

RESPONSES TO THE COMPREHENSIVE COMMUNITY PLAN OPEN HOUSE CONDUCTED ON  
SATURDAY, APRIL 16<sup>TH</sup> AT DURANGO RECREATION CENTER (APPROX 45 ATTENDEES)



## Welcome to the La Plata County Comprehensive Community Plan Open House

There are several stations areas around the room to inform you about the plan. There are also several county staff and consultants who are available to assist you. Please feel free to ask them questions or provide your suggestions.

The Comprehensive Community Plan is a community vision for a desired and sustainable future. A Comprehensive Plan is a document that establishes what the residents would like to see in the future of the County. It is an advisory document reflecting community values and goals to provide direction to the community's leadership, such as the Board of County Commissioners. The draft Plan identifies Guiding Principles, Vision statements, Goals and Strategies, and the Future Land Use Plan.

As you review the Plan materials, the questions we would like to know from you are:

### *1. What do you like about the Comprehensive Community Plan?*

I like the level of community input that was sought and I'm Happy to see our thoughts and ideas included in the final plan.

For 40 yrs I have watched change- your plan meets many needs very well. Thank you.

It seems like it is very clear and the land areas are marked very well and appropriately.

Comprehensive; good Table of Contents.

Providing a map for the future development of La Plata County.

It involved the community in its development.

It is a transitional document that can be changed as needed.

The Guiding Principles and website.

Too much info- needs to break down to areas.

It gives landowners more "approved" uses if your property and make the process easier.

Good overview.

Planning is better than not- look what happened to the Front Range.

The community process used to develop the Plan. Also like the pattern language style of the plan and its synthesis of vision with implementation guidance.

Certainty- preservation of ag.

I like that an amendment process is included. I believe the donor and receiver areas add some flexibility. I like that the plan will be updated every 5 years because I believe the plan needs to be flexible enough to change.

Sustainable community elements such as local food, multi-modal transportation, recycling, preservation of open space, renewable energy, park and rides, protect wildlife corridors.

Inclusive and lots of public consultation.

It seems to provide a direction which is necessary for future development.

After living here 40 years and watching the changes, you have put together a very thoughtful comprehensive plan.

It's comprehensive and responsive to the many/varied stakeholders who chose to participate.

It has addressed the need for additional industrial and commercial space, an essential element of a livable, sustainable community.

I like an increased degree of certainty for land use.

Above all, private property rights should be most important in considering land. It should not be so expensive to be able to change if the need arises. The Plan has been well thought out for the present time.

I think such a Comprehensive Community Plan is long overdue. La Plata's growth will be more orderly and beneficial to all under these guidelines.

## ***2. Do you have suggested revisions to the draft Plan for the Planning Commission to consider?***

No, I just hope the Plan maintains its integrity and community input when it goes before the County Commissioners rather than falling prey to their personal and political agendas.

I don't see how perceived ambiguity is dealt with; I see that the plan will be updated every five years and plan amendments will have a set time to occur but what is the process for solving any lack of clarity or ambiguity?

See attached.

I feel that the following economic drivers need to be added. The quality of life offered here is the attraction for retirees and people working from home.

Not at this time. I'd like to see more info via the regulations accompanying the Plan.

Not currently.

Leave County areas County unless the City is going to fully support with services.

Bike paths, trails and connections by area and maps should be further described.

More notes on future meetings- anticipated projects.

Need a community benefit criteria for Vallecito planning area R2 designation.

Is there a way to simplify/summarize it for the masses to understand its implications? Similarly, how to present how this Plan differs from what is in place now?

Not at this time.

No.

I believe it might be helpful to have representatives from the diverse geographic areas with the County.

Under "Natural Environment Goals and Strategies #2- Encourage preservation...section b) Provide incentives to land owners who implement preservation..." I feel incentives will not be enough to ensure wildlife corridors. Please meet with DOW about wildlife corridors.

Not at this time.

Don't have wildlife corridors so can't plan or mitigate development to consider this resource the community vision wanted to retain. Wildfire management is reactive for the most part. It should aggressively manage overstocked fuels with thinning and prescribed burns.

No.

I want to suggest that there be a clear and simple process for individual land owners to change their land use designation.

It seems that the Planning Commission has considerable power; therefore the Commission needs to be made up of representatives from each quadrant of the county, also considering their expertise.

In areas where one or more parcels can be co-joined, there should be somewhat broader allowances if feasible.

### ***3. Are the Future Land Use Plan designations appropriately defined and located?***

Generally speaking, I feel they are appropriately defined and located. I specifically disagree with the location of commercial/industrial in the river valley next to the airport. On the mesa is fine, but industrial development is not appropriate in the Florida River Valley- it's too important for wildlife, ag, and water quality. I also question the need for a RC at the US 160/CR 225 intersection. Comm/industrial just to the east is fine (it's already there) but I don't see a need for gas stations, etc, there. Bayfield, Gem Village, Oxford, Elmore's all have RC and more and that is more than adequate comm/retail development.

I believe so.

GIS layers make these difficult to determine. Provide single layers specifically for constraints only- provide definitions for constraints- particularly riparian, wildlife critical habitat.

Yes.

Someone who just moved to the County, and does not live on the west side, was able to get a big purple dot on Kline. This was not put there by the community at their meeting and is inappropriate there. Both Red Mesa and Marvel would be more compatible.

Yes.

Yes.

No- more details about the City FLUP.

No.

For the most part.

Consideration for Smart Growth designation? Cross between RC and MU/C?

From my perspective it looks like a workable plan based on smart growth planning- yes.

As far as I know- yes, (I am fairly new to the area).

I think the locations are fine, but I believe the boundary lines should be a little flexible.

This is needed and can increase land values and offer better options for development.

Need more time to examine. At first glance, they look good.

Pretty much- yes.

Seems to be.

Yes.

It seems so at this time. We must always remember that private property rights are the basis of our country and we can't let government usurp them by any means!

Yes, very well done.

**It is important that your input is written down either on this comment sheet or on the pads at each of the stations; this way we can provide your comments to the Planning Commission about the Plan. We anticipate the Planning Commission public hearings will occur in May/June.**

---

**After you have reviewed the Comprehensive Community Plan and spoken with County staff and consultants, please answer this final question about the Plan and leave this sheet with the front desk:**

***Do you think the Comprehensive Community Plan moves the County in a better direction? (Circle one response)***

Of the 26 responses to this question, here are the percentages for each ranking:

<b>Yes</b>		<b>Generally OK</b>		<b>No</b>
<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
38%	32%	15%	15%	0

**If no, what could make the Plan better?**

Continued education and outreach.

Though you do have a section on water, I do not feel that it emphasizes enough how precious our water really is! If there was anything that our westside district plan made clear, it is that we are a "water critical" area. To me that means we need to make sure we can satisfy the people here and that which is already platted.

Although I know this is not realistic, to me a Comprehensive plan that let individual property owners designate their own land use would be ideal. Thank you for your work.

More pictures and maps.