keep them updated.	Assistance for housing developments	Small town feel and friendly people!

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Rural natural, home-town atmosphere	high utility bills 100/month is ridiculous(Actual spelling)	Change speed limit to slow down traffic, law enforcement on speeding	more curb and gutter on side streets	Park, pool, BMX, streets, 4th of July
it's a small town, you know everyone	Not a lot of good sidewalks for kids and adults to walk on	add things for teens to do. other than drive around and go to shelles.	Motels, restaurants, clothing stores	historic preservation, local business
that it is quiet and peaceful place	Increasing traffic, lack of reliable, cell phone service.	More services that benefit everyone's social class and financial class	Centerfield uses Gunnison's resources	stay a safe place to raise kids, theater
The people, fresh air, senior meals	People that want to change to be like where they came from	More entertainment places so the teenagers can have fun and stay in town.	a family style restaurant, and mexican	nearly everything could use improvement
Small community, outdoor activities	Pricing on everything is more expensive. Gas and groceries.	The people who have never left here. Add more churches that are non-mormon	Nothing, clean up what we already have.	Community support in our school sports.
Great medical facility, progressive	residential streets, very few sidewalks, and curb and gutter	Too many empty stores. Has a dead feel to it. Parking. The "town" is on block.	good paying jobs, low income apartments	Less traffic, friendliness, good neighbors
Small, unhurried lifestyle, peaceful	we have to drive over an hour away to shop or do funny things	Stop lights, More help with the kids getting home after school, GVEM & middle school.	a grocery store in the North end of town.	Small town, all schools here, hospital here
The rural atmosphere, low crime rate.	The overhead electricity, the water, slow growth, the schools	Add a Walmart Market (small Walmart), Paint crosswalks on main street. Add a stoplight.	Another grocery store, motel's restaurant	Small town feel, preserve landmark buildings
Simple life and small town atmosphere.	No sidewalks, nor curb and gutter nor clean, manicured streets	more police presence on the roads for children riding dirt bikes on 1 wheel and speeding	A water park for the children in the summer	The park, the pool, BMX, parades, and 4th of July
Like the weather, Like the baseball team	People's yards that have old car, junk & waste that has sat forever	More stuff to do for adults/family time. 1 movie house nothing but PG-PG 13 movies allowed.	a gas station that would compete with salina	Don't try to apply big city rules to rural setting
Small size & people and medical services	High grocery and gas prices. Lack of lodging and set down restaurants	more ballfields, ball fields are not kept nice and neat, need beautification of side streets	Fewer regulations (building and zoning codes)	Our 4th of July celebration is fun and a tradition.

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
I like the small town feel. the local drs	Not enough choices groceries and gas are expensive and not great quality	Sidewalks! My son has to walk along 500 S to school with no sidewalk! That street is so busy!	More ball fields for kids baseball and soccer	small town feeling with continued growth if possible
Park, cemetery, schools, medical services	There's nothing fun to do and no sit down diner or franchise food places.	Would add lighting and bleachers to the arena. Have seperate/ free entrance to the splash pad.	A recreation center and a small clothing store	friendly helping neighbors watching out for each other
That the city council cares about the town	the prison and the new city building and fire station not being on mainstreet.	Creating more fun indoor things to do in the colder months. An indoor playground would be amazing!	We need a good sit down home-style restaurant.	Existing parks & trails, The main street beautification
mainstreet, schools, riverwalk, the people	Trashy personal property on back roads, goat heads/weeds on sides of the road.	i would love to have more stores so we could have choice when purchasing clothing and other needed items	A Catholic Church, they have amazing cathedrals	No traffic lights (never get big enough for traffic lights)
Great hospital & schools, beautiful Main St	Highest prices for most things (i.e. gas, grocery, hardware, very monopolized)	More water, clean up Main Street (vacant buildings), more planters, more trees, lots more street lights everywhere	Curb and gutter throughout the city and sidewalks	Safety, "community unity", schools, recreation opportunities
Small town, all schools here, hospital here	old junk cars on prop, and appliances, front yards must be pleasing to passerbys.	Sidewalk, more trails, extend flowers no & so on main street, more new homes, more new business, hotel, restaurant	A facility to accommodate weddings & other events	Hometown feel. Friendly people, generally safe environment.
Nice town, nice atmosphere, good for children	The people who have been never left here. And the self-righteous hypocritical asses.	more finished neighborhoods-sidewalks, love to see riverwalk trail cleaned up, small park south of scott anderson's home	Bar/liquor store combo or Wing Nutz (sports grill)	
Beautiful scenery, recreation, good community	watering schedule everyone needs to follow I've seen park being water when not schedule	Police department presence never see them do any patrolling. Never see them checking speeds especially in school zones.	A stop light at the Main Street by the High School	3rd and 4th July events, high school events, Christmas light parade

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
small quiet, friendly. secondary water system	Perception others have of our town. Lack of economic development support from the county	Not very much, but I would love to see bike/walking trails, and neighborhood parks in some of the vacant lots around town.	People to clean up their own yards. Like my neighbor	The rural atmosphere, low crime rate. My awesome neighbors, I hope I die first. (?)
I like the size and the kindness of the people	too small in regards to shopping, not enough entertainment, and everyone in your business.	Some abandoned buildings/old homes can be a real eyesore and possibly dangerous. Some people have junk all over their yards.	Sweep Main Street more than once per year. More parking	Businesses owned by locals. Most people are very friendly and willing to help each other.
The caring of people and the feel of a small town.	mostly home building issues and requirements. IE pavement costs to homeowner in new home building	More stores needed. Curb, gutter and sidewalks on all streets with sidewalk from schools to main street as number 1 priority.	sidewalks for kids to go to school, red and green lights	The friendly people, as a hispanic I have never felt like someone is being racist so I like that about Gunnison.
people, close to work, close to hunting and fishing	things going on at gunnison high, being swept under rug by admin. some of the blight on mainstreet.	Have ordinances for the cleanliness of yards/junky cars parked in front or side yards. Widen back streets and have sidewalks.	A cell phone tower! We need more reliable phone service.	I would like to see everything stay the same, as far as main st. but the water and electric should be updates for our town homes.
Close to recreation - Fishing, ATV, Hunting, Camping	No recycling, limited restaurants, addresses not recognized by US Postal Service, few banking options	More sidewalks, more home building, more jobs, restaurants, more trails, light the G, better skate park or playground or pickleball	More sidewalks, street lights, traffic light, crosswalk	The support of the community. It doesn't matter if it is sports, the 4th of July, or a concern or sorrow - we support one another.
I feel safe. It's a great place to raise my children.	Too many barking dogs. Too many junk yards and streets. Too many trailers trucks and junky cars and weeds.	Just the 4th July party is needs a more fun touch. Also I would like to see cheaper prices in the market so I could invest more locally.	Promote support outdoor recreation w/ more hotels & dining	Small town feel. I don't want city government telling us what we can and can't do with our property as long as it isn't infringing on the others. I don't want this to change.

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
small, quaint, warm, community driven, helpful people	Lack of irrigation water, Lack of Rec center, Lack of restraint, Lack of store(s) to purchase clothes, appliances	Get addresses listed by postal service to make online orders easier. Better restaurant options. Recycling options. More banking options.	more restaurants that serve other than chinese and fast food	
It is small town and slow pace not the big city life.	Variety in shopping, clothing, entertainment, not enough eating establishments (don't bring tons, just a few more)	Make the 4th of July celebrations geared towards our veterans and service members. Play songs about our freedoms instead of just random music.	Bike/ walking trails! (similar to Park City or Colorado Springs)	
Friendliness, small town feeling, not so much traffic.	Pay to use splash pad. Garbage and dog poop along the river walk. Low maintenance of city arena. No seating or lights.	More street lights in the neighborhood. Having a dog be able to sit in the yard without leash law. Have chickens in yard without having acreage.	more bike paths/trails for kids. a rec center. indoor tennis courts	
Small town, less traffic, friendly, know your neighbors	Everything seems to be more expensive when they want you to shop at home. Gas prices always 20-30 cents more than Salina.	More sidewalks, Extend riverwalk, Add more business and services to downtown, Encourage growth-want more, homes built in Gunnison, Crosswalks on main streets	Add more trash cans along the river walk and dog poop bag dispensers.	
Lots of things, good people, peace and calm, small town	main street looks run down and needs a facelift. the abandoned buildings need to be demolished or need something new in them	Better care of streets and property in front of homes. More mowing and beautification. Flower planters improvement. More everyday clothing, restaurants and motels.	a stop sign or red light on main street to break up traffic and slow the trucks down	
That it's so calm and there isn't so much traffic at all	There are some people who are negative about anything and everything-, ugly streets-side, nothing for grown ups to do in the winter	There are cliques. Too much of the good-old boy bunch that just doesn't allow non-home grown in. We should try to include everyone rather they are active in local church or not.	A competitive grocery store, more entertainment, and more community activities together	

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
small town feel, theatre, swimming pool, hospital, schools	I am not a huge fan of how fast it is growing or a fan of the prison's continuous growth. But, I also realize that it is inevitable.	Update the whole town to underground electricity especially the homes. Fix the culinary water. It tastes horrible! Build more single family homes. Add a major retail store. Target!	Gun range or really update what they have! Although, the one may not be in the city limits.	
No pollution, everything is close by and easily accessible	Limited shopping resources. Senior housing limited. Need better cell phone coverage. Lack of competition in gas sales, market, telephone, and internet.	Clean up individual residences. It seems to be that only certain people are listened to when planning city improvements so hopefully this survey will help give everyone an equal say.	More entertainment centers. A bigger gun range. More things for the playground in the park.	
community is quiet and people are cordial, i feel safe here	Lack of services. No place to go out for a good dinner we need better internet, would like a grocery store with more high end selections - like a Smith's.	I would love to see the schools increase in numbers - sports, other programs would benefit, HS & MS would not have to share teachers, & more class choices for students & opportunities	At the east end of River Walk is an area that would be great as a park to relax after walk.	
It's cheap, safer than big cities, can ride horses and ATV's	The "Good ole boys" club and entitlement to certain families which extends for generations. Being labeled a "move in" no matter how long your family lives here.	I would like to see a wider variety of business owners to boost competition & lower prices. It's pretty sad that gas prices in Salina can be up to \$.30 a gallon cheaper than Gunnison.	More sidewalks and crosswalks to make Gunnison more walking/biking friendly. Bus service to surrounding areas.	
Safety, "community unity", schools, recreation opportunities	Needs more nice restaurants. Needs more adult movies (not X-rated, but more mature and not all for children). The "Good ole Boys" run the town - takes years to even be noticed	More shops and food service (small food providers doing well but quick food place would provided quick services). More housing as apartments, condos, townhouses. More people are moving here to retire from out of state so lets provide housing.	Store to shop in. Parking. Not little boutique stores. Variety stores type stores ones you can roam around in.	

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Pretty little town, Love the park & swimming pool. The clock	no activities for not LDS people. it's hard to make friends because we don't attend church. people were very welcoming when we first moved here, but only to the point they found out we are not LDS	Fill in Main Street with Businesses or employment centers. Attract a nice new hotel and diner or restaurant. Build sidewalks, trails, improve streets. Change zoning laws- build homes in Gunnison. Build new roads-expand boundaries. Encourage growth.	Outsiders to be more welcomed and included. Have an outsider in the council. The librarians paid more and less to city office workers.	
I've lived here most of my life. Small town, easy to navigate	Go out on Main Street and watch the traffic go by 40+ miles/hour. And I have never seen an officer give a ticket in 18 years. Stop receiving money from trucker so they can exceed the speed limit.		More quality housing options for young professionals and/or families that are not yet ready or interested in single-family home ownership.	
The small hometown feel. The feeling of pride and togetherness.	it saddens me to see all the yards that are like trash heaps. we have several that are like junk yards with tires, old cars, garbage everywhere. it diminishes the value of other home son the street.		Many of the bigger tax paying businesses are south of 300 So. Extend the beautification, flags & Christmas light to include those businesses.	
That the community always comes together when someone needs help.	I don't like that there's not much entertainment in town, I would like to see more places for my kids to have fun. Also, I don't like the 4th July party, I think is boring it feels like is for old people.		#1 Trail to the "G" with an area to have picnic. If possible, connect it to the river walkway we already have. #2 A traffic signal light. It is so needed.	
Small town feel, hunting and fishing close by, main streets- parks	So few options for shopping and there seems to be a monopoly by one family, group that sets the prices on gas. 30 cents a gallon on gas from Gunnison to Salina is wrong and too much of a difference. I know it is their choice but it is ridiculous.		A mayor and city council with brains!! And a council with a sense of fiscal responsibility. 20,mm dollars in debt doesn't promote fiscal responsibility or confidence	

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Quiet community, great local people (friendly), 4-wheeler friendly	Difficult for people to build new homes - high impact fees and always a struggle with zoning and cost-prohibitive costs for hookups because city requires individual to pay full cost. Developers are unable to develop communities because the cost is just too much.		1) a stoplight at 300 N and Rt. 28 2) possible construction of an area like Salina has or building a multi-purpose - center for entertainment and events - automated car wash	
The surrounding mountains and the city workers have been very helpful.	Gossip. Bad or no sidewalks. The one out on the north by the highway helps almost no one. 2nd East needs a sidewalk for kids to use going to school. There are so many kids ride their bikes without any place to be out of the way of cars. Lots of people also walk that street.			
park, pool, people, dragon, vet memorial, main street clock, movie theater				
small, close to mountains, schools, church, clock tower, riverwalk dragon				
Friendly people. You can walk to anything you need in town. Hospital services.				
I love that it's a small town. I love the activities my kids can be involved in.				
I love the location in general. Small town vibe. Love and support from everyone.				
small town feel, quite, supportive, love the pool and splash pad, library, theater.				

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Smallness. Kids can participate in activities they choose. Everybody knows most everybody				
The location & proximity to the rest of the state. The fact that it is a rural community.				
It's small enough we know a good group of people. "Big family". Lots of community support.				
good people, park and pool, school, movie theater, pretty main street, big clock, riverwalk				
smaller not busy town, well maintained an mostly clean, good people, good law enforcement/fire				
It is a smaller community. Central location. The proximity to the mountains. It's usually quiet.				
The remodel of the movie theater, it gave us something to show off and be proud of. The city park is also fantastic.				
Rural setting, little traffic, community support, easy access to outdoor recreation, increased opportunity to make an impact				

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Accessibility to most everything we need on daily basis. Space and freedom-no liberal or radical attitudes or restrictions.				
We love the small town feel where we feel safe. I like that it is still a little old fashioned, and kids have some independence.				
Home, Mountains, People, Downtown, Star Theater, Riverwalk and Sanpitch Dragon, White-washed G, Clock Tower, Good tasting water				
Is a quiet town, with very family friendly people, perfect place to raise my family. Tons of work for people that like the farm work which I'm one.				
Small town. Nice people. Reasonable real estate. Changes to main street makes more appealing look to town. Park and commodities for youth and families are great.				
People, park, all community organizations (Lions, scouts), Riverwalk, pool, clock tower, legacy wall, Main Street, good neighbors, mountains, hunting-fishing-ATVs				

GUNNISON CITY GENERAL PLAN

What do you like about Gunnison?	What do you dislike about Gunnison?	What would you change about Gunnison?	If you could add one thing to the city, what would it be?	What would you like to see stay the same in Gunnison?
Supportive, Friendly, No Traffic, Quiet-Peaceful, As you go about your business during the day it's a delight to visit various entities & individuals who bring a smile, are helpful & kind.				
I love the freedom and good people. Peaceful, mountains- proximity to recreation, ATVing, Park/Pool, River Trail, Dragon, Legacy Plaza, Main street trees/flowers, Clock, Post office, Theater, Schools, Hospital-Doctors				

B.11.2 Issue Cards and Additional Comments

Gunnison's Strengths	Gunnison's Issues	Additional Comments
people	water	I love Gunnison!
Safety	water	Great place to live
schools	Growth	Slow & steady growth
schools	Power	thank you for asking
Schools	Water	Think bigger and better
clean air	gossiping	Bike paths! Bike paths!
hospital	political	Thanks for all you do!!!!
hospital	lack of hotels	Excellent city government
hospital	need sidewalks	More unity between cities
Schooling	Youth programs	The city keeps trying... and so should we
ATV riding	land use policy	Listen to community, help with utility bill
Good people	need sidewalks.	Gunnison is a great place to live, overall!
Open space	Lack of restaurants	Council needs to listen to citizen comments
Small town	housing lots to build on	Need to keep kids from going to SLC for work
Room to grow	200 E. stinky sewer smell	I would love to see more shops on Main street.
service clubs	a place for people to stay	Irrigation storage, usage and lack of pressure
safe for kids	building lots availability	Need to make it place where people WANT to live.
great schools	Need lights for river walk	New businesses should go in vacant buildings on Main St
made my house	affordable, quality housing	Add stoplight to intersection by school, Smell on 200 East

Gunnison's Strengths	Gunnison's Issues	Additional Comments
riverwalk/parks	lack of economic development	we are older and do not want to have the amenities of a big city
Public services	difficult to build here. Why?	Planters on Main Street are hazardous. Block view of oncoming traffic.
small personable	develop ways to sell our city.	i would like to see residents clean up front yards-make it an ordinance
Community events	Goat heads on sides of streets	More business so that others have to drop their prices. Bring competition.
quality employers	Prison taking more than they pay	Very impressed the city is actively concerned about future growth and development
safe neighborhood	zoning ordinance inconsistencies.	Gunnison is a great place to live and I love that our current leaders are progressive.
city consolidated	land policies and zoning ordinance	Higher penalties for loose dogs. Many dogs end up in pound because careless owners, no tags.
People are Friendly	nothing draws people, no restaurants	crosswalks need to be put in place across main street, especially in town area. by subway and bank
history potential.	irrigation and culinary water supplies.	Stop trying to make Gunnison a big city!
main street/theater	More street lights on community streets	You not going to read this anyway. Why waste the paper?? "The world is changed by" your example not by your opinion.
support for schools	outsiders (non LDS) might not feel welcome	We are worried about Gunnison's sewer system needing future repairs. Please get the repairs done before it becomes more expensive.
community involvement	Sidewalk along 200 E. and possible bike lanes	I think we should do more for our youth in drugs and the ones that are depressed. We are losing a lot of teens to drugs and depression.
service minded people	need airbnb's to provide quality guest lodging	this story in the news has got to stop. our children are being affected in a negative way. officer winner should be reprimanded for encouraging it
service among residents	we need ways to develop ways to create industry	please limit the old cars parked everywhere in the yards. some old homes with no windows or doors have been like that since i moved here 18 years ago
Community celebrations	reaching out to industry for economic development	I think Gunnison should stay Gunnison & not try to emulate the Wasatch Front or surrounding communities. We have a unique identity and we should hold on to that.
Well educated populace.	differing visions between old timers and new move ins	We need more safety for our kids. From being grabbed by a stranger in a car to abuse ignored by school officials. Something needs to be done or my kids will go elsewhere!
business-jobs for people.	increase community involvement in planning for city's future	This town needs some growth! Not a lot but enough to allow established families to have more options for living, shopping, dining w/o having to travel so far to go to these types of places.
people support each other	Lack of shopping. People have to leave the city to get essentials	Do something about stigma of being prison town. More housing. Friendly people but no real interactions (gatherings). Many lonely. People bypass Gunnison by taking cutoff east of town by Christenbug (?).

GUNNISON CITY GENERAL PLAN

Gunnison's Strengths	Gunnison's Issues	Additional Comments
Education campus-good schools	need to keep people who work in gunnison-help them live in gunnison.	Appreciate our library and the story telling hours in the summer. Caroline does a great job but seems to be wearing a lot of hats. I don't know how much she gets paid but deserves a good wage! Thank you Lori!
Many job options for a small town	the attitude on development, have what I want so no else needs anything.	Please be careful what plants/grass you plant in city planters. When it grows so tall it is very hard to see when to pull onto Main Street especially on First South. I have almost wrecked and have seen others almost wreck because we can't see onto the road.
the view on the valley+mountains	develop main street-make more attractive-all nice buildings are off main street.	We appreciate the opportunity to comment. We are very supportive of growth in our city because it will not grow fast enough that it will be unmanageable. Anything the city can do to support the ability for individuals and businesses to build and expand would be great!
Access to outdoor/rec activities.	Realize we live in a dessert and change the narrative about how we landscape and irrigate	
People are willing to serve people	Don't advertise social events. As a new resident, there are many events we find out about after the fact.	
Small town/close-knit community feel	I'm worried that all the commercial development is right on the main street. If developing more, have them not all on the same corridor.	
small town everybody knows everybody	Making lots available for single-family homes, finding financial assistance for lot owners to be able to sell land for residential development	
Coming together to improve our town. :)	We aren't a destination. Most people Just drive through. If we had ATV trails or bike trails that connected to other areas of the state, we could attract more visitors.	
medical hub via Gunnison Valley Hospital		
the ability to come together and get things done.		
Location center of the state close to a major freeway		
The wonderful people. We want to make the city a place they'll stay		
strong employment opportunities (prison, school district, ACT, Christensen's arms)		

B.11.3 Comments from Public Hearings

In addition to the survey, two public hearings were held to collect public input for the general plan. These meetings were held on October 3 and November 7, 2018. In these meetings, members of the general public were invited to come to City Hall and contribute their thoughts and opinions to the general plan. The general plan was split up into each of its nine sections and large table-size maps were made to represent information for their respective sections. Gunnison City citizens visited each table and gave their input to the general plan update representative for that section via written notes or spoken thoughts and ideas. These ideas were collected, organized, and are presented below, listed by section.

B.11.3.1 Historical Preservation

» The Gunnison Fort Wall is significant, but historical societies refuse to acknowledge it until an

archeologist checks the wall

» suggested carriage ride through historical landmarks

» Possible creation of Historical Preservation Committee

» old Chalk Hill has significance

» There are no maps before 1900, need to see if some can be found

» Gunnison Hill (G-Hill) was used as a lookout point

» see if anyone has slides/presentations of Gunnison History

» Petroglyphs in mountains (G-Hill), but privately owned so there's no upkeep/protection

» suggested storytelling boards on G Hill

» First Gunnison settlement (Hogs Wallow) is at foothills south of G Hill

» People indicated interest in preserving the San Pitch Dragon.

» The Old Fort Wall was once again acknowledged as an area of importance.

» The old main road (dirt road that connects to highway) was mentioned, apparently known as “Indian Road” to some of the older citizens

» The Clarion Community was brought up, there is an old Jewish cemetery with graves in Hebrew to the NorthWest of Gunnison City

B.11.3.2 Land Use

» I want to see G Hill GO [gone]

» Biggest mistake I ever made was annexing into the city

» Rezone to residential in between multifamily and rr-1

» some standards that prevent from building in these residential zones from zoning

» Discussing annexing in Farm to southeast

» Development opportunity to the south of the high school blocks

» We don’t have a small business commercial plan for the city

» Need some affordable housing for the prison employees, and fiberglass? Factory

» Water is an issue. Not enough to go around for irrigation

» storm drains are an issue but flooding happens so seldom it shouldn’t be high on the list

» Other opportunity for commercial other than Main St. We don’t want Main St. to end up like Logan with so much congestion

» We need a better park including play equipment for children and benches for parents to sit on

» Look for things that the younger demographic is looking

into. Businesses are recruiting this younger generation, community can do a lot of things to entice the younger generation

» Park is sufficient, it just needs revamping

» Parowan City has vacant building. They get bids from companies with their best ideas of uses for the building to revamp the downtown.

Gunnison should do something like that

» Consider multifamily or apartment opportunity for some transitional housing. There are 77 units for rent and 76 of them are taken. Need to supply more.

» Northwest section of town would be able to develop but needs the infrastructure (roads, water) first

» Rezone R4 Multi-Family Residential to RR-1

» Development opportunities east of 200 E and west of 400 E,

south of 100 N and north of 200 S

» Rezone southeast corner of intersection between 400 S and 300 E to C-1

B.11.3.3 Housing

Questions:

Why not build townhomes as affordable housing?

Suggestions:

» Extend 200 N from 200 W to 400 W and also 200 S from 300 E to 440 E in order to open up new lots for development

» 640 S is not wide enough for developing more lots. Widen it and build more homes

» Western end of town beneath G Hill needs water rights in order to develop those slopes; there once was a developer who was ready to go, but no one would sell their water rights

» Mayor wants to tear down the old elementary school on the south end of town and build affordable, multi-family housing; a member of the city

and others stated they wanted to tear the school down, but not build multi-family housing

Comments & Concerns:

- » Residents want to sell their empty lots for housing development
- » Younger families are building in outside in Centerfield, Ephraim, Mayfield, etc
- » Some of the affordable housing isn't in good shape
- » Many families of those who work at the prison live in Manti and Ephraim
- » Multiplex housing is needed (duplex, fourplex, eight-plex)
- » Difficult to find housing contractors in the area
- » 26 Airbnb units in Manti, but zero in Gunnison due to zoning ordinances; due to only one old motel in town, visiting family members, business travelers, etc. find lodging elsewhere
- » Also, due to the zoning ordinances, home owners cannot rent a room or basement
- » Housing is a key factor/driver to economic development; more people means more revitalization of businesses

in the area and more tax revenue

- » Subdivisions take time to develop; other problems include getting loans to purchase
- » Regarding the subdivisions, the streets are very expensive to pave, so help is needed from either developer investment or the city needs to take out a loan
- » Fine with having more single-family homes
- » Best real estate is below G Hill
- » Two concerns regarding land below G Hill are no one is willing to sell their water rights and even if water rights were sold there is the problem of sewage and drainage paths and construction

B.11.3.4 Economic Development

- » Better advertisement for community events for non lds people who aren't at church.
- » Posting in the summer recreational guide about Gunnison because it goes to all of Sanpete county.
- » Fourth of july and other celebrations.
- » More specific and post addresses so that new people know where to find things.
- » Need a motel only one small motel on main street for events and people who come in for the prison
- » High school events have six schools sleep in the gym because they don't have a motel
- » Have people coming in and out of the prison for trainings
- » Vacation rentals VRBO
- » AirBNB? Can we do this and collect taxes from it?
- » Hunting season and need another motel during holidays
- » Places to eat along with the hotel
- » Put it on the hunting road, or by the prison or by the school
- » Housing? Gunnison needs more housing for all of the people who are commuting
- » Constant stream of people out of 89 prison, hospital, ACT
- » Zero airBnBs in Gunnison
- » People go to Richfield for people to stay
- » Look at ordinances and make sure they are applicable to the area
- » Make sure they are not adopted from SLC
- » Need to sell the city better, people that work here are saying "Don't live here"
- » Need more housing borrow money if you have to cuz it will fill
- » Need a bigger campaign to support the people that we have here already, incentive programs for existing businesses
- » City to develop a building that has office space to be leased out
- » Better opportunity for technology and at home jobs need better speed wifi and high speed
- » Gave too much ground to one company
- » AirBnB is the wave of the future and I don't know that a motel here would be viable so AirBnB is the way to go
- » I think there is a lot of growth that needs to happen before a motel is

sustainable.

» What is ready for small business development

» We are catering to big companies but don't have places and infrastructure for small businesses

» One family (the Christensens) own the whole industrial park. Make it two acres lots to give to small businesses

» I know of a small business that grew out of the city because there was nowhere good and available for them to go.

» Economic zones are not being utilized because

» We should put less effort into bmx and airplane and put in infrastructure for small businesses

» In Salina they have a great industrial park that is developed and has lots for sale

» There is nowhere for small businesses to go. I had to go to somewhere else.

» Almost the whole industrial park has been given to the Christensens for free

» A lot of people work here and don't live here so we NEED HOUSING

» There isn't a lot of cooperation for building so we need to make

property more build ready.

» It is difficult to develop on main street because there are unrealistic expectations

» So many people work here and don't live here

» Gunnison is part of EAD federal funding to assist in the most recent tax cut bill

» Nan Anderson – Bicknell part of grant program talk to her about federal funding

» Gunnison newspaper doesn't do very good at advertising events

» Farming is a big industry so maybe put it on the map

» Applied composite technology

» One service station and puny motel but it serves the needs of the community

» I think a bar would be an economic well

» One person suggested that the only real option for keeping kids here after they graduate is to capitalize on the industrial zone. It needs to expand and create good jobs somehow.

» To capitalize on the travellers going through town to the national parks, a rest stop agglomeration economy should be created. A nice public open space would be great for

that, and then center your businesses around that spot. A dog park would be a fantastic amenity for those travellers in that space.

» A good location for an RV park may be on the north west side of town

» A nicer hotel would be nice

» Main street needs to be a thriving place. Mixed use implied, but not directly said?

» The current businesses on Main Street need to remain strong and continue to grow.

» Another good location for an RV park may be on south end of town, near the Mayfield turn off. Currently this is agricultural land, so it would be a sensitive topic.

» The schools need to be better if we want to bring people in

» More hotels in town!!

» Another person specifically complained about the demand for hotels. He works for ACT, and has many people he knows that travel into town from other parts of the country and have to stay Richfield to come up to Gunnison because the hotel in town now is terrible. He didn't want to be offensive, but he did want to state a reality.

B.11.3.5 Transportation

Most frequent (4 comments):

» Want sidewalks on 200 east to help kids going to and from school. Currently children walk in the road to get to school which is dangerous, the hill on 200 east makes it so you cannot see who is walking in the road.

Other comments:

» 3 years ago on East 300 South the city ripped up part of the street to put utilities underground, those living on East 300 South were told by the city they would repave the street, which has not been done.

» Put sidewalk that runs along the west side of 200 East for children walking to school.

» The Dot mandated curb-cutouts on main make it difficult for new businesses to start up.

» Complaint that most of the good sidewalks are on the east side of town.

» Start from the inside out to create sidewalks and curb/gutter for all of town.

» Existing sidewalk on South 100 West is in terrible condition.

» Road edges on West Center street is breaking down.

B.11.3.6 Public Facilities

» Some residents would prefer power lines go underground to improve aesthetic feel.

» Fire department and schools locations were incorrect, needed to be shifted N for schools and W for fire department.

» Natural gas, provided by Dominion, has a valve in some residential areas that the fire department uses to release excessive pressure. Causes a “burp”, or letting out of small amount of gas to adjust pressure, which then causes residents to call in (to Fire Department) scared of a leak.

» Some requested more green space and parks scattered throughout the city

» Mentioning of children playing at high school and elementary green spaces because of the lack of.

» Water lines and fire hydrant system relatively new, residents mentioned that water was colder and tasted better because of it.

» Arsenic requirement increase was mentioned as a positive influence relating to the taste of water as well.

» Many mentioned Intermountain Power Plant’s transition from coal to

natural gas for energy production and the possibility of water rights potentially opening up for Gunnison to purchase. Some rebutted this possibility because the purchase would be too costly for a small town like Gunnison, and that it would be best to buy shares of water within city limits.

» Suggestion for skate park to be re-developed to improve communal feel. Fences (which remained in place due to the space previously occupying a tennis court) were mentioned to be an intimidating feature.

» Stressed that irrigation pond needed to be tripled even quadrupled in size to accommodate for growth and collection. Water storage collection is not available for Gunnison so water is more easily directed to Delta.

» Secondary water development is a must.

» Suggestions for developing baseball diamond or large recreational facilities using primarily turf (so as to conserve water) in field south of the schools was seen as a possible community strength and economic development route.

» Residents mentioned the

potential of pocket parks, specifically in city-owned land behind ACE hardware.

» Many businesses in industrial park and surrounding areas are incorrectly inputted in Google Maps, visitors are directed to

» Constructing a cell phone tower within city limits appealed to many residents as cell phone service is faulty for most. Verizon is said to have the best service per resident discussion. Centracom and GTECO are the internet service providers. Provide speeds that are sufficient to community's needs.

» Power lines considered an "eyesore" by some and physical hazard. One resident shared that a power line runs straight through her property and if people drive on it, her power is affected.

» School zones are not as safe as they can be in the areas near Highway 89. Extension of school zones (slowed speeds) or incorporating an overheard crosswalk so as to provide safe passage for school age children.

» On 200 E there is a strong "sewage" smell. Courses the entire street.

» On SE of city power shortages are prevalent according to some

residents. A substation or expansion of current sub-station was suggested.

» Lack of street lamps in most residential areas. Makes residents feel unsafe to walk at night. Also mention of having more police on crew was made. Police officers usually have to work multiple jobs.

» Request to make maps of utility lines public on website or online somewhere to further study them.

B.11.3.7 Environment

» Why is city ditch not on the flood plain map? City ditch is a ditch that runs from the north end of town to the San Pitch river. It floods periodically, and certain newer developments have been built right along it.

» How up to date is the floodplain data? It must've been recently, and it seems to be inaccurate.

» Understanding the flood hazards, it makes the most sense to put new development on the north east and north west corners of town.

» Again, is this floodplain map up to date? It seems inaccurate.

» When the San Pitch river floods, the dragon has been destroyed in the past. Is there anything we can do to mitigate that?

» In 1983, the west end of town along the river flooded dramatically and destroyed a lot of public infrastructure. Hopefully, we do not repeat that.

» G Hill needs better drainage. When it rains, it puddles up at the bottom of the road.

» Goat heads are a major problem in the city and need to be addressed.

» Street lights are desired on 100 E

» Growth could be on the south side of the river in what is currently ag land

» Xeriscaping is not really desired, but is seen as a realistic solution to the water problem.

» If Xeriscaping would be allowed, grass backyards would need to be an option still.

» Xeriscaping should not be mandatory, but should be an option for those who want it.

» Growth could also be seen on the north east side of town. There isn't a lot of vegetation, or farm land out there

B.11.3.8 Recreation & Trails

» Extend Riverwalk to the Chalk Cliffs

» Develop the Chalk Cliff area

» Avoid building walking path/trail on 100 s due to high speeds

» Farmers Freeway is a great walk/bike area

» Current G Hill is awful

» Extend the Riverwalk

» More signage to different areas

» Flat spot on North end of town. Possible spot for a trailhead

» I do not use the riverwalk in early AM or dark due to not feeling safe

» Add lights to the riverwalk

» Add Street lights.

» Bike Path to Schools

» More benches and improvements to range

» Better access to Gun Range

B.11.3.9 Annexation

» The property owner that owns property in the hook of the city boundaries commented, "stay away." She doesn't want any more neighbors.

» Mayor Nay and a developer were discussing possible areas for growth. They were suggesting areas on the East side of town, within current city boundaries.

» The mayor and others suggested annexation of the area northeast of the city because the city already provides city services to this area.

» It was discussed that annexing doesn't make the city the landowner, it just puts the area under city jurisdiction.

» A city council member questioned the correctness of the Centerfield boundary.

» Residents say that to the west of Gunnison is mostly swamplands and sewer ponds. To the east is mostly wetlands. One person said that it would not be wise to develop houses east or west of Gunnison due to the condition of the land.

» A city council member proposed annexing an area north and northwest of Gunnison, including the area surrounding G Hill.

» It was suggested that the area west of Gunnison be used for large lots (5 acres) to recruit more affluent doctors to build houses on.

» There were some corrections made to public input from the

previous open house.

» People said that there are some homes that are outside of the city boundaries.

B.12 General Plan Executive Committee Input

The General Plan Executive Committee, comprised of the mayor, city council, and planning commission, contributed input in all phases of the planning process. Preliminary phases consisted of city council meetings attended by the Executive Committee to discuss the vision and goals of the general plan. These meetings were held on August 29 and September 18, 2018. These meetings were recorded and the records can be found in city council meeting minutes posted on the Gunnison City website. Notes taken by the planning team were also taken and can be found below. In the first meeting, issue cards were filled out by the the Executive Committee. These can be found in B.11.12.

B.12.1 Executive Committee Meeting #1

Vision Statement:

- » Business and economic growth
- » Start with motto: progress with purpose
- » Revitalize main street's economy
- » Promote our heritage and history with sugar beets, how gunnison got its name, agricultural heritage
- » Attract visitors and tourists
- » Attract new residents
- » community involvement - multiple events to involve community more than once a year, get kids to come back and visit
- » Promote hotel and motel developments
- » Challenges: people work here but don't live here, need rental units, do we want to move them here?
- » School attendance is getting lower and lower
- » Hard time competing with neighboring communities

- » Develop infrastructure to handle growth we want - water, sewers, etc
- » Tipping point population level, if we don't grow we can't be who we want to be, business struggle
- » Great schools
- » Wonderful hospital
- » How to keep kids here
- » What are the barriers to people living here? walmart, accessibility, landlocked

Structure:

- » Good start.

Historic Preservation:

- » Take out within the city limits
- » Say valley more than city or community, our valley is our heritage
- » Gunnison Valley than a Gunnison City
- » promote historic downtown

Land Use:

- » Take out orderly
- » cumbersome, simplify
- » The first line or two is plenty
- » Inspire positive growth
- » Drop the ordinance
- » Something more aspirational
- » #1 from Manti . Be a beautiful, clean, healthy, safe, friendly small town;
- » #2 from Manti . Preserve, restore, and honor the community's heritage in all actions taken;

Housing:

- » Rooftop survey: suggestion to develop land near the school?
- » Diversify our economy, not just the prison. Maybe attract tech companies
- » Demand and pricing is an issue, don't price people out of living here with growth (affordable)
- » #1 from Manti . Be a beautiful, clean, healthy, safe, friendly small town;
- » #2 from Manti . Preserve, restore, and honor the community's heritage in all actions taken;

- » Don't keep ours
- » Expand, create, promote, attract
- » Recreation, attract under represented industries
- » We have some high tech industry, should we go after that? or light industry, what is feasible for this area. Do have an industrial park with space available, just don't have a tenant
- » Get people to come historic downtown ; promote development but preserve the character
- » We focus so much on the growth; how to help and promote the economics that we do have here now. Take care of who's here; help them to be successful.
- » #1 Manti: what about the business that aren't on main street. We need to allow them to advertise
- » Like underrepresented industries section, people do come through, is there a way to promote recreation uses. There are more business in Junction than Gunnison; they've captured the niche. What is ours? Go after recreation? The type of retail might change, look at Moab driven entirely by recreation and tourism. How do we capture some of this. A lot of money rolls through our town, how do we capture that? RV park.

Transportation:

- » Extend streets, stubbed not built
- » Sidewalks/ curb and gutter (more walkable)
- » It is so expensive to develop on state roads (contact dot rep for this area)
- » Crosswalks; pedestrian friendly

Public Facilities:

- » Community or rec center
- » Sports park
- » Need quantity of water (culinary and secondary)
- » In order to grow, utilities need to expand (enhance, improve), know we need to do it, don't know how. Share system with neighboring cities. Cooperation
- » #4 of Manti.

Environmental:

- » Encourage xeriscaping (we're turning into St. George)
- » It's a starting point

Recreation & Trails:

- » Don't limit it to G Hill, we want it all throughout the city
- » Use recreation as an economic development tool
- » 12 mile canyon
- » Love Eureka's goals;
- » Have connection from here to 12 mile
- » Make Gunnison part of the broader recreational activities of the area
- » The white hills, the sunshine trail?

Annexation:

- » expand city limits (period.) and have it make sense. (Sitla is the primary land owner around)
- » Going east? Examine where and how, likely south and north
- » A lot of areas are agricultural
- » like 2 goals, take out hazardous and west side
- » there is a lot of property in town but difficult to develop, how to incentivize, if we build it they will come
- » affordable housing, starter homes, rentals, have nothing like that here.

want it to be nice, not slums. a couple duplexes in town but we need more. where do we put it?

» density, lot size, zoning (intermixed or specific site?)

» lots now are so big, people don't want lots that big anymore

» to make this work has to be some kind of vision, do we as a city want to foster partnerships with people who have the property. If they were going to do it, they would have done it already. Let's work together with them to fix the problems. most of them don't care if there is development, why spend my savings to foster development? Vision of growth

» How to we incentivize growth?

» Prison employees can't afford to live here.

B.12.2 Executive Committee

Meeting #2

Why I Love my Community Video:

» Peaceful calm and sounds of animals

» Know everybody in town

» Never ending, expansive, space

» Health class goes to care center

» Old buildings and places to explore, veterans memorial

» Freedom of the little valley

» National and state parks close by

» Peace of the river walk

» Supportive high school and community

» Welcome all kinds of people

Revise Vision & Goals:

Vision Statement:

- » Can we add a safety element to the vision?
- » People are attracted to small communities because they feel safer
- » Maybe it is given and we don't have to state it?
- » Add it to the last one. Provide a safe and high quality of life for existing and new residents
- » We want to ruminate on it a little bit.



Figure B.12.1 Executive Committee meeting in City Hall

Elements of Plan:

- » Is there a reason the elements of the plan are in that order?
- » Does that order emphasize things? It is a possibility to build a hierarchy into the order
- » I want to know what the community thinks about the priorities. Add an ordering of the elements of the plan by priority?
- » I like the idea of ordering it by priority

Historic Preservation:

- » The city has been working with the Mormon pioneer heritage organization – follow up with that
- » Other than the theater what buildings are historic? Bank, theater, charlies, old city hall, pioneer buildings in town
- » It would be really fun to implement a historic tour here
- » It would be nice to keep the flavor of the historic facades
- » The condition is so bad that it far exceeds the value of it's historicalness
- » People are trying to get rid of the historical buildings because they are so old?

» Do the commercial buildings on main street need a standard so they look a certain historical way?

» Residential design standards are new stuff

» I just don't want to see another tin shed put up on main street period.

» Economic development?
Commercial and residential design standards for city (maybe for a core historic area)

» Locate other historic areas? Create a walking tour?

Land Use:

» Focus on the industrial park too and not just main street!

» Number three repeats number one but better wording

» Don't just preserve parks, but expand them!

» We need to have some spaces secured so that we can have green spaces

» Two of the issues are the zoning map (getting it current and futuristic), master plan needs to get roads into agricultural areas so we don't get caught off guard with it.

» General plan is not a zoning ordinance so if you want us to update zoning ordinance that is a new contract

» What does historically based mean?

» At this point our ordinance has made our streets narrower and our lot sizes smaller and we might be putting too much emphasis on historical aspect.

» People want smaller lots now for duplexes. Historical is the center of the town but developments are not.

» Provide a variety of clean, beautiful land uses?

» Why add variety? Just keep it simple!

» Add three to one. And 3 should become number one!

» I think you ought to put a disclaimer that the order doesn't matter but put important things first.

» 3,4,2 order they want

Housing:

» It would be nice if we had more multi family housing, but where are you gonna put them?

» This housing arrangement has served us well for a few years.

» I want more multi family housing

» I want to know what a multi-family dwelling is?

» I think we really need to consider multi family housing

» The problem we have had in the past is there hasn't been quality multi family housing.

» Young families, first home buyer are buying older homes instead of rentals and they take ownership of it. We have had 600X the number of home building in town than last year. Younger families are building homes and filling up interior lots in town. That is great because it is cheaper and that is how we want the town to grow. I am cautious because things are happening well and we are restricted with where we can grow so people are building homes in town.

» Affordable? Are we comfortable with this word and it's connotations? (we don't want it to be unaffordable)

» I've heard the definition and I think we are in trouble because we don't

have affordable housing.

» We have a lot of affordable housing, but the condition of those homes is stressed. Need a rooftop analysis and that brings us back to safe.

» People can't afford to live in a decent home here and I keep hearing this over and over.

» We have had a few duplexes and then people complain because they don't want to be in duplexes.

» If we aren't willing to have multi family then we have to decrease the lot size. 2/3 of the people working here go to Ephraim or Richfield

» I don't think multi family dwelling is the only answer. We can go to smaller homes or lots like the homes in Richfield.

» People don't care too much about the frontage, but they want smaller square footage for duplexes.

» What can we do with the extra space when we make lots smaller? Maybe put in driveways?

» Multi family dwellings or smaller homes depending on what we decide would affect zoning and where we put it.

» I don't think we should automatically assume affordable housing means multifamily dwellings.

» We just want to end with "moderate income housing."

Economic Development:

» This doesn't make any sense. Can we double check these stats?

» These numbers aren't right we employ at least 800. This is important to know this because that will tell us what is affordable housing.

» Why did we put the underrepresented industries in there?

» Take out underrepresented. Promote growth in the local economy including the tech industry.

» Don't like revitalize. Put increase.

» Retain? Not the perfect word but make sure we put something in there about supporting those who have been here a long time.

» If you increase the economy that includes everyone.

» Change retain to increase or grow and maybe use the word support.

» Grow main street's economy and support local business.

Transportation:

» What are the options in number 1? We would like to improve our walking and biking options.

» Don't say provide multiple but say improve safe and viable....

» Increase the prevalence of sidewalks and paths in the community.
#3

Public Facilities:

» We just spent 9.5 million dollars on new water system.

» It is a lack of water that is the problem.

» We don't provide schools, we can support them but that is it. #4

Environment:

» No comments.

Recreation & Trails:

- » Explain 3 a little bit. That is talking about an RV park..
- » We have an RV park that isn't being used right now.
- » Why do we have to go to the G hill? Why can't we go to where there is more?
- » The was what was proposed, but I'm working to help you expand that and connect with resources

Annexation

- » I would rather see it say east and west extensions to the border of...
- » I don't think this is accurate because I thought centerfield was wider than us. I think they go out further on both sides and especially go out on the West.
- » The stuff on the east side doesn't look quite right either.
- » We want this to be east and west in coordination with the Centerville borders.

Survey:

- » Strike off youth center and senior center
- » 6B add industrial park to that list
- » 7A make something services separate
- » I think on 7A you would be better off saying water storage as opposed to distribution

Executive Committee Issue Cards:

Executive Committee Issue Cards	
Strengths	Weaknesses
Schools	Motels
Schools	zoning
Peaceful	Housing
Hospital	rental units
Location	Need RV Park
Hospital	General Growth
Tradition	Business Growth
work ethic	water and roads
GV Hospital	low growth rate
Helpful people	places to build
Industrial Park	Water needs/usage
River Walk Trail	Property Management
Hospital Facility	Sewer infrastructure
Sense of Community	Economic Development
Sense of Community	Business development
Safe place to live	community involvement
Community Identity	secondary water system
sense of belonging	Main Street Development
Strength of Schools	technology availability
Close to Recreation	trails/walkways/recreation
Rural area to live grow	Young people will not serve
Working towards progress	Hotel and Restaurant needed
Some good places to work	Economic growth (or lack of)
Recreational opportunities	culinary water infrastructure
Location-Rural Atmosphere	No business-Poor development
Variety in space/landscape	Need more progress with purpose
Safety-Good police protection	Water (culinary and irrigation)
Small town/Agricultural	
Heritage	Infrastructure (water, sewer, etc.)
Land Use planning-good for the city	Keeping businesses alive on Main St.
Great people, relatively low crime rate	convincing people to live in Gunnison
Beautiful Main Street w/ Plaza/town square	Homes-growth need people to live here

GUNNISON CITY GENERAL PLAN

Strengths	Weaknesses
City has an airport shared ownership w/ Salina	Growing while still keeping a rural feel.
Solid Large Business that employ 100+ employees	great storage capacity for secondary water
community working together in good and bad times	We are landlocked-limited room to expand and grow
Public Art, Sanpitch Dragon, Legacy Wall, Clock Tower	Meshing old residents comfort level of progress with new
More Jobs, we have more jobs than people who live here	Wanting growth but keeping up with infrastructure(water sewer etc.
Room for Growth/Business on Main Street and industrial park	Main street is dead because of amazon, Walmart, etc. What kind of businesses could work on main street?
park, riverwalk (hopefully future recreation to promote tourism	Should we trade some industrial land for land on the G-Hill (SITCA) Which option is best for the future? (Industry vs Recreation
Good people with Good service Organizations/ culture of volunteerism	
Our current mayor's awesome attitude and upbeat vision for our future.	
ACT Aerospace, Christensen Arms, Prison, Long-Time Business, Home grown businesses	
Our Medical industry is a benefit to not only Gunnison but surrounding counties. Excellent strength.	

Gunnison General Plan Survey

The Gunnison Council and Planning Commission are updating the Gunnison General Plan. The General Plan will be used to guide the City for the next 5 to 10 years. A General Plan Update Committee composed of the Mayor and members of the City Council and Planning Commission, as well as various committee members, merchants, and citizens at large, was created in order to guide the process of updating the Plan. In addition to information gathered at these public meetings, this anonymous survey has been assembled to gather citizen input.

Please take a moment to make your opinions known to the Planning Commission and City Council by completing the following survey. Your assistance is greatly appreciated.

1. How long have you lived in Gunnison?

- ☐ Under 1 year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ Over 20 years

2. Which category best describes your age?

- ☐ Under 20
- ☐ 20-34
- ☐ 35-49
- ☐ 50-64
- ☐ 65 and over

3a. The following question is related to employment. Please select the most correct statement.

- ☐ I am retired.
- ☐ I am unemployed.
- ☐ I work in Gunnison.
- ☐ I work outside of Gunnison, less than 15 miles away.
- ☐ I work outside of Gunnison, 15-30 miles away.
- ☐ I work outside of Gunnison, 31-60 miles away.
- ☐ I work outside of Gunnison, 61-90 miles away.
- ☐ I work outside of Gunnison, more than 90 miles away.

3b. If employed, select the option that best describes the industry in which you work.

- ☐ Agriculture, hunting, mining
- ☐ Construction
- ☐ Manufacturing
- ☐ Health care
- ☐ Wholesale or retail trade
- ☐ Transportation, warehousing, utilities
- ☐ Information
- ☐ Finance, insurance, real estate
- ☐ Professional, scientific, or administrative services
- ☐ Education, public administration, social assistance
- ☐ Arts, entertainment, recreation, food services
- ☐ Other

GUNNISON CITY GENERAL PLAN

4a. Which types of new housing do you feel is needed in Gunnison? Choose all applicable options.

- ☐ Detached single-family homes
- ☐ Semi-detached dwellings (duplexes)
- ☐ Multi-family dwellings (apartments and condominiums)
- ☐ Retirement condominiums or cottages
- ☐ Single room occupancy (SRO)
- ☐ Assisted living facilities
- ☐ Group homes
- ☐ Mobile homes
- ☐ Other (please explain)

4b. If the following housing choices were to be allowed in Gunnison, which (if any) should be restricted to certain zones within the City? Choose all applicable options.

- ☐ Multi-family dwellings (apartments and condominiums)
- ☐ Retirement condominiums or cottages
- ☐ Single room occupancy (SRO)
- ☐ Assisted living facilities
- ☐ Group homes
- ☐ Mobile homes
- ☐ Other (please explain)

>>Residential growth does not necessarily entail commercial growth. Many communities favor commercial development because the attendant sales tax dollars help fund community improvements. Some communities discourage commercial growth, preferring instead to maintain status as a commuter town or bedroom community.

5a. Do you favor or oppose encouraging commercial growth within the City?

- ☐ Favor ☐ Oppose

5b. If you favor commercial growth, where in the City should it occur? Choose all applicable options.

- ☐ Anywhere (no restriction)
- ☐ Downtown only
- ☐ North Main Street
- ☐ South Main Street
- ☐ Industrial Park
- ☐ Other (please explain)

5c. Which types of commercial growth should occur? Please explain below.

>>Gunnison manages a variety of infrastructure systems and services. Infrastructure and services are vital to the health of the community.

6a. Please rank which infrastructure systems will be most impacted by future growth. Rank items on a scale of 1 to 8, with 1 being the most impacted and 8 being least impacted. Each number should be used only once.

- ___ Water storage
- ___ Sewer services
- ___ Wastewater disposal
- ___ Electrical services
- ___ Data services
- ___ Streets, sidewalks, bridges, and public ways
- ___ Parks and public trails
- ___ Police and fire services
- ___ Irrigation ditches, levees, and reservoirs

6b. Please share additional comments about public services and infrastructure.

>>Bonding is one way that cities and towns pay for major improvements. Bonding is when a city borrows money and promises to pay back the loan with future tax dollars or user fees. Bonding may or may not require tax increases.

7. Do you favor or oppose the City bonding for the addition or improvement of:

a. Public parks and trails.

___ Favor ___ Oppose

b. Public roads.

___ Favor ___ Oppose

c. Water, irrigation, and wastewater systems.

___ Favor ___ Oppose

d. Baseball and soccer fields, recreational amentities

___ Favor ___ Oppose

Comments:

GUNNISON CITY GENERAL PLAN

>>Nearby natural amenities can increase residents' quality of life and be a source of economic activity to Gunnison. The City is considering options of how best to utilize the surrounding natural spaces.

8. Do you favor or oppose the expansion and improvement of trails and paths in and around Gunnison?

☐ Favor ☐ Oppose

>>Transportation infrastructure ensures efficient movement of goods and people throughout the community. As part of the current update to the General Plan, Gunnison is considering improvements to the transportation system.

9. What improvements would you like to see in the roadway infrastructure?

- ☐ ATV lanes
- ☐ Bike lanes
- ☐ Speed limit changes
- ☐ On-street parking restrictions
- ☐ Sidewalk modifications
- ☐ Traffic management during special events
- ☐ Other (please explain)

>>Cultural events provide a way for people to express their ideas, traditions, and values. These events help to establish community identity and can serve an important economic function.

10a. How do you feel about the statement: "The City should encourage or sponsor more cultural and community events"?

- ☐ Strongly agree
- ☐ Agree
- ☐ Disagree
- ☐ Strongly disagree

10b. What type of events? Please list below.

>>First settled in 1880, Gunnison still has multiple buildings built by pioneer craftsmen. State and federal grants exist to promote preservation of pioneer-era and historic structures.

11a. How important is historic preservation in Gunnison to you?

- ☐ Very important
- ☐ Important
- ☐ Less important
- ☐ Not important

11b. Which types of historic sites and/or which specific sites are most important?

>>State law allocates sales tax dollars based on point of sale and population, meaning more tax dollars stay in the communities where goods and services are purchased.

12a. In which location do you purchase a majority of the following goods and services? Only one answer should be used per good or service. Each answer may be used more than once.

- ☐ Gasoline
- ☐ Groceries
- ☐ Hardware
- ☐ Dining out
- ☐ Prescriptions
- ☐ Doctors
- ☐ Hospital
- ☐ Dental
- ☐ Banking
- ☐ Auto repair
- ☐ Automobiles
- ☐ Appliances
- ☐ Clothing
- ☐ Insurance
- ☐ Furniture
- ☐ Entertainment
- ☐ Gifts
- ☐ Lodging
- ☐ Other (please explain)

- a. Gunnison**
- b. Salina/Richfield**
- c. Sevier County**
- d. Manti/Ephraim**
- e. Sanpete County**
- f. Wasatch Front**
- g. Internet**

12b. In your opinion, what businesses or services are needed in Gunnison?

- ☐ Gasoline/service stations
- ☐ Grocery
- ☐ Restaurants
- ☐ Medical services
- ☐ Auto repair/parts
- ☐ Off-road vehicle repair/parts
- ☐ Clothing
- ☐ Hotel/Motel
- ☐ Campground
- ☐ Insurance
- ☐ Entertainment
- ☐ Other (please explain)

13. What do you like about Gunnison?

16. What would you change about Gunnison?

14. What would you like to see stay the same in Gunnison?

17. If you could add one thing to the City, what would it be?

15. What do you dislike about Gunnison?

18. Additional comments:

Thank you for your participation!