

Record of comments from all meetings.

1. What about Montezuma County would you like to see kept or preserved?

- Open Space (non-agricultural as well as farms and ranches)
- Water sources (ponds lakes & rivers)
- Heritage; This is a unique place that engages a sense of belonging.
- Wildlife & Outdoors
- Continue Farming and Ranching.
- Protection of Wildlife.
- Archaeological protection (Anasazi)
- Preserve Tourism
- Simple basic values that are self sustaining and have a common sense of purpose.
- Assurance of “commercial/industrial” uses.
- Open space
- Open skies
- Diversity
- Freedom
- Sustainability without segregation of residential, agriculture, and business
- Keep an open mind, not just physical open space.
- Low density residential
- Leave visual blight alone it gives the county character
- Scenic views along highway corridors.
- Rural Character
- Keep LIZ zoning it works pretty good it has uniqueness and is open to alternative building & lifestyles.
- Lower Density infrastructure. Keep gravel roads.
- Quality of life that comes with low level of regulations and restrictions on Ag operations.
- Mixed uses
- A neighbor hood community that preserves both past heritage and future quality of life.
- The look and feel of rural character.
- Clean air & water for us, our kids and their kids.
- A county with residents that care about their community and are heard by their elected and appointed officials.
- The county Comprehensive plan looks pretty good the way it is. Keep it.
- Easy access to natural areas.
- Rural feel to the community.
- Attractive views.
- Affordability.
- Keep flexibility in zoning and building.

- Isolation.
- Diversity of many characteristics.
- Climate.
- Air Quality
- Water Quality and Quantity for both domestic and irrigation uses.
- Community Parks.
- Multiple use trails.
- Town based residential development. Large acreage ag but crops may be different.
- Healthy Agriculture
- Clean Air
- Open spaces
- Wildlife
- Heritage sites
- Recreational opportunities.
- Trails (Phil's World/ Sand Canyon)
- Affordable Housing
- Business opportunities
- Quality of life
- Rural atmosphere
- Open space
- Wildlife habitat areas.
- Rural atmosphere
- Tax structure
- Acceptance of mining and oil/ gas resource extraction.
- Walmart
- McPhee Reservoir.
- Simple indigenous housing
- Small urban masses (towns)
- Locally owned businesses
- Rural Character
- Farming Ranching preserved
- Archaeological protections – preserve tourism.
- Air, Light, Water protection.
- Communication, a sense of community respect.
- Rural Character
- Conservation of river corridors
- Outer zones of open land conserved, or in agricultural use.
- Open space near or in communities.
- Rural character maintained with the ability to do responsible development for county ag and economic benefits.
- Open space
- Rural community
- Agriculture

- Opens space (define)
- Public lands
- Air quality / water quality
- Open space
- Rural Character
- Maintain Vistas & visual Beauty
- Maintain Rural ag character
- Trees & open spaces –not only grass
- Wildlife zones
- Clean water
- Private Citizen Interaction
- Protect existing watershed environment – fence livestock
- Preserve Multiple Use of the Forest (Public Lands) Recreation, fire safety, agricultural use.
- Maintain Dark Skies
- Agricultural / Rural Character
- Open Space, Views , Quiet
- Air Quality & water Quality
- Natural resource base
- Public Places , Lands , parks, events.
- Dirt roads are ok Mag Chloride is ok
- Maintain and build upon partnerships with public lands. BLM & Forest Service.
- Rural Character & sense of community
- Small town Feel
- Agriculture
- Open Space
- Rivers
- Forest & Wildlife
- Transparency in politics stop good old boy networks/ Better representation
- Follow LUC more strictly/ must be specific.
- Designate zoning areas /more specific area designated for commercial/ industrial
- Definitions
- Infrastructure Enforce LUC Better reporting on environmental impacts
- Better notification of proposals findings
- Clean Air
- Public Land Access
- Maintain Rural and Urban Centers
- Encourage Open Space
- Protect Private Property rights
- Open Space is not the same as agriculture.
- Quality of life / Sense of Community
- Air Quality & Water Quality

- Low volumes of traffic
- Not a lot of noise
- Rural Atmosphere
- Keep new commercial and industrial development to a minimum
- Impact of Private Property rights should not impact others private property negatively (property Values) Retain both Rural and Urban Centers character.
- Maintain open space
- Viable economy –Agriculture, natural resources, tourism, business.
- Like less regulations
- Strong private property rights based
- Right to develop.
- No regulations favoring open space or restricting agriculture.
- In favor of present land use plan
- Nothing in Land Use Plan forcing landowners to farm or keep land agricultural or open space.
- Keep ranching and farming viable – support but don't dictate.
- Industrial use kept in appropriate areas, focus in areas that already have industrial development
- Preserve historical character of area
- Rural atmosphere – Primarily ag economic framework
- Air & water Quality Mancos Asthma
- Keep large maximum sized parcels – no development
- Control over industrial effects on neighbors
- Quality of life, air noise & traffic
- Sense of Community
- Property rights not to hurt others.
- Flexibility in the land Use Code-Less regulation but more responsible ownership
- Preserve Ag
- Protect water quantity and Quality
- Preserve open space
- Dark Skies and Quiet
- Air Quality

Question # 2. *What about Montezuma County would you like to see changed or improved?*

- End the turf wars with the water district and make annexation easier. We need cooperation so that annexation with special districts can happen.
- We need Industrial/ Commercial Zones identified.
- We need actual zoning and predictability in the master plan.
- We should have higher densities located near towns.
- We need to form taxing districts.

- Support alternative buildings
- Less restrictive high impact permit process
- Identify potential commercial areas.
- Promote alternative energy.
- Encourage balanced growth in residential and business
- Expand our freedoms
- Enforcement of visual impacts.
- Real Planning and Zoning
- Air quality monitoring
- Building codes instituted
- Control visual blight
- Specific industrial and commercial locations
- Resource extraction continued
- Improve community awareness of problems
- Tax equality and regulations
- Inform newcomers of regulations
- Enforce current code and regulations
- Less reaction to vocal minority
- Improve county roads
- Better district court facilities , fairgrounds, roads, library system, rec centers, all county infrastructure
- Zoning that means something that is predictable
- Should not have to sue the county
- County needs enforcement to clean up clutter
- County Commissioners need to be accountable to districts
- Industrial zoning with necessary infrastructure
- Lighting Standards – protect night sky.
- Enforcement of code.
- Encourage a regional plan.
- Encourage Agri-Tourism as agriculture is the base of our community.
- Establish special districts for utilities.
- Use incentives to expand business then use the higher tax revenues to negate impacts.
- Opposed to private property ownership everything should be owned and regulated for the greater community good
- Growth with limits
- Watershed management / Conservation
- Flexibility of the plan for changing times
- A new look at agriculture including parcel sizes and alternative crops
- Smart Growth / Sustainable & greener economy
- Tighter Oil and Gas Regulations High standards, Best technology, reclamation
- Junk Visual Blight
- Better land use through clusters & PUD development

- County needs Industrial and Commercial Zones large enough to accommodate uses.
- Air quality; Monitor and enforce standards
- Protect and maintain scenic corridors and aesthetic view on public highways
- Reasonable ordinances to enforce junk, blight and trash
- Need all land zoned
- Need more mag chloride on roads
- More easements and access into public lands
- Enforce existing regulations and development
- Improve economic opportunities
- Improve policy updates by involving citizen involvement w/ more communication by board & staff members w/the public
- Explore possibilities for soft infrastructure like fiber optics.
- Consideration for cumulative impacts of growth.
- Personable accountability.
- Air and water protection.
- Encourage growth in urban services areas. Higher density development should go there.
- Promote mixed use in higher density zone.
- Encourage centralized commercial/ industrial development.
- We are multi-cultural and need better communication.
- Master Plan for Zoning with commercial and industrial areas identified.
- Mineral resource regulations to control impacts.
- Reduce visual blight.
- Taking on what is Junk ? need definition of "Junk"
- Encourage economic development.
- Higher density and affordable housing.
- Additional policy guidelines for mineral resources.
- Look at current laws and make needed changes.
- CDOT –Cooperation w/ agencies regarding transportation.
- Improve ability to develop alternative energy.
- Responsibility and compatibility
- Cluster residential
- Promote more cluster incentive by providing infrastructure for it.
- Maintain vistas and visual beauty by properly locating development
- Eliminate visual blight
- Better support for our schools
- County Roads
- Courts (judges)
- Junk, visual blight & trash must be addressed NOW! Our community looks depressed/ depressing. It lowers property values & is a health hazard.
- Monitor and take action on air quality. Power Plant visual pollution (haze) health , mercury

- County industrial park is needed.
- Identify acceptable areas for commercial and industrial uses.
- Policy for dealing with visual blight.
- We need building codes
- We need dark sky regulations
- We need building permits
- More career opportunities
- Increased standard of living
- Increased involvement from the community on issues of government, education, businesses, etc.
- Better transportation options.
- More utilization of renewable energy sources locally.
- Building codes for health & safety.
- Ag viability (can't make a living at it as it is now)
- Move forward to curtail junk
- Some moderation of property rights
- Serious implementation of cluster residential
- Shift to package sewer plant for large residential development
- Lack of good county Comprehensive Land use Plan & supporting code
- Lack of regulations that would prevent visual blight.
- Equality of Private property owners concerning private property rights. (not protect one by violating the other)
- More predictability as to property use
- Better assistance for small ag owners
- Better protection for the environment
- More responsive fairer local government.
- Clearer definitions for industrial commercial uses.
- Burning Rights? (Controlled Burns)
- Improve rules for gravel road development and their maintenance. Real enforceable zoning of all zone-able land
- Air quality
- Infrastructure / transportation Plan
- Road surfacing (cuts down on need for gravel & improves air quality)
- Night sky ordinance
- Conservation fund
- Predictability of land use. Conditional Use & special use
- Establish commercial & industrial zones. Clearly provide screening for where it is appropriate and possible.
- Cleanup junk, trash, visual blight. It is a health concern
- Define "Multiple use"
- More appropriate mix of industrial use and open space (distance from National Park)
- No end run around for special use permits by zoning existing use.
- Air and water protection inter relation.

- Real enforcement
- Definition of Property rights
- Create zones for commercial / industrial in areas already prevalent to that activity to improve M/C economic structure
- Improve infrastructure
- Visual blight
- Classification – multiple levels of Industrial commercial zones
- Definition of “Property rights”
- Legal rules to be followed by the present and future Commissioners.
- Predictable Planning for the future.
- Analysis and Diagnosis
- Ability to know who your neighbor is going to be.
- Review of pesticide, herbicide and road hardening materials

3. What are the needs and concerns you would like to see addressed in a revised Comprehensive Plan?

- More Clearly defined terminology in the plan (such as “temporary use” and “high impact”)
- Greater emphasis on enforcement
- Reopen the sign-up period for preferential zoning. People better understand the need to zone their property.
- Reduction of High Impact Permitting
- Spot Zoning –out of character of area.
- County needs to enforce Comprehensive plan if adopted. Create funding for an enforcement position (Not the Sheriff)
- Developers pay for impacted infrastructure- Roads, water , sewer.
- Infrastructure planning ie. traffic routes/ density
- District planning areas ie. Mancos, Cortez, Dolores, Pleasant View, McElmo Etc.
- Enforcement of promised mitigation factors
- Link Water supply , roads, & infrastructure more closely to growth.
- Consider cumulative impacts
- Should be a department or agency within the county that is responsible for proper building practices.
- Plan for industrial and commercial uses.
- Institute building codes and Lighting codes.
- Stipulate revision timetable for plan
- Encourage alternative transportation
- Revise statistical info in plan enforce animal control (including Barking0
- Coordinate planning among all organized public entities
- Regularly consult and abide by Plan
- Long term planning for waste.
- Need thorough review of conflicting adjacent uses.

- Need a “Board of adjustment” that is separate from the County Commissioners.
- Maximize development potential of what little private property exists out there. There is already an abundance of open space.
- Remember building codes were voted down!
- More zoning? If you can’t deal with the freedom there are other places for you.
- Encourage gated communities and don’t subject the whole county to more governmental control that we don’t have a tax base to support.
- Less influence by small elitist groups that can’t just leave it alone and let us be.
- Population Density and relation to present population –updated demographics
- Establish fixed zoning areas.
- Re-Evaluate original concerns in Comp Plan.
- Apply concerns that were not addressed in original comp plan.
- Predictability of land use
- Definitions
- Ability to address more specific needs of local areas and sub areas
- 3rd party appeals option
- Address missing concerns ie. Commercial / industrial – oil and gas development.
- Mandatory periodic review of the Comp Plan
- Provide guidance that will alleviate conflict and surprises and preserve desirable attributes of our community
- New Classifications for zones
- Better definitions
- Extraction regulations (oil, gas, gravel)
- Cumulative impacts measured / Thresholds established.
- What was left out the last time Plan – Code
- Consider the option to adopt a new comprehensive plan as a new code.
- Careful Development of CO2 and natural gas.
- Identifying the commercial and industrial areas of the County
- Define real zoning to better define use and density in all areas of the county.
- Limits on allowable uses for different zones.
- Clearly state limits on private property rights as pertain to neighboring property owners.
- Less likelihood of Commissioner interpretation of the plan.
- Building code for residential
- Understand needs of ranchers to treat the ranch as the savings bank.
- Money for infrastructure improvements – Bonding?
- Enforcement of permits
- Define junkyard and limit use

- Better definition of land uses ie. different types of commercial , industrial and residential etc. Also define “property rights”.
- Give direction for special use and high impact permits.
- Consideration of compatibility issues between uses
- Protecting the property rights of all parties.
- Building inspector
- Baselines for local environmental conditions, not just relying on state and feds.
- Promoting neighborhood businesses and agriculture.
- Residential building inspectors
- Schools
- Affordable housing
- Regulate and enforce junk, trash & blight with ordinances that include all zones, & gateways.
- Implement building codes for commercial and residential
- We need uniform property tax assessment
- One acre lots close to towns.
- Gravel, Mining, etc. What is the plan for removing
- Property use and what effects your neighbors
- Burning rules throughout the county (Controlled Burns)
- Definitions. Most Master Plans and codes contain definitions in their first section.
- Enforcement- enforce penalties! Colorado Statues provide for means of enforcement – act on it!
- Effects of cumulative impact was left out of the plan.
- Mineral resources, need a master plan as per Colorado State statues. La Plata County has Oil and Gas Regulations.
- Lighting Standards
- Night sky initiative
- Funding for enforcement, codes & road projects
- Predictable Planning
- Agriculture for small farms
- Definitions of self sustaining agriculture.
- We need a transportation Plan
- We need a plan for resources especially energy development (to the extent possible)
- We need a self sufficiency plan for small agriculture
- We need a new or revised comprehensive plan that includes areas around communities such as Mancos etc.
- Set a timeframe for the next review. 3- 5- 10 years.
- Need definitions
- Need predictability
- Need funding for enforcement
- Need a plan

- Who really makes the plan?
- Flexibility with in the Land Use Code
- Preserve Ag
- Protect Water Quality and Quantity
- Preserve Dark skies
- Protect Air Quality from deterioration
- Preserve open space

4. Defining and maintaining Rural Character

- Establish Industrial Parks
- If you maintain Country-like , quite, pastoral setting
- Maintain rural character
- Maintain low density population
- Predominately agricultural uses
- Small towns
- Locally owned businesses (minimize walmartism)
- Small Urban Concentrations
- Preserve vistas
- Open space that is non- agricultural farm and ranch
- Maintain rural character. The norms embrace ranches & farms
- Lots of BLM & National Forest with access for outdoor enjoyment
- Wildlife but also farm animals
- Town Centers & parks Neighborliness.
- Lower Densities, clustered densities.
- Aesthetics- People less visible
- Space for small and large agriculture
- Has ag component
- Good air and Water quality, including limited noise & light pollution.
- Community based on county values & lifestyle
- Recreation
- Junk is a part of “Rural Character”

Question 5: Should there be “mixed uses”?

- Need to define “Mixed Uses”
- Define “Industrial”
- Define “Commercial”
- Define “High density Residential”
- It depends on the use
- It should be residential in general
- Define “junk”
- Define “Multiple Use”
- More appropriate mix of industrial & open space

- Define” Property Rights”
- Most definitely! it is a property right. It helps prevent real sprawl and creates diversity.
- Generally no, but it could be in specifically designated areas.
- Industrial should not be included in any “mixed use”
- Commercial and industrial should never be mixed with residential/ ag uses.
- “Mixed Use” needs to be better defined to accommodate the rural character of Montezuma County & consistency with neighborhoods.
- Mixed Use should be determined by the size scale and impact.
- There should always be a mandatory Third Party study done
- There should be a compatibility test- limit mixing
- There should be a permit process & enforcement
- Designate a goal: Should have some commercial and industrial near each community. Other can be included by high impact permits but fewer than now.
- Limit permitting- Use land use designations first.
- Create incentives for locating in preferred areas and penalties to discourage development in non – preferred areas. Maybe lower taxes and streamlined approval for designated areas and higher taxes in undesignated areas.
- Consider cumulative impacts on neighborhood
- View and manage resource and other use in light of the need for long term sustainability.
- Yes with the exclusion of industrial uses which must have comprehensive review for impact on adjacent landowner property.
- Yes with careful planning and enforcement
- In favor of building codes, fire codes, and business licenses for data collection.
- Yes to mixed use. Zoning with compatibility criteria being the norm. Use of Buffers between uses. Enforced mitigation! Data based zoning / planning decisions.
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Question 6: Where are appropriate areas for non-residential uses?

- South Cortez
- Places with access
- With infrastructure like water, sewer, electric
- By the airport.
- Areas around Towns & Highway Corridors
- Sometimes where resources are located like gravel.

- Basically anywhere in the valley that is accessible to good roads but is not public lands. We have limited areas to develop. The Highways are maintained by the State and put less tax burden on local roads and infrastructure taxes.
- Highway Corridors
- It depends on the use. Some uses should not be near population centers.
- North of Cortez along highway 491
- South of Cortez but high water table is a problem
- Highway 491 both north and south of Cortez
- Near towns
- Each sub area of the County should have adequate places for commercial and industrial some of the lower impact development can mix into ag residential areas with mitigation.
- With infrastructure.