

# La Plata County Comprehensive Plan

## Visioning Process Countywide Concerns Summary

Compiled September 17, 2009

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*The La Plata County Comprehensive Plan visioning outreach included 1 full day vision summit, 6 open houses in locations throughout the county, a youth survey, and a community survey. All participants in the vision process answered the same four questions.*

- *What do you treasure about La Plata County that you do not want to see change?*
- *What concerns do you have about La Plata County for the future?*
- *What would you like to see different or change in La Plata County in the future?*
- *What do you want La Plata County to be like in 20 years?*

*The comments are a synthesis of all of the comments for Concerns. They are organized under major headings(all caps) that correspond to the Comprehensive Plan Elements.*

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### **CONCERNS: What Concerns Do You Have For The Future?**

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#### **ECONOMIC VITATLITY**

##### **Economic and Fiscal Health**

###### *Economy*

- The economy! Businesses can shut down
- The economy!
- Lack of affordable space for new business
- Lack of economic diversity
- Money/taxes in the future

###### *Need for Economic Diversification*

- Economic sustainability
- Green business opportunities
- Will be increasingly more difficult to provide jobs
- Economy
- Sustainable economy (no boom/busts and soft on the environment)(4)
- Sustainable economic development
- Economic sustainability
- Continue to expand economic diversity
- Local economy need for future diversity and income
- Less tourism due to the national and state economy
- Cultural economic diversity of the population is narrowing

- Green business opportunities
- Economic sustainability

*Need to Plan for Economic Development*

- Will be increasingly more difficult to provide jobs
- Lack of/inadequate business growth planning
- Not enough designated light industrial/commercial areas to build
- Economic drivers/development

*Need to Plan for Transition from LPC Dependency on Oil and Gas Revenue*

- Loss of oil and gas industry having an impact on taxes and jobs
- Oil and gas leaving
- reduction of oil and gas tax base
- maximize revenue utilization
- reduction of oil and gas tax base
- What happens when the natural gas business goes away?
- Depending to heavily on oil and gas for our tax base.
- maximize revenue utilization
- Dependency on oil and gas industry (tax base)
- Declining revenues, sales tax, and property tax
- Prepare for the day when the natural gas runs out
- Concern on the tax revenue from the depletion of oil and gas. Economic vitality. Tax revenue is one item/component of economic development. Infrastructure is part too – electronics, physical, etc.
- County tax revenue crisis looming with any downturn is oil and gas revenue(4)
- Economic viability in declining economy and oil and gas revenues
  - Realize the importance of oil and gas in the county and to tax base
  - Loss of oil and gas
  - Tax base
- Replacing oil and gas property tax revenue and maintaining infrastructure
- shrinking revenues from the oil and gas industry.
- La Posta Road, oil and gas will not be here from when we lose those taxes.
- The effect of the county budget due to loss of gas revenues.
- The oil and gas decrease and the taxes going up
- Potential for increased property taxes when oil and gas revenues dry up
- As oil and gas revenues decrease, how will social services be funded.

*Need to Develop Better Technological Infrastructure*

- Electronic infrastructure: internet access, fast, capacity, reliability
- Economic Development (tax base, affordable living, energy/renewable, education)
  - Technological preparedness, Research and Development, the next regional economic driver
  - Technological preparedness, micro power, power production
  - Technological preparedness, computing virtualization
  - Technology, bring to good use

- Technology and infrastructure
- Technology
- High speed internet access throughout county and local control of information pipe to our homes
- Technology connectivity

#### *LPC Leakages*

- Tax money staying in LPC
- Keeping income profits in the County
- Lack of systems thinking (leakages and multipliers)
- Big box stores vs local small business healthy vitality
- Chain stores

#### *Lack of Types of Jobs and Income We Want*

- How to attract/keep sustainable jobs – what are they?
- Self-sustaining economic base in balance with natural resources.
- Economic vitality/jobs for all, not just service jobs
- Need higher paying jobs, second stage companies, export goods/services
- Ability of young people to make a living here
- More reliable higher paying jobs
- Service industry with low paying jobs – a non-livable wage
- Not enough “information worker” jobs
- Lack of industry – good paying jobs - affordable housing
- The economy, prices for houses and the amount of money I can make here with a B.S.
- Jobs, will there be enough to withstand the economy slowing down?
- More job opportunities
- Jobs
- No work
- Jobs going to Farmington.

## **SUSTAINABLE DEVELOPMENT**

### **Growth/Lack of Planning**

#### *Unplanned Growth and Consequences*

- That the county and city will progress without thinking about the importance of sustainability. In the late 90’s Durango annexed land to bring in Wal-Mart and we lost many local businesses and residents over this. The quality of life has suffered. What can be done to keep what we have without compromising?
- Building roads but nobody is building – unsightly! What is going on? Hate to see park areas diminished by growth. Sad to see the loss of the hometown feel.
- I have some concerns about how we are going to grow and what that looks like.
- Destruction of the above by poorly regulated development. Growth is inevitable, therefore it must be regulated.
- I don’t like all of the big homes filling up around Durango.

- Construction
- Construction (housing) show me the “need” data
- Too many condos – no one is buying – why build more?
- Our air, water, and over built subdivisions
- Housing structures, no new condos.
- Increased residences
- Turned into a tourist trap, get out of it.
- Too much growth in river areas –little fishes, housing and business construction
- Regulation by city and county (gatekeepers) continues same pattern of housing (*unreadable*)
- lack of transparency in projects ie LPWWA Westside clinic planning
- Massive development threats: perin’s peak, animas valley
- Current comp plan encourages sprawl and destruction of farm land and open space
- Planning that seems tied to construction and oil and gas industry
- Huge inventory of undeveloped platted lots currently on the books
- Further speculative subdividing of large acreages
- Growing too fast with not much control!
- Inadequate: lack of growth planning residential
- Planned future development – slow
- Development and growth without planning and integration into the overall county
- Unplanned growth (poor planning)and urban sprawl
- Unplanned unincorporated growth
- unplanned growth resulting in loss of open space and sprawl
- Poorly managed 2<sup>nd</sup> homes on largelots
- Poorly planned housing development and resultant traffic issues
- Increase unplanned building
- Unplanned development (no zoning)
- Too much unnecessary growth!
- Development seems to be very haphazard and with no rhyme or reason
- Haphazard growth.
- Continued haphazard development
- Endless road construction
- Further development
- Growth- expansion rather than in fill.
- Over development
- Growth being out of control
- Growth and resulting pollution and traffic congestion.
- Will there be difficulties with more growth? How much can be handled well?
- Smart growth and limit new oil well sites
- No growth or slow it down a bit. Way out.
- I don’t panic about growth
- Irresponsible growth
- Growing without a plan?

- Growth and water needs
- Growth.
- Too much growth
- Too much development
- Overdevelopment
- Overbuilding – want it to stay clean
- Over development – crowding
- Overbuild off mansions/second homes
- Urban sprawl
- We need more clustering and less sprawl!
- subdivision sprawl
- Sprawling growth
- Sprawling growth
- Sprawl
- Sprawl
- sprawl, incoherent growth
- Sprawl
- subdivision sprawl
- Sprawl
- Growth – possible lack of planning
- growth
- Growth/rural sprawl
- Sprawl
- Sprawl
- Land use/zoning/sprawl
- Land use planning- long term
- Land use
- Land use patterns in county (sprawl)
- Need designated growth areas
- Need designated growth areas
- 35 acre zoning
- 35 acre subdivision-loss of agricultural lands, unregulators impact to roads
- Strip development
- Urbanization
- Autocentric strip-type development
- Densities – room for more retiring boomers and others seeking bliss
- density
- Development
  - natural resource
  - population growth
  - affordable housing
  - land use/open space
  - infrastructure/community
- McMansions
- Proliferation of trophy homes

- Subdividing
- Zoning
- Rules need to be specific – what is in place/supported elsewhere in county will be imposed on this area
- Too much Land development
- Considering placement of homes and development
- River should be major focus in Durango and Bayfield – corridor development should be maximized for residential development
- Many tourist visit and see how great our community is and move here. However we lack the resources to support. Only those who can bring work with them or those who can work in the service industry can find their place.
- That it will become too big and small city form
- Better planning of the community
- Twin buttes
- Haviland lake being developed

#### *Too much regulation*

- Too much rigidity in planning process – too much control over what can and cannot be done. E.g the fish market issues, gracie prep issues academy. Not sure if this is more county or city planning problems. A heavy leaning towards control as opposed to independent decisions by landowners.
- unintended consequences: planning with regulation creates equal and possibly opposite actions potentially
- Rights are being restricted to advance in what an individual can do with their land that they paid for and want to use to provide housing for their families. The planning department lied and is a crock! We tried to subdivide and the planner had all of the wrong info and what we asked and were denied! We spent \$5000. We could not afford to do this and the planner in planning dept. totally abused her position and lied about our project. She lied to the hearing, commissioners, and us. If you think citizens are being represented, you are insane! We were told no problem to subdivide when we bought our property; we met every requirement and were denied. It is wrong and corrupt!
- Rights, property

#### *Loss of Views*

- Views being negatively impacted by development
- Development on vistas
- Cluttered viewsheds
- Too much building on the hillsides
- I do not want to see public lands and viewsheds go away/purchased by private entities.

#### *Population Growth*

- Overpopulation, unsustainable growth

- Too many people moving here
- Over population.
- Growth, too many people moving here.
- Too many people and cars
- Too much people
- Too many people moving in
- Overly populated
- Growth (population)
- Population growth
- population growth
- Exceeding local carrying capacity
- Exceeding local carrying capacity
- Population growth
- population growth
- We need a form of population growth counter measured to assure our existence of quality of life
- Increase population (Ditto comment added)
- Don't have the populations in certain areas (Ignacio). Keep population up where population centers are (in moderation).
- People migrating to this area and continually driving up the cost of living i.e. prices of homes.
- Get too big (population)
- Population ruining reason to be here, like area between Aztec and Farmington
- Population growth
- Sustainability and stable population
- Sustainability
- Where are 37,000 people going to sleep, drink, flush the toilet, make mortgage payments?
- Increase in population (influx)

### **Water Supply and Quality**

- Too many people, too little water
- Water
- Availability of water is what I see, cannot say we don't want more people, but I see a loss of the self sufficiency of people who are moving and now rely on government services.
- Clean water
- I would like to get water to where I can live instead of hauling it.
- Water resources (x2)
- Air quality/water quality
- Water quality and quantity
- Water
- water systems
- water systems
- Water resources (x2)

- Water
- Water quality and quantity
- Quality of water
- Water –uses, waste, decline
- Water!!! Agricultural and domestic
- Water
- Water
- Fair water
- Water distribution
- Water
- Water
- Water for river compact
- Running out of water: how many people can the county support? Formula?
- Water: ground, river, lakes
- Available water and water quality
- Reliable sources of quality water
- Water quality Water: Protect bodies of water and drinking water
- Aquifer depletion and contamination
- How do we protect water and keep river flows adequate?
- Will upstream development deplete domestic water wells for single household use
- Under present regulations, how many wells and septic tanks will be added
- Over allocation of water
- Lack of water for all: people, wildlife, manufacturing, agri business
- Common theme is water is scare, but there is the proof or support? How much water?
- Water districts without land use plans/regulations/standards
- Lack of potable water
- Not enough water
- water rights for agriculture, keep agriculture in tact
- Water issues
- Enough water (not just LPC, but the west in general)
- Threats to water/air quality
- That a rural water system will be in place and population density in country will become much greater

### **Agricultural Viability and Agricultural Land Conservation**

- Decline of farming and ranching – that is where I grew up
- New people moving in and using up al the good agricultural lands.
- Conversion of farm and rangeland to residential commercial use
- Ag land morphing into 3 acres-villes
- Loss of our open spaces, ag lands, and water rights that are taken away from farmers and given to developers.
- Loss of agricultural land and farm vitality
- Destruction of agricultural land – mostly with gas well development and housing construction
- Disappearing family ranches

- Depletion of agricultural land
- Protection and enhancement of agriculture needed to maintain viability
- Prevention of productive agricultural lands
- Ag base economic viability
- community gardens will not maintain enough agricultural land to support our people and animals and scenery and wildlife
- land coming out of CRP – planning stalled
- Loss of ag land
- preservation of agricultural land and water rights
- Loss of ag land
- How farmers are losing land and water rights.
- Moving the fair grounds
- Diversity loss – ranches, farms, river, city
- Turning every empty piece of ground into a building site. the open space, rural feel helps to define the area. Buildings should be clustered.
- That it will become a big town and lose the small community feeling – that it will become a glitzy tourist town. That it will become too expensive for families with small children.
- We have gotten too big for our britches. We need to save our farm land and water. People help each other and not be greedy.
- City people wanting city amenities in rural and farm areas

#### **Loss of Community Identify, Culture, Heritage**

- Keep it s rural feel – the change has been considerable in 20 years
- Maintaining historic downtown
- Loss of rural way of life
- Loss of natural resources to subdivisions
- Development that does not accommodate historic, cultural, and natural resources
- Loss of real town and real people/culture
- Cultural preservation/diversity
- Preservation – not for its own sake, but to maintain our treasures maps
- Preserving rural heritage
- Maintaining vital downtown areas
- Loss of treasures (open space, downtowns, community)
- Small town feel and friendliness
- The small town feel is quickly becoming Boulderized. Trails are crowded, the river is over used and disrespected, too many cars.
- Art losing all value and outdoor recreation ruling all.
- Maintain the historic feeling of downtown. Keep the big box stores in check. I wouldn't like to see any more building on the bluffs behind the doubletree.
- Don't want Durango to become Aspen

## **TRANSPORATION**

### **Lack of Adequate Transportation Alternatives and Too Much Traffic**

- Congestion/traffic generated by growing county population
- Congestion
- Traffic
- Traffic
- Transportation and traffic
- transportation
- Transportation
- Transportation – public and roadways
- Too many cars
- Traffic congestion
- Traffic issues
- Environmental sustainability and alternative transportation
- Paving of county roads
- Road capacity
- Public transportation congestion: light rail from purgatory to Ignacio
- Multimodal transportation
- road/highway development that does not include multi-modal (bike/ped) and transit
- Transportation choices viability
- Roads/bike lands
- Not enough bicycle and walking corridors
- Transportation of commuters coming into county
- Big city driving habits finding their way into the county (excessive speed)
- Air transportation (loss of frontier)
- Needs to be more access to alternatives into Durango to increase safety, provision of emergency services. It increases traffic, but maybe distributes it. Cannot just be 1-3 entry points.
- mobility options
- Too much traffic.
- Bridget o nowhere
- Too many people in too little space, parking spaces
- The overloaded two lane highway between Hermosa and Durango
- traffic
- I hate that big cement divide going town 550. Does not fit the flavor of our town. it feels unwelcoming.
- Congestion (roads, trails, rivers)
- Takes forever to do roadwork
- Inadequate roads (Florida)
- Traffic congestion
- Lack of bike friendly routes (trouble spots = Camino del Rio crossing, HWY 550 Crossing at Bodo)
- Increased population and overcrowding on the roads
- Transportation
- Traffic increase
- Bridges to nowhere – wasted money in development projects rather than on preservation.

- Aggressive driving
- As a cyclist, I'm concerned about the increase in road rage. The increase in garbage along the roadsides and along the river banks is unfortunate.
- Traffic and roads in disrepair
- Crumbling roads
- Im concerned about an industrial park being built by the airport that will increase traffic flow to a rural area
- CDOT and their idea for their four lane highway. They might just start a war.
- The bridge to nowhere!
- Bikes on roads without their own lanes

## HEALTHY NATURAL ENVIRONMENT

### Natural Resource Stewardship and Degradation

#### *Natural Resource Protection*

- Natural resource protection
- Use of water, land, and natural resources
- Natural resources
- Environment
- Decline of natural environment
- Environmental/natural resources protection
  - Natural resources for power
  - Natural resources
- Conserving and preserving natural resources
- Protect Animas River, La Plata Mountains
- It's the environmental aspects next to the mountains!!

#### *Oil and Gas development*

- Oil companies, private property intrusion, fracking
- Uncontrolled gas well development, fracking
- Too many gas wells on open lands
- Reclamation of wells/well sites after use is complete
- Too many gas wells on open lands
- Balance interest of residents and gas development
- Gas – no new wells
- Gas – no new wells
- Poorly regulated oil and gas industry use of lands
- Surface owners should have greater leverage and protections against mineral extraction which harms the surface use
- Commercial concerns destroying our water, air quality. Example: uranium mining, fracking without the release of info on chemicals
- Negative impacts of energy industry

- Air quality, coal plants, and gas drilling.
- Lack of oversight of oil and gas with respect to homeowners rights
- Additionally the exploitation of our natural resources such as oil and gas and the resulting pollution.

#### *Air Pollution*

- Air pollution, coal, diesel
- Increasing air pollution
- Air quality/water quality
- Pollution
- Degraded air quality
- Air and noise pollution
- Air pollution (health, views, mountains, starts)
- Air quality
- Air quality
- Air and water quality
- Pollution
- Pollution
- Pollution
- Air quality being compromised by power plants in NM
- decreased air quality
- Diminished air quality due to coal fired power plants.
- Increasing pollution of our water and air quality.

#### *Light Pollution*

- Light pollution
- Decline of dark skies
- Light pollution (health, views, mountains, starts)
- Light pollution

#### *Loss of Wildlife*

- Loss of wildlife corridors
- loss of wildlife habitat
- Stock ponds are wildlife ponds. When they go, what happens to wildlife?
- Wildlife safety/accommodation
- Loss of animal habitat
- Wildlife migration routes impacted
- Wildlife safety
- Residential commercial impacts on wildlife
- Going forward planning for wildlife safety and preservation
- loss of wildlife habitat
- Increase invasive species (weeds/mussels)

- Too many LARGE second homes!!! Too many condos!!! I think we need to seriously consider slower growth and concentrated growth into some areas. We need to preserve open space, and not just a few acres here and there. We need to protect the views, the animas valley, as well as many others from looking like one development to another.
- Loss of wildlife habitat
- Protect the wildlife

#### *Sustainability*

- Energy sustainability
- Sustainability
- Sustainability

## **HEALTHY COMMUNITIES AND HOUSING**

- I was on a military coalition growth that no longer exists. Support veterans/GI bill at national level was great. Recently passed GI Gill again.

#### **Affordable Living and Housing**

- High taxes
- It is getting too expensive to live here for the normal average citizen.
- The prices of different item = \$2.50 or more for gas or over \$3 for a gallon of milk. It isn't that much in Farmington.
- Serious lack of affordable housing
- I'm concerned about regular people being priced out of the county.
- Affordable housing in an issue
- Housing prices way to high.
- Too much "rich" influences, locals cannot afford
- Too many high end homes, families are leaving because they cannot afford to live here
- Increased money
- Lack of workforce housing
- Affordable housing in general
- Property prices seem to be out of control with the present recession – equalize the process come to a reasonable solution.
- Property costs way too high. No opportunity for low/mid income people.
- Cost of living, especially housing too high for low/moderate income folks
- Cost of living
- It becomes too expensive to live here
- Affordability/housing.
- Affordability of housing for working class folks and families
- Lack of affordable housing
- Cost of future living in the county
- Housing

- Lack of affordable housing
- Lack of affordable housing
- Affordable housing
- Affordable/attainable housing within county (3)
- Not enough affordable housing
- True affordable housing
- Need more creative affordable housing solutions
- Lack of affordable housing
- Affordable housing
- affordable housing
- Affordable housing
- The collision of the two fastest growing age groups housing needs
- Young being able to afford to stay
- Affordability for young families
- Affordable housing for young people/families
- Second homes
- Increase in second homes
- Senior homes
- Lack of adequate rental, especially special needs housing
- Impact to affordable housing of taxes and inclusionary zoning
- Need affordable housing for workers
- Work force priced out of county/creeping exclusivity
- Affordable housing/staying a real town so can work and live here
- Lack of affordable living, housing, workforce
- Lack of affordable living, housing, workforce
- Affordable living
- High cost of living/food/energy/water
- Real estate and land prices decrease affordability and food production
- Making a place for working class to stay here
- Being able to afford housing
- Real estate prices
- The rising cost of living and housing
- Living wages and affordable housing with having to have 2 full time jobs
- Increase cost of living and housing
- Cost of living
- Cost of living
- Cost of living, employment opportunities, affordable housing
- Cost of housing
- Cost of housing
- Cost of living
- Being able to afford a place to live
- House prices too high
- affordability

- The lack of housing marketed towards the younger minimum wage class. In order for this town to survive we need to take care of our yHigh cost, affordable housing? \$150,000 on \$1500 per month. How many people in La Plata County (average working people) can afford that?
- House prices

### **Public Health: Pollution and Health Accessibility/Affordability**

- medical access/Medicaid/Medicare
- Lack of decent medical care
- long term care – facilities and affordability
- Single payer health program
- Health care affordability sustainability
- Health care
- Health care
- Health care costs
- medical access/Medicaid/Medicare
- long term care – facilities and affordability
- Availability of access to primary care doctors
- Lack of primary physicians who will accept the medicare/Medicaid
- Senior citizens needs health
- Not enough health care facilities (medicare)
- An unhealthy built environment
- Health care options
- Senior housing (elevator or ground level)
- social service needed
- elder daycare
- social service needed
- elder daycare
- Mosquitoes/disease

### **Providing for Healthy Families and Youth**

- The county will not truly support and actively endorse the children, youth and family master plan.

#### *Workforce Development and Education*

- Education options – elementary and high school vocational education
- Educational excellence: science, technology, English, math
- Life education/preparedness
- Education responding to workforce needs
- Eye to future – jobs and educational
- Education for future jobs
- Protect good public schools
- I think it is very important to have flexibility for private schools, parents need options for children’s education and presently there is not provision of private schools other than

preschools located in churches. This just needs to be addressed fairly. There needs to be variances made or allowances made for private schools since there is no zoning for such.

#### *Youth Development*

- Counseling for kids – keep off drugs, self esteem
- I think it should be a goal to ensure that the youth of our community have the resources they need to succeed such as the Boys and Girls Club, Big Brothers/Big Sisters, etc.

#### *Losing Youth and Young Families*

- Loss of young adults
- Getting and keeping youth involved and here
- Attracting young families

#### *Childcare*

- Childcare before and after school

#### **Loss of Open Space, Recreation, Trails**

- maintain open space and recreation
- Loss of real town and real people/culture
- Cultural preservation/diversity
- Preservation – not for its own sake, but to maintain our treasures maps
- Preserving rural heritage
- Loss of open space
- Open space are disappearing
- Loss of accessible trails for hiking, biking, horses, x-c skiing, etc.
- Not enough public parkland
- Lack of parks within city limits
- Open space and wildlands, loss of ranching and farmland
- maintain open space and recreation
- Loss of open space
- Access for everyone
- Trail congestions (in the future too many people already on trails)
- Need more sports fields e.g baseball/softball
- Loss of open space, public lands, and public access.
- Off road and wilderness use, retaining and maintaining a wilderness, no encroachment
- Increased ATV's
- Loss of open space
- Trail congestions (in the future too many people already on trails)
- Need more sports fields e.g baseball/softball
- Please people, behave so we can still drink beer on the river
- Paying to enjoy the outdoors
- Treasure open space, hiking, camping, trails (bike/hike), road cycling,
- Threats to open space/scenic vistas
- Open spaces being used for houses, etc

- All the houses next to each other; please leave natural terrain!!
- Potential threat to open space (Horse Gulch)

### **Maintaining Public Safety**

- Increasing crime
- Hazards/safety
  - Planning for hazards
- Fire mitigation
- Community response
- The goofy people that smear swastikas and stuff on the hydration station door. I saw it on there twice.
- I like Durango when it was a small town and everyone knew everyone. Safe places to live and everyone respected each other and everyone stuff and belongings where safe – very low crime rate.
- Crowdedness and the crime that comes along with it
- It's a college town that tends to be rowdy.

## **ORGANIZATIONAL EXCELLENCE**

### **Lack of Long Term View/Thinking**

- Issues of water, economic vitality and quality of life all interconnected

### **Lack of Broad Community Engagement**

- Youth civic engagement
- Including and empowering marginal community members – not just the usual elites
- recruit older people – mature input

### **Lack of Collaboration and Regionalism**

#### *Community Coordination*

- Repetitive non-profit efforts

#### *Lack of City/County Collaboration*

- Need for collaborative leadership and intergovernmental cooperation
- County/municipality land use policy coordination
- Collaborative leadership
- Communication for the future
- County/municipality land use and policy coordination.
- Lack of coordination with federal agencies
- Lack of coordination with federal agencies
- Lack of public policy as well as leadership on implementing “greening” e.g. changes in building codes, land use requirements e.g clustering, improving pedestrian friendly facilities

#### *Distrust of Government*

- Inability of elected and hired officials to govern in complex times

- Why trust city and county to solve problems?
- Continued fragmentation of government and units and development of more
- BoCC ability to implement a plan
- Ignoring people's wants/values
- My biggest concern is too much government involvement in our lives. Starting at the county level. Too many paid for bureaucrats making that decisions that should only be made by elected officials.

#### *Lack of Faith in Reaching Agreement*

- Ability of various interest groups to reach consensus
- Community involvement and lack of diversity
- Repeating efforts (star following comment)
- Public pushing away planning

#### *Conflicting Ways We Think About Growth*

- Old way is better than new way
- Antigrowth sentiment
- I've got mine, so lock the doors attitude
- NIBMYism
- Philosophy of not in my backyard
- Those who want to close the door now that they are here
- Private property rights
- Disregard for property rights
- How some people view property rights
- Affects to property rights
  - Through growth
  - Through regulations (specific to scenic byway)
- More restrictions on land owners
- Pressures for ever more regulation
- Too much interest in management and not enough interest in quality of life
- That County planners will designate this part of the county as a "view area" – without purchasing it – there by limiting property owners rights.

#### **Infrastructure Development, Management, and Costs**

- CDOT policies as related to growth
- Transportation: CDOT determining our growth corridor without our input
- Current lack of county services (recreation, trails, transit, fire protection, central water & sewer) to serve unincorporated county build out projections
- Bad infrastructure decisions (roads) and expensive fixes
- The bridge to nowhere and that whole overbuilt mess in that area
- Bridge to nowhere
- Infrastructure
- Funding of needed infrastructure
- Present use of planning resources are dysfunctional for the public good?
- Lack of planning for future financial government resource

- Current growth not economically viable, infrastructure costs too great
- Declining revenues vs services
- Lack of road maintenance

**Unclassified**

- Community events
- Do not like Twin Buttes Project!!!
- The (unreadable) haven't had fire fighter, and been small of late
- Cost and expansion
- "From the spark of differing opinions – you find the truth" – mel
- younger (19-30) generation.