

La Plata County Comprehensive Plan

Community Vision Survey Results

September 20, 2009

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?*

Vision open house participants responded to an additional four questions that survey and vision workshop participants were not asked. Those questions were:

- *What would be the worst possible scenario for La Plata County in the future?*
 - *What are the internal factors (possibly in our control) that are going to be affecting La Plata County's future that we need to consider in our vision?*
 - *What are the external factors (outside our control) that are going to be affecting La Plata County's future that we need to consider in our vision?*
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The comments here are all the community surveys submitted.

Bayfield

What do you treasure about La Plata County that you do not want to see change?

- Personal choice in how you desire to develop your property based on personal beliefs and values to benefit the area.
- Small town feel in Durango/Bayfield.
- views
- I like the diversity of the people in the county.
- I really enjoy the down home, small town feel to the community. It is great to live in a community where you know one another, love where you love and support each other. People choose to live here and I think that makes a big difference in how the community functions.
- Outdoor recreation opportunities – river trail, hiking trails, rec center

- Good education in the schools
- I love the rural atmosphere and the recreational opportunities.
- Open space
- Low housing density
- Low traffic
- Low population
- Easy access to uncrowded wilderness
- Still large presence of agriculture
- Mountains
- Don't want all the hillsides cute into unless the buildings blend
- Geographical location
- Born and raised here
- Open space
- Minimum housing developments
- The rural atmosphere
- The wildlife
- Beautiful country
- Trails
- Open spaces
- The small town feel
- The outdoors
- The communities
- The parks
- Lemon
- Hiking
- The people
- Mill street
- Open spaces
- Sense of community
- Safe
- The openness about it.
- A fairgrounds that belongs to the county and not to the city of Durango
- 4 wheeling
- The natural resources that and use – hunting, fishing, four wheeling

What concerns do you have about living in La Plata County now and in the future?

- I don't like all of the big homes filling up around Durango.
- Construction
- traffic

- Loss of our open spaces, ag lands, and water rights that are taken away from farmers and given to developers.
- I would like to get water to where I can live instead of hauling it.
- I hate that big cement divide going town 550. Does not fit the flavor of our town. it feels unwelcoming.
- Too many high end homes, families are leaving because they cannot afford to live here
- Planned future development – slow
- The economy, prices for houses and the amount of money I can mere here with a B.S.
- Growth – possible lack of planning
- Too much “rich” influences, locals cannot afford
- Mosquitoes/disease
- growth
- Too much development
- density
- Too many people moving in
- Lack of industry – good paying jobs - affordable housing
- Jobs, will there be enough to withstand the economy slowing down?
- Too many people, too little water
- Overly populated
- Increased residences
- Poorly regulated oil and gas industry use of lands
- Loss of rural way of life
- 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!
- 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.
- I have some concerns about how we are going to grow and what that looks like. Affordable housing in an issue as is shrinking revenues from the oil and gas industry. 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.
- Crowdedness and the crime that comes along with it

What would you like to see change/different in La Plata County in the future?

- New fairground with more parking
- roads
- No more construction (or put money towards repairing county roads, not bridges to nowhere)
- No more developments on forest service land.
- Presentation of ag lands and water rights.
- Paving some of the more used county roads.
- No more big townhomes subdivisions.
- More affordable housing.
- Since this is a tourist area, I would like to see local appreciation (not just for one day) so we could all enjoy what this area has to offer
- More affordable homes for the working people
- Less condos, more deer/elk
- Growth will still take place, but want Durango the small, friendly feel it has now
- I dislike the change on 160 – the divided road – the poor animals and cold feeling
- Less restrictions/covenants
- Less open ditches
- Stay small
- Less government and controls
- More restrictions on homesite acreages
- Major grocery store for Bayfield
- Major grocery store in Bayfield
- Spend more money attracting industry, less on open space/trails/etc.
- Now that I am here (31 yrs) it would be terrific if people would stop moving here – (not going to happen).
- Oil and gas industry regulated more stringently
- urban planning to prevent sprawl
- more open space and wildlife corridors
- The unjust, ignorant, and abusive management of tax dollars that make themselves look like they are doing their job. (unreadable) pulled bills from AP and taxpayers are being screwed!
- I would like to see more our County roads black topped and paid for by the Oil and Gas Companies.
- County road 502 paved
- Down size government. Spend less and therefore tax less. We need to support development of affordable housing, low impact manufacturing jobs, and a better living wage for younger families.
- More opportunities for young people to stay in the communities that they grew up in. It is a shame that they have to leave and then come back later in life.
- I would also like to see a change in how the different public entities interact e.g. local government, tribal government, etc. It sure seems like there are some collaborative opportunities that are missed.

- Slow growth
- I think the county is doing a great job at keeping up with the growth. Your state health department needs to enforce their sewer regulations!! Existing Durango sewer plant is 20+ years old with no expansion planned. How can that be with all this population increase?

What do you want La Plata County to be like in 20 years?

- A place for more entertainment
- The same size.
- Old style
- A better place to live than it is now. Open space, no more developments. And a county fair ground that is not controlled by the city of Durango.
- More jobs so our children don't have to move away and affordable housing for them
- A community for families
- The same
- Rural living still available
- Enough commercial areas available to support jobs
- Same
- More community activities
- More like it was in the past – less government and controls
- Like it was 20 years ago
- Minimum growth. About the same as today.
- Pretty much the same
- More growth in city limits, less sprawl
- Continue to remain small, rural.
- Open, honest, reasonable, led with integrity. It is nearly impossible but I believe one voice can make a change and I am exposing the corruptivity! Will you act?
- I would like it to be an average American place. Not a retirement community for the wealthy.
- I would like for it to be a lot like it is today. I am not advocating zero growth, but I think it is important to grow smart and with a plan. The bridge to nowhere is a perfect example of things that shouldn't be happening and I hope there are not more of those types of eyesores on the horizon.
- Much like today, but with better environmental regulation and recycling and public transportation. Less emphasis on ugly, wide concrete barrier laden highways through the middle of town!

Ft. Lewis Mesa

What do you treasure about La Plata County that you do not want to see change?

- Access to public lands

- Availability to hunting and fishing
- Small town feel
- 4-H!
- Still has rural flavor – I grew up here.

What concerns do you have about living in La Plata County now and in the future?

- Decline of farming and ranching – that is where I grew up
- 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.
- Being able to afford housing
- Loss of oil and gas industry having an impact on taxes and jobs
- Poorly managed 2nd homes on largelots

What would you like to see change/different in La Plata County in the future?

- I'm a traditionalist-don't like to see much change. I would like to see less government control on buildings and land use.
- Keep sense of community, celebrate history with respect.
- Increased taxes for part time second home owners
- Increased importance of agriculture in the community

What do you want La Plata County to be like in 20 years?

- Less 35 acre ranchettes, more working ranches. So increase ability of start up loans for new ag operations.
- Historical traditions. Fair was historically at the end of the harvest season.
- I think we have lost our historical perspective like the fiesta parade is not like it once was.

Florida Mesa

What do you treasure about La Plata County that you do not want to see change?

- Open space
- Agricultural feel
- Friendliness
- Proximity to national forest
- The views of ridgelines without homes
- The rural part
- Open space parks in Durango
- Vibrant downtown and open spaces

- Community support
- No development in the mountains
- My family roots, and what my forefathers have built.
- Small community atmosphere
- Proximity to natural forest/river/etc.
- The open spaces and bike trails and walking trails in the city
- Small
- Rural
- Mountains
- Weather
- Forest
- Roadless wilderness
- Friendly people
- Our country way of life.
- I would really hate to see La Plata County stop caring for our farms and ranches.
- The natural beauty.
- Rural agricultural atmosphere
- Rural community

What concerns do you have about living in La Plata County now and in the future?

- It is getting too expensive to live here for the normal average citizen.
- Better planning of the community
- City people wanting city amenities in rural and farm areas
- New people moving in and using up all the good agricultural lands.
- The prices of different items = \$2.50 or more for gas or over \$3 for a gallon of milk. It isn't that much in Farmington.
- Too many condos – no one is buying – why build more?
- Twin buttes
- Endless road construction
- Haviland lake being developed
- Too many people and cars
- Growing without a plan?
- Growth and water needs
- Lack of oversight of oil and gas with respect to homeowners rights
- Traffic and roads in disrepair
- Not enough water
- Crumbling roads
- Loss of treasures (open space, downtowns, community)
- Diversity loss – ranches, farms, river, city

- Serious lack of affordable housing
- Sprawl
- Increasing crime
- Lack of decent medical care
- Lack of potable water
- That a rural water system will be in place and population density in country will become much greater
- Im concerned about an industrial park being built by the airport that will increase traffic flow to a rural area
- Growth, too many people moving here.
- How farmers are losing land and water rights.
- CDOT and their idea for their four lane highway. They might just start a war.

What would you like to see change/different in La Plata County in the future?

- Less change, less growth
- Better planning
- People moving into area need to understand rural culture
- More attention to local and native people's needs
- Enlarge the fairground move to a more suitable location. More space for the fair and the events.
- Bike lanes
- An easier way to get from Farmington Hill to North Durango.
- Pedestrian walkways
- Mass transit
- Bus to airport
- Bike paths to hospital, at least, or Bayfield
- Protect the trails
- Improved recycling system and buy in from population.
- 60% of the people would go back to where they came from.
- Would like to see some control of population growth
- More family style restaurants (affordability)
- More local farms
- More alternative energy
- Slow down subdivisions proliferation
- Have growth near Durango, Bayfield, Ignacio
- Control sprawl
- Get rid of that bridge to nowhere ... makes me feel like I am in a big city! What a waste of money!
- Id' love to see an open space park in Bayfield with trails for biking, hiking, and horse travel.

What do you want La Plata County to be like in 20 years?

- Like it was 25-30 years ago. Control growth!
- Community(city) that works together
- New people should attend a class on agriculture, winter conditions, water and mineral rights.
- Checks on growth. Preservation of natural beauty and agricultural lands.
- Cost of living come down so families that have been here for years can continue to live here.
- Not too many people and more transportation and trails and walkways in county
- A destination town for hiking, biking, water sports and skiing
- Much the same only more solar energy supply and resources
- Like it was 40 years ago.
- Not like Aspen/Vail/Telluride!!
- Population centered around the towns with outlying areas remaining natural.
- More live and work and play locally
- Like the idea of three springs – hope it works
- More mass transportation available to east Durango
- Same
- Still with a small town. with a country feel.

Junction Creek

What do you treasure about La Plata County that you do not want to see change?

- The river
- Ranches
- Low density housing
- Schools
- Farmers market
- All the events that happen on Main Street
- Downtown area is also something I treasure.
- Healthy place to be.
- That people are friendly and caring about their community (mostly)
- Change is inevitable, but the issue of concern is how ready the county is to deal with it effectively.
- We value the efforts to reach out to residents for their comments and to listen and act.
- The hills are not covered with houses (yet!)
- The availability of so much healthy food (growers and people who care)

What concerns do you have about living in La Plata County now and in the future?

- 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.
- The increase in traffic. The cost of living
- The effect of the county budget due to loss of gas revenues.
- The county will not truly support and actively endorse the children, youth and family master plan.
- Will there be difficulties with more growth? How much can be handled well?

What would you like to see change/different in La Plata County in the future?

- More flowers (planters) downtown. Trees down camino.
- Continue the river trail.
- More affordable housing for our workforce.
- No more ridge top buildings!
- More concern about maintaining open space.
- More stringent limits for developer – not pro-development.
- More and better child care.

What do you want La Plata County to be like in 20 years?

- Green and outdoors oriented. Just like it is now. Love it here.
- Houses and buildings are not covering every hill and ridgetop.
- People driving auto less, better mass transportation, bikes and walking, friendly and active neighborhoods, safe community for everyone. Less crime, less violence, less drugs.

Unchecked Locations

What do you treasure about La Plata County that you do not want to see change?

- Hometown flavor
- People
- Mountain
- Wildlife
- Recreational opportunities
- Good schools
- Hospital
- Clean air
- Water
- Quiet lifestyle
- Parks, farmland, open spaces
- The river, trees, in town, activities

- The fair
- Friendly people downtown
- The scenery – do not build and commercialize area
- The prime areas of trees and foliage
- Love seeing the animals (deer, etc.) so close – protect the wildlife

What concerns do you have about living in La Plata County now and in the future?

- Lack of primary physicians who will accept the medicare/Medicaid
- Water
- Poorly planned housing development and resultant traffic issues
- Maintaining vital downtown areas
- Commercial concerns destroying our water, air quality. Example: uranium mining, fracking without the release of info on chemicals
- 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.
- 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.
- The prurades haven’t had fire fighter, and been small of late
- 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.

What would you like to see change/different in La Plata County in the future?

- Availability of good quality affordable housing.
- Preservation and maintenance of older neighborhoods.
- Beautification of riverfront. What we have now is pretty much an eyesore and not good use of a valuable resource.
- Monitor water, air quality. Protect water and air.
- An option for private subdivisions with HOA (lack of) participation to pay for county maintenance/ improvement of roads and better snowplowing.
- More buzz buses (they save lives). Life is more important than tickets.
- I would like to see road all the way up La Plata Canyon
- Please get rid of the horrible car/truck/bus lot on Wildcat Canyon Road

What do you want La Plata County to be like in 20 years?

- A beautiful place that has planned appropriately for inevitable growth.
- Controlled growth

- Better housing for minimum wage earners
- It would be nice if it could stay the same, but realistically it will change but with so much public land I think open spaces will be maintained.
- Not corporate (for the people by the people)
- Clean air – downtown- landscape
- Would like to see it generally remain the same. I came from another state where building and growth have effected climate (I live in Phoenix AZ). Keep your trees they keep temperatures cooler.

West Durango

What do you treasure about La Plata County that you do not want to see change?

- I greatly value the presence of FLC.
- Small town atmosphere.
- Caring community.
- Families in a real community
- It is not an Aspen or Telluride.
- A great community for art, music, pretty good theater
- Opportunities for community gatherings
- Farmers market
- Fairgrounds
- Taste of Durango, harvest dinner
- Small town caring community feel
- Percentage of residents who volunteer must be very high
- Open space
- Wildlife
- Landscape
- Open space
- Lots of outdoor activities
- No billboard advertising
- Ability to drive up and down and not see any bill boards and the beauty of the surrounding areas
- Lovely towns
- Open space
- Less development
- Space. We live in an uncrowded area. Let's not develop roads and areas that are around us. We do not need a road looks like a freeway (Bodo Park, Bridge to Nowhere)
- Love living here. People are great!

What concerns do you have about living in La Plata County now and in the future?

- Overpopulation, unsustainable growth
- The bridge to nowhere!
- I'm concerned about regular people being priced out of the county. Jobs going to Farmington. Diminished air quality due to coal fired power plants.
- Cost of living, employment opportunities, affordable housing
- Turning every empty piece of ground into a building site. the open space, rural feel helps to define the area. Buildings should be clustered.
- As oil and gas revenues decrease, how will social services be funded.
- 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.
- Our air, water, and over built subdivisions

What would you like to see change/different in La Plata County in the future?

- Too keep the towns, infill rather than sprawl
- Slow change, build the roads we now have with wide shoulders. That would provide safety for our bikes riders and improve the looks and quality of life on our county roads.
- Less growth – want to improve and enrich what we have. Tourist are important, but keep it low key.
- Expand transit, not just bus
- We need to be willing to share the space deemed necessary to house the growing population
- More mountain bike trails, downhill only and freeride trails
- Look into Durango, Farmington transit system.
- More economic incentives for energy independence.
- More middle class jobs that are sustainable
- More business and shopping incentives – make Durango the economic hub of four corners
- Keep on doing what they are doing to keep towns alive and vibrant
- Great place to live
- Carefully managed growth

What do you want La Plata County to be like in 20 years?

- Population less than 75,000
- Very similar – light (unreadable) electric rail transit.
- No power lines.
- Smart growth communities with job within walking distance
- More diverse economy, better job market and opportunities for the not so wealthy
- It would be wonderful to look about the same but that is impossible. Building guidelines must be basic, logical, and easy to enforce.
- Where one can live without a car and leader in communal, self sustaining and green and local vendors.

- A small community that offers opportunity to young families – good schools, excellent programs at FLC, less glitz and more concern for healthy community – support for music, art, and theater.
- Not a lot of change. Just improve what we have now and keep the beauty of our area.

Animas Valley

What do you treasure about La Plata County that you do not want to see change?

- Agriculture is what “made” this valley – family values, clean air, open spaces. If we don’t preserve the agriculture of this area, we have lost the foundation of the county. The train and all the outdoor activities we have available year round make this a wonderful county in which to live.
- Mountains
- Wildlife habitat
- Preserve river flows
- Fishing
- Nature
- The senior citizen center. I love it!
- The people
- The land
- The mountains
- The agricultural roots. Fairgrounds and horse facilities within walking distance to schools. Free trolley.

What concerns do you have about living in La Plata County now and in the future?

- Too much building on the hillsides
- Pollution
- Bridget o nowhere
- Too many people in too little space, parking spaces
- The goofy people that smear swastikas and stuff on the hydration station dorr. I saw it on there twice.
- Turned into a tourist trap, get out of it.
- 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
- Growth (population)
- Too much

- 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.
- Growth.
- Too much traffic.
- Housing prices way to high.

What would you like to see change/different in La Plata County in the future?

- I would like to see a bridle path alongside the bike path and an extension of the bike path north.
- A safe way to get to historic downtown from bike path.
- Not much. I like it pretty much like it is now.
- More roads
- More access to mountains
- More road planning
- Not so much growth closer to town
- Limit growth of housing
- More fair grounds. More jobs.
- Rent/sell send homes
- When we came to fair on Friday Aug 7 2009, I was told I could not park in the handicap area. I told the man directing traffic I was disabled and had a card. I was directed to DHS parking lot. This was a hardship on me to and from the fair area. The handicap area was all empty when I walked to the entrance and full when I left.

What do you want La Plata County to be like in 20 years?

- Won't be here
- Pedestrian mall downtown
- More accessible public transportation and more livestock and ranches, not less.
- Not a lot more housing
- About the same as it is now.
- Bike paths – need bike paths on 550 and other major roads so bikers can ride safely.
- Keep all wilderness paths open to foot and equine travel.
- No more large developments!!!
- Wish it could not develop any larger. Keep it a rural area where fishing, hunting, jeeping are still good. Access to our favorite spots are not all private property or golf courses or ski runs. Save land for our wildlife.
- Preserve forest and open space
- Small town feel
- Preserve existing

Durango

What do you treasure about La Plata County that you do not want to see change?

- Small town feel
- City of Durango river trail system
- No three lane streets.
- Clean air
- Clean water
- Access to public lands
- Wildlife habitat
- Scenic vistas
- Open space
- Open space
- Clear skies
- The river
- Mom and pop businesses
- The buy local campaign
- Art walks
- The community of people that came here b/c it was small, out of the way, and relaxed
- Rural lifestyle
- Wildlife habitat
- The small mountain town atmosphere while having access to benefits and services of larger cities is the most important quality that I would not like to see changed.
- Diversity of geography – subcultures around and in towns.
- Open spaces – access to outdoors/BLM/NFS.
- Small town atmosphere where a close-knit community, like we currently have, can survive.
- Open space/bike parks
- How easy it is to access the outdoors, bike, hike, river
- Open spaces
- The river and trails
- Parks
- I treasure the public lands we recreation on!
- I treasure our open landscapes and viewsheds.
- I treasure La Plata for its geographical location (especially compared to our neighbors)
- Open space
- Blend of farm and ranch
- Tourism
- Small town feel
- Natural resources
- Ridgelines
- Culture

- Agriculture
- Art and performances
- Tourism
- Environment
- Hiking, biking, rafting, skiing, fishing, etc.
- The diversity of culture, tourism, agriculture, open space, natural resources and lifestyle.
- Its beauty and wonderful places
- Open space
- Intown trail access
- Lack of sprawl (with some exceptions)
- Low property taxes
- Animas River trail
- Animas River recreation
- Main street Durango
- Ridge line protection
- The river
- Bakers bridge
- Wild canyon road
- Support for all our non-profits, family issues, some open space, support for community colleges, schools, and city recreation and parks.
- Limited development
- Safety and health – keep our county safe and clean, affordable health care
- Support small businesses
- Climate – 4 seasons
- Community – nice people
- Walk anywhere
- Safe
- Economic and ethnic diversity of the population
- The beauty
- Community mindedness
- Small town feel
- The views
- The recreation opportunities
- The people
- Beauty
- Small population
- Minimal sprawl
- Very local
- Views of mountains
- Small town atmosphere

- It is clean! Very clean!
- Seems to be a lot to do. I like the lakes, outdoors, not too many mosquitos! Weed control.
- Bike friendly. Florida road expanding to be multimodal.
- Possible chickens
- happier healthier friendly
- lots of events
- fairly crime free (violent)
- good rural/urban mix
- the forestry
- outdoor recreation
- diversity
- ridgelines
- views
- small community family
- multiculturalism
- clean river
- weather
- outdoor activities
- quality of life
- weather
- things to do
- vibrant downtown
- I don't commute a mile
- Most of the people
- I like the sense of community and variety of activities
- Open space.
- Backyard country
- The wide open spaces
- The small town feel and rustic charm
- Agriculture and open space
- Recreational opportunities
- Library
- Recreation center
- Bike path
- La Plata Mountains
- Colorado Trail
- Chapman Hill as open space
- Animas River
- Riverview Elementary

What concerns do you have about living in La Plata County now and in the future?

- Please people, behave so we can still drink beer on the river
- Protect Animas River, La Plata Mountains, Good public schools
- Pollution
- Real estate prices
- The rising cost of living and housing
- Increased population and overcrowding on the roads
- Too much people
- No work
- Paying to enjoy the outdoors
- No growth or slow it down a bit. Way out.
- La Posta Road, oil and gas will not be here from when we lose those taxes.
- I don't panic about growth
- More job opportunities
- Living wages and affordable housing with having to have 2 full time jobs
- Cost of living
- Transportation
- jobs
- Increase cost of living and housing, decreased air quality
- Land development
- Cost of living
- The economy! Businesses can shut down
- Oil and gas leaving
- Moving the fair grounds
- Do not like Twin Buttes Project!!!
- It's the environmental aspects next to the mountains!!
- The economy!
- All the houses next to each other; please leave natural terrain!!
- It's a college town that tends to be rowdy.
- Traffic increase
- River should be major focus in Durango and Bayfield – corridor development should be maximized for residential development
- Development seems to be very haphazard and with no rhyme or reason
- Pollution
- Cost of living
- Enough water (not just LPC, but the west in general)
- Being able to afford a place to live
- The oil and gas decrease and the taxes going up
- Pollution

- Bikes on roads without their own lanes
- Cost of housing
- Smart growth and limit new oil well sites
- Considering placement of homes and development
- Takes forever to do roadwork
- Keep it s rural feel – the change has been considerable in 20 years
- I do not want to see public lands and viewsheds go away/purchased by private entities.
- 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.
- Inadequate roads (Florida)
- Senior housing (elevator or ground level)
- Maintaining historic downtown
- Growth being out of control
- Potential for increased property taxes when oil and gas revenues dry up
- Irresponsible growth
- Traffic congestion
- Lack of bike friendly routes (trouble spots = Camino del Rio crossing, HWY 550 Crossing at Bodo)
- Potential threat to open space (Horse Gulch)
- Cost of housing
- Negative impacts of energy industry
- Too many people moving here
- Continued haphazard development
- Increasing pollution of our water and air quality.
- Housing structures, no new condos.
- Don't want Durango to become Aspen
- Over development
- Open spaces being used for houses, etc
- 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 younger (19-30) generation.
- Haphazard growth.
- Over population.
- Air quality being compromised by power plants in NM
- Growth and resulting pollution and traffic congestion. Additionally the exploitation of our natural resources such as oil and gas and the resulting pollution.
- Water issues
- Loss of wildlife corridors
- Unplanned development (no zoning)
- Threats to water/air quality

- Threats to open space/scenic vistas
- Bridges to nowhere – wasted money in development projects rather than on preservation.
- Growth- expansion rather than in fill.
- Air quality, coal plants, and gas drilling.
- Aggressive driving
- Chain stores
- 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.
- 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?
- 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.
- High taxes
- Treasure open space, hiking, camping, trails (bike/hike), road cycling,
- 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.
- Small town feel and friendliness
- That it will become too big and small city form

What would you like to see change/different in La Plata County in the future?

- More shops, food along river
- Expanded bike path
- Minimize traffic congestion
- No high rise buildings
- Decrease in real estate prices
- Emphasis on local food production
- A better inclusion of arts
- No more building
- I want a bowling alley
- No more restrictions for camping, fishing, hiking, etc.
- Less traffic!
- Smart IGO completed!!
- Trail
- Transit between Durango and NM and airport
- DODO needs to be beautiful. Community context mixed use!
- Livable wages! I only work 1 job, but it's a concern. It is huge.

- Clustered planned development close together keeping open space!!!
- Living wages and affordable housing with having to have 2 full time jobs
- Good traffic management or find alternative transportation - public
- Larger companies moving here to provide jobs and take advantage of the people and talent Durango has to offer
- More bike accommodations (covered)
- Reduce human/wildlife conflicts (bears)
- Increase local/neighborhood food production
- Less growth, we are trying to be too much too fast
- Government officials quit bickering and get the job done
- Better county fair
- Pretty darn happy here – we are afraid western slope is going to dry up
- I would like to move out of the city and live in the rural parts of the county. It's the quiet calm beauty
- More widespread public transport.
- Accelerate river, bike, trail from downtown Durango to Three Springs
- I would like to see a comp plan that dictates land use code that dictates decision making about property/zoning.
- I would like growth to be managed through a fair and equitable process!
- nothing
- Market driven solutions to our shortage of affordable housing
- Much the same
- Less police officers
- Keep everything small because we are a small town
- Bowling alley – stuff for kids to do. Hanging out at the mall is not constructive.
- Add on the community center downtown for more kids.
- Don't become Aspen
- Less tax for ranchers
- Overgrowth
- Support law/fire/search and rescue
- Overuse of land and water
- Somewhat concerned about oil and gas fracking. Governor Ritter in May required revealing what chemicals are used to drill.
- Affordable child care
- Affordable housing so my children and grandchildren can live here without paying \$1000 a month in rent.
- Fewer studies more action
- Home rule
- I'd like to see a focus on utilizing the river (Animas) as a focal point of town (ie San Antonio River Walk). More trail development in open space around town.

- Better public transportation.
- Greenway medians on major thoroughfares (N. Main, HWY 550, south of Durango)
- More health care access – particularly for those on medicare or those uninsured.
- Boost the tourism areas; downtown, silverton/train, outdoor activities and isolate them so that the rest of the city can function with or without it. Let the tourism industry function but not let the city depend on it. Choose local culture first!
- Sustainable growth
- Regulations on energy industry with teeth in them
- Bike lands on county roads where possible
- County parks and recreation opportunities!
- Funding for education
- Length of summer vaca for 9 R
- Affordable housing
- Main street pedestrian only
- No more condos/town homes
- Pedestrian/bike/driver safety
- Updated cycling outlets that pertain to the current/future cycling markets.
- Planned development in nodes.
- To be plat. Rated county for transit and bike paths/trails.
- Would like “lines” between unincorporated county and incorporated to be more transparent.
- The riverfront needs to be developed and alternate sources of tax revenue (other than oil and gas) need to be considered – such as attracting sustainable business.
- Enforce (or at least respect) conservation easement and neighborhood covenant stipulations
- More strict guidelines on environmental pollutants.
- Incentives for renewable.
- I am considering moving b/c of the air quality and gas industry domination.
- It feels like a downtown bubble surrounded by exploitation.
- Away to cross Camino del Rio w/o risking your life!
- Any building should be of the highest quality and aesthetics – not goverened by cheap, profit, turnaround. All building should have a built in % for public art and open space and other sustainability and green products. There should be an arts district near the historic district to support cultural tourism.
- Continue planning groups and input – this survey is a good idea.
- Alternate economy resources besides tourism
- Use stimulus package room national government here locally.
- More bike lanes and incentive to ride instead of drive.

What do you want La Plata County to be like in 20 years?

- Still a small town
- Preserved the treasures

- Self sufficient, efficient use of energy, promotion of renewable energy, clean water
- Much the same with more bowling
- Like it was 20 years ago
- Same but different
- No increase in population in 20 years! Yes it is radical but that's the way I feel. No development in Horse Gulch areas. A treasure to be preserved.
- The qualities we really like to continue – the econ will get better
- Transportation would be great – I see a lot more cars which is not good!
- We would have been responsible with growth.
- Mass transit, downtown areas/mall without cars
- Example of green living
- I dunno – hopefully not much different
- Not overrun
- No ridgeline development
- Diverse businesses come into diversity the economy. Durango tech center is an example – factory or small industry – trucking warehouse.
- Don't want to see a lot more growth
- Clean air, water.
- Growing but with good planning in front of development rather than reacting.
- Strategic development in predetermined areas with property supporting infrastructure
- I want it to stay pristine and beautiful.
- Broadband communication.
- No different
- Economically and ethnically diverse community with a place for everyone!
- Exactly the same
- Stay like it is!!
- There are enough trails in town, need more trails out of town!
- New laws for bicyclist they have different rules.
- The most bike friendly town in America. Smart growth with reasonably affordable living options and good public transportation.
- Ranches, orchards, we have enough homes (because of foreclosures)
- Similar to 2009 – small communities extended out of town. Jobs available. Keep small farms. Good schools. Affordable health care. Day care facilities and social services support. Continue and expand many service groups and clubs/organizations. Stay beautiful.
- Traffic congestion – continued planning for busing/bike paths/roads/bridges/electric lines – plan for future replacement.
- Indoor tennis courts
- Extension to interstate/highway
- National rail connection
- Like it was 20 years ago, but that is not possible.

- Maintaining its beauty and open space with clean air and water
- Self-sustainable – be conscious! Support with lodgers tax arts district to increase cultural tourism and boost economy. Encourage city residents to house farm animals and gardens. Be green. Limit the number of shops downtown that sell imported goods. Feature local arts and growers.
- Similar population both in numbers and demographics. Little growth. County representatives that reflect the entire community – not just good ol boys. The county should help sustain rather than succumb. Thanks for the road! What else do you do? Educate the value the county offers.
- Working farms and ranches
- sustainable local economy, less reliance on oil and gas
- affordable place to live for my kids and their kids
- Housing for all ages/incomes
- Preserved natural beauty where appropriate
- Increased amenities – diverse economy. Local business enhanced and still around!
- progressive
- Do not want the entire valley filled with houses. Durango is beautiful because of the open space and nature.
- Well planned -- well served residents (county parks and transit). Clean/preserved scenic byways. A county of example that leads through demonstration – thru/of protection of wildlife and corridors, comm., planning, proactive and evolving plans!
- Better than now, progressive, environmentally focused
- Infilled with garage studios/alley houses. Bikes around and huge aggressive trucks only on highways. Downtown to be a mostly pedestrian/bike community. Local biz thriving, outdoor cafes, solar powered. Roof top gardens – lots of in town community gardens. Conservation based. A green town dominated by people who care. Not gas \$.
- A model sustainable community that is affordable.
- Beautiful and continually geared towards the outdoors and alternative transportation
- A more modern mecha for outdoor recreation. Update bike trails to more aggressive riders. Dirt jump park and down hill spec trails.

Florida Road

What do you treasure about La Plata County that you do not want to see change?

- The beautiful natural surroundings
- Open, undeveloped spaces
- Nature
- Unpaved county roads and rural feel
- Open space
- Views

- Mountains
- Open space
- Lack of congestion
- Open space – been here 5 years
- People fresh air – unpretentiousness of it
- Chose to settle here – lived all over the world

What concerns do you have about living in La Plata County now and in the future?

- Cost and expansion
- Overbuilding – want it to stay clean
- Protect the wildlife
- Clean water
- Over development – crowding
- Sustainable economic development
- Lack of affordable housing
- Increasing air pollution
- 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
- Urban sprawl
- Ag land morphing into 3 acres-villes
- Surface owners should have greater leverage and protections against mineral extraction which harms the surface use

What would you like to see change/different in La Plata County in the future?

- Mineral extraction should be monitored and all measures taken to assure the safety and protection of water, air, and surface.
- We can live with reduced tax income from the gas fields.
- Better working relations/coordination with the city
- Increase real estate taxes to more than offset loss of revenue from gas and oil extraction
- Maintenance of open space
- Focus on education
- Nothing – we love it!

What do you want La Plata County to be like in 20 years?

- That preservation of the area has been maintained
- Remain nice and the way it is! Economy to thrive – but not so many people.
- High tech jobs/education
- Bike lane Florida Road all the way to Edgement
- Invest in a county wide sewer and water district and use its powers to guide growth

Vision Survey Results

Ignacio

What do you treasure about La Plata County that you do not want to see change?

- Rural life style, farm, ranching
- Colorado mountains, lakes and streams
- Wild lands
- My Indian country
- Small town atmosphere, wish it would it wouldn't get bigger and don't like traffic congestion
- Well it is gone. Anything and everything about Durango and the county are gone. Our town is history. You cannot tell it.

What concerns do you have about living in La Plata County now and in the future?

- Further development
- High cost, affordable housing? \$150,000 on \$1500 per month. How many people in La Plata County (average working people) can afford that?
- Influx of homes, reduction of agriculture
- Rights, property
- House prices
- 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.
- Community events
- water rights for agriculture, keep agriculture in tact

What would you like to see change/different in La Plata County in the future?

- Similar codes as city, but that meet the rural farm and ranching lifestyle
- Cleanliness, energy, stabilization of the economy.
- Energy efficient travel.
- Better job opportunities
- Less impact (change)from the large increase in people, they are coming, but I hope we can maintain the rural atmosphere
- Share with others as a nation like we do in our native
- I like seeing it grow out rather than up
- Stop building subdivisions, selling water. No one asks the folks who think they know it all come and live here and change history
- Energy efficient travel (driving electric golf carts to run errands)

What do you want La Plata County to be like in 20 years?

- Impacts by developers to pave non-paved county roads
- Happy
- The way it was 30 years ago. Stop the growth put people in office to make decision that have lived here at least 15 years. The new comers have no idea about our area.
- Rural living opportunities
- Replant all vegetation and keep it green
- Very environmentally friendly and hometown feel
- Clean, beautiful, interesting and kind

North County

What do you treasure about La Plata County that you do not want to see change?

- Privacy and uniqueness – don't let HWY 160 look like the Farmington strip
- The natural beauty of the area which is the bread and butter of La Plata's economy.

What concerns do you have about living in La Plata County now and in the future?

- We need more clustering and less sprawl!
- Destruction of the above by poorly regulated development. Growth is inevitable, therefore it must be regulated.
- The overloaded two lane highway between Hermosa and Durango

What would you like to see change/different in La Plata County in the future?

- Color codes for out of city homes to earth tones only!
- Limit the size of trophy homes out of city to 50000 sq. ft. We have one on the lot next to us recently completed at 15,000 sq ft – where is the need and what is the impact on energy and the environment??
- Implement strict color codes for future building on the mountain sides, require only earth tones (brown and green) buildings which would blend with the scenery and not clutter....no red, white or blue
- Strict codes concerning trash and debris on properties bordering HWY 550. The million dollar highway shouldn't have these shameful sights. Along these same lines, trailer parks should be required to have a shrubby screen between them and the highway.
- A four line highway between Hermosa and Durango. This heavily traveled road is dangerous as is.

What do you want La Plata County to be like in 20 years?

- I'll be dead, but keep it quaint!
- Clean, beautiful, and safe by implementing the above.

Vallecito

What do you treasure about La Plata County that you do not want to see change?

- La Plata County has a lot of different activities for a variety of interest levels. The community appreciates what we have and major changes is not what the community wants to see.

What concerns do you have about living in La Plata County now and in the future?

- Too much unnecessary growth!

What would you like to see change/different in La Plata County in the future?

- Keeping things the way they are. The county needs more say than the city does.

What do you want La Plata County to be like in 20 years?

- The same as it is now.