Gunnison Home Association
"People Caring for People"
Box 1381
Gunnison, CO 81230

TO: **Steve Westbay, Community Development Director**
City of Gunnison Planning Commission Members
Gunnison City Council

FROM: **Gunnison Home Association**

DATE: May 22, 2017

SUBJECT: **Gunnison Valley Health Site Plan**
Gunnison Valley Health Vacation Plat

The Gunnison Home Association would like to offer the following comments on the proposals submitted to the City of Gunnison. Home Association Board President Don Crosby, and other members of our Board are here to speak to the Commission and to answer questions.

As most of you may know the Gunnison Home Association was responsible for the construction of the Health Care Center and the Willows Assisted Living. When Ben Jorgensen donated the land to the City of Gunnison, the City created the Home Association and passed the torch and the land to us. The formation of the Home Association and ownership of the land came with the understanding that the deed restriction required that all activities and endeavors be done to benefit Seniors. We recognize the need to upgrade the Health Care Center, and hope that in the future the Assisted Living can be expanded to meet the needs of the community.

We have reviewed the Site Plan and offer the following comments:

- **Relocation of the Service Area** - We understand the need for a service area for trash collection, delivery services, etc., but we wish it could be located on the east side of the facility where it would not impact existing neighbors, rather than being located directly across from the Palisades R-V Park office and entrance area;
- **Easement Adjustment to Accommodate the Structure** - A small section of the building encroaches approximately 10 feet into the existing Wildrose Way easement on the northeast portion of the site plan. If the 60 foot wide Wildrose Way easement on the east side of the parcel was moved at least 15 feet to the east the easement could remain in place and would not be encumbered by a building, but would provide a 10 foot buffer between the easement and the building, while leaving the 25 foot road bed in place;
- **Storm Water Management Plan** - No storm water retention ponds are shown on the site plan. The one that was built when the Willows was constructed will be part of the construction. Given the amount of asphalt and concrete surfaces shown on the Site Plan we believe City code requires that storm water management detention basins should be shown on the site plan since minor flooding has occurred in the past;

- **Access to Tomichi from Wildrose Way** - We have been told that in discussions with the City staff an access from Wildrose Way to Tomichi has been "penciled in" on preliminary plans. When the Willows Assisted Living was built the City required the Home Association to build and pave Third Street, Paintbrush and Wildrose Way for a loop that provided dual access to the area. We feel the loop access is more important now than it was then, and we respectfully request that the extension of Wildrose Way to Tomichi be added to the Site Plan, to insure that it will be required and that it will be done;
- **Access to Tomichi During Construction** - It is our understanding that the access to Tomichi via Wildrose Way will not be done until the demolition of the old facility is complete. No construction traffic generation information has been provided. We would request that to relieve congestion and minimize the impacts on our customers and the residents along Third Street, that the existing available 30 feet be opened for use by construction and service traffic if not the public. This could greatly reduce impacts to the neighborhood and increase safety for all users.

We have reviewed the Vacation Plat and have the following comments:

- **Vacation of Any Portion of Wildrose Way** - When the final plat of the Gunnison Home Assn Senior Housing—Phase 1 was recorded it included the dedication and conveyance of a 60 foot wide non-exclusive road and utility easement for the use of the owners, their guests and invitees of Lots A, B, C, and D, and to the same of the real property contiguous to Lots C and D on that north that was at that time, and is currently owned by the Gunnison Home Association.

  Our Association is extremely concerned about the proposal to vacate Easement #2. The portion of the easement on the south side of Lots A & B (commonly known as Paintbrush Drive) is acceptable to us. **The vacation of the portion of Easement #2 on the west side of Lot C, the north side of Lots C and D, and the east side of Lots D and B is not acceptable.**

  Maintain Existing Road Width - The existing road is paved 25 feet wide. Reducing the width of the easement and the road is not acceptable. A 20 foot wide road is not adequate for snow removal and storage, or for the movement and safe turning radius of a large recreational vehicle, trash truck, nor food service delivery truck. We understand that 20 feet is required for emergency services vehicles, but if there is no adequate room for snow storage there will not be 20 feet of clear roadway. It is our desire to assure that all traffic, whether R-V traffic, truck traffic or emergency units responding to a call will be able to safely pass each other between the intersection of Tomichi and Third Street and around the perimeter to the intersection of Wildrose Way and Tomichi.

Our comments tonight are designed to support the project and hopefully make it a better project. The initial process with the City for the Willows was a difficult and long process. The Willows was not residential or commercial, so we had to "plow" some new ground. The input of the Community Development Department, the Planning Commission and the Home Association resulted in a well-planned functioning development. It took the input and respect of all parties. Plans change, and many of the utilities we installed will never be used, but they provided options for the future.

Our comments are also made in the interest of protecting the interests of the Gunnison Home Association and the Palisades Senior R-V Park. Our R-V Park has 60 spaces which are generally full from June 1st to September 4th. In 2016 we had 5,690 camper nights. These are not campers who come and stay one night, bringing their food and supplies with them. Many of our guests stay the entire summer, some just stay a month or two, but they all buy their food, gasoline, recreation needs, etc., in the City of Gunnison. In addition, the Park paid $7,950.00 in property taxes, $1,561.68 in lodging tax, $3,221.25 in sales tax and $15,778.04 to the City of Gunnison for utilities.

As a partner in enhancing the lives of Seniors, as a viable business in the community, and as a neighbor we ask that our concerns be heard and the vacation of any portion of the easement of Wildrose Way be denied.

Gunnison Home Association Board

Don Crosby, Anne Miller, Bob Patterson, Bill Knowles, Linda Rees, Cindy Bolton, Dom Maimone, and Rogene McKiernan