

———— Garfield County ————  
**Comprehensive Plan 2030**



# APPENDICES

November 10, 2010

# **GARFIELD COUNTY**

## **COMPREHENSIVE PLAN 2030 APPENDICES**

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# APPENDIX A: COUNTY PROFILE

GARFIELD COUNTY COMPREHENSIVE PLAN 2030

The following section is a summary of background data related to the development of goals and policies of the Comprehensive Plan. It is divided into the following areas: General Description; Climate; Demographics; Housing; Transportation; Commercial Uses and Industrial Uses; Recreation/Open Space Uses; Agriculture; Natural Resource Extraction; and Environmental Constraints.

## **GENERAL DESCRIPTION**

Garfield County is a large county with a relatively small population. It has an area of 3,000 square miles and 56,000 residents. Most residents reside in one of six local municipalities; the unincorporated county is home to only about 40 percent of the county's population. The resident population in unincorporated areas is concentrated in the Roaring Fork Valley between Carbondale and Glenwood Springs and along the I-70 corridor between Glenwood and Parachute.

Garfield County and its seat, Glenwood Springs, have traditionally been known for year-round recreational opportunities and related services. Primary recreational facilities and attractions include the Hot Springs Pool, Sunlight Ski Area, White River National Forest, the Colorado and Roaring Fork Rivers and Glenwood Canyon. Other important components of the local economy include mineral extraction, agriculture, livestock, and limited manufacturing and construction activities.

## **POPULATION HISTORY & PROJECTIONS**

Garfield County has experienced substantial urbanization and population growth over the past decade.

Figures 1 through 3 illustrate that since 1990:

- o Garfield County has grown at 3.6%
- o Glenwood Springs has grown by 1.9%.
- o Other municipalities have grown by 3% to 5%.
- o Rifle is now the largest city in the county.

The State Demography Office projects (Figure 4) that Garfield County will grow from today's approximately 58,000 population to approximately 118,000 population by 2030—an increase of 60,000 people and 23,000 homes. If 15% of that growth (4,000 homes) is absorbed into current city boundaries (through infill and redevelopment), that results in the remaining 19,000 homes being located outside of current city boundaries.

## LAND USE BREAKDOWN

Table 1 shows the public/private composition of the county. Approximately 64% of the county is managed by federal agencies (the Bureau of Land Management, U.S. Forest Service, or the Bureau of Land Reclamation).

Land Ownership	Acreage	Percent
Bureau of Land Management	615,973	32%
U.S. Forest Service	515,865	27%
Bureau of Land Reclamation	2,335	< 0.1%
Private Ownership	693,000	40%
TOTAL	1,893,120	100%

Table 1: Public/Private Land in Garfield County; source: USFS, BLM, 2010

## FISCAL

Garfield County finances vary significantly from year to year, especially given large fluctuations in oil/gas property values, and given a 2 year lag time between property assessments and when taxes are received. For example, Figure 5 shows the recent and projected property tax revenues.

In general, 44% of all county revenue is from property tax. (The other major sources of revenue for Garfield County are: sales tax =10%, grants = 20%, fees = 10%). And in general, 68% of county property tax revenue is from oil/gas. Thus,

- o Total assessed value (2009) = 5.154 billion
- o Oil/gas portion (68%) \$3.525 billion

The county collects property tax from development in

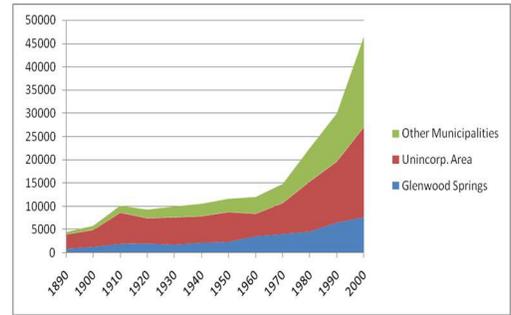


Figure 1: Garfield County Population by Area: 1890-2000 (Source: US Census)

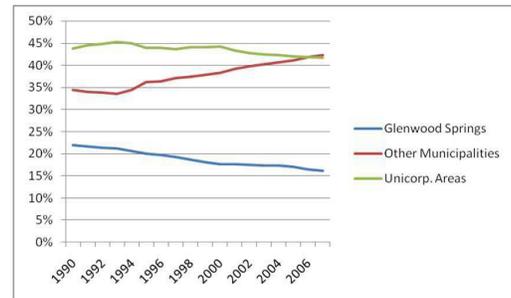
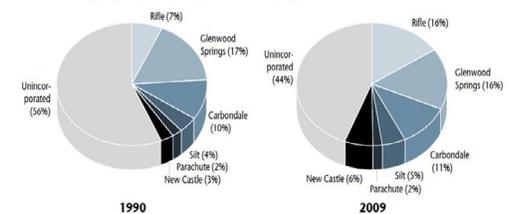


Figure 2: Share of County Population by City (Source: US Census 2000 and Claritas 2009)

Share of County Population by City, Garfield County, 1990 and 2009



Source: U.S. Census Decennial 1990 Census data and Claritas 2009.

Figure 3: Garfield County Population by Area: 1990-2007 (Source: Colorado State Demography Office)

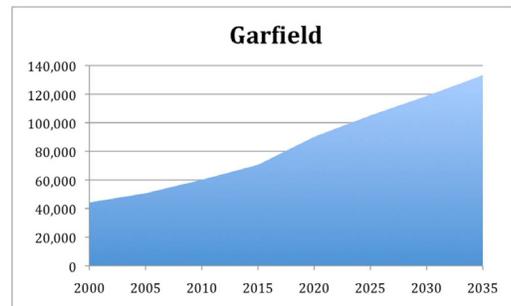


Figure 4: Garfield Growth Forecast (Source: Colorado State Demography Office, 2008)

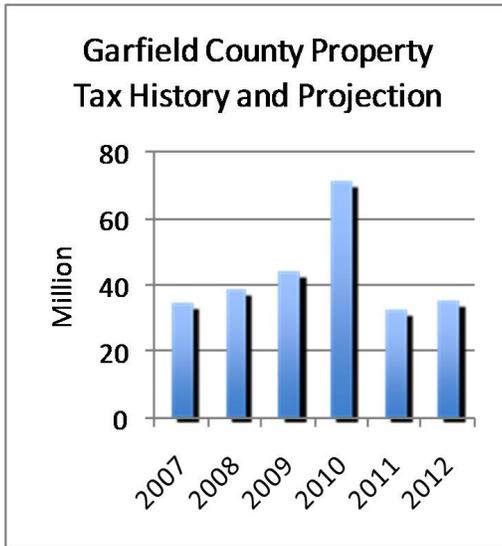


Figure 5: Garfield County Property Tax  
 (Source: Garfield County Budget Presentation 2009)

municipalities as well as in unincorporated areas.

- o Non oil/gas portion = \$1.628 billion
- o Municipal assessed value= \$0.753 billion
- o % County assessed value from municipal - 46%

Or, said another way, in Garfield County, of the assessed property value (excluding oil/gas) is fairly evenly split, approximately, 46% comes from properties in incorporated cities, 54% come from properties in the unincorporated area. Therefore, continued health of oil and gas industry is important to Garfield County fiscal well-being. Dependence on oil/gas, with its boom/bust cycles, makes property tax in Garfield County an unstable source. The county is anticipating fluctuations with very conservative budgeting. Also, the large influence of oil/gas revenues lifts much of the burden that would normally fall on residential and commercial properties.

In the Garfield County budgetary system, the General Fund accounts for the majority of direct services and 13 special revenues funds allow segregation of special purposes and revenues. In most years the largest special revenue funds are road and bridge, human services and the county airport.

Projected for 2010:

- o General Fund= \$50.0 million (of which the Sheriff's Department = \$19 million)
- o Road and Bridge= \$23.3 million
- o Human Services= \$16.3 million
- o Capital Fund= \$10.0 million

In summary, like most counties in Colorado, Garfield County has been structured to provide rural services (sheriff, roads, bridges) primarily to the unincorporated areas, as well as a variety of health and human services to both incorporated and unincorporated areas. This means that the county can service growth at rural densities (essentially farm densities). However, it also means that the county is not in the "urban" business; it does not have the departmental structure nor the tax structure to provide the level of services typically associated with urban (suburban) development, such as parks, water/sewer infrastructure, extensive street paving and

maintenance, etc. Growth at suburban/urban intensity puts a fiscal strain on county for which it is not currently structured. This impact has largely been masked by the large subsidy the county gets from oil/gas.

## EMPLOYMENT

Historically, Garfield County experienced significant job losses during the recession in the early 1980's. The most recent data from the first quarter of 2009 (QCEW) indicates this current recession has again resulted in an overall decrease in the jobs within the county but those losses are minor when you consider the growth over the past 40 years.

The highest average wages are in Parachute (\$57,006) and Rifle (\$47,958), which are the least expensive places to purchase a home (see next section: Housing). In contrast, Glenwood Springs has the lowest average wages (\$43,850) and the largest percentage of jobs (45%), and is the second most expensive zip code in which to purchase a home in Garfield County.

## HOUSING

Housing across Garfield County from east to west varies by price, availability and product type. Pressures east of Glenwood Springs up the Roaring Fork Valley as well as new growth in the New Castle and Rifle area have changed the housing market significantly over the last five years.

Regional housing costs follow an opposite pattern to wages. There is a clear pattern in the median sales prices in the county, with the highest prices in the east, decreasing as you travel westward. This is in part a result of pressure on the market from Pitkin County, where the median prices have become so high that many workers live in Garfield County.

Garfield County will continue to have demand for housing that is related to growth in the economy and local jobs, with a significant portion of these households being unable to afford average market prices for housing in the area. Both "catch-up" and "keep-up" demand exist. Catch-up housing

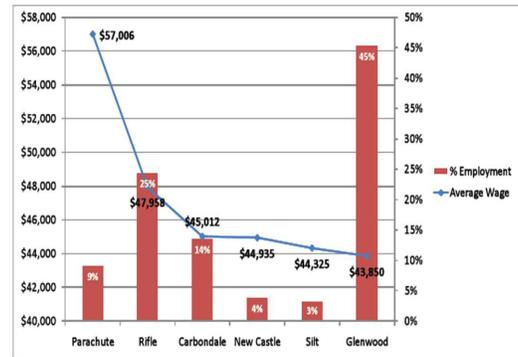


Figure D: 2008 Wages and Jobs by Area (Source: QCEW)

is housing needed to catch-up to current deficient housing conditions. Keep-up housing is defined as units needed to keep-up with future demand for housing.

Keep-up housing needs focuses on new housing units needed as a result of job growth in the city and new employees filling those jobs. Projected job growth estimates in the county will result in demand for an additional 1,300 units by local employees between 2010 and 2015. This estimate does not include catch-up demand generation by in-commuters who would like to live in the county if adequate housing were available. It is estimated that between 70 and 80 percent of renters will earn less than 100 percent of the Average Median Income (AMI) (less than \$64,300 for a 3-person Household (HH)) and about 53 percent of ownership units in the county will need to be affordable to households earning less than 120 percent of the AMI (less than \$85,680 for a 3-person HH).

Questions pertaining to Garfield County housing policy:

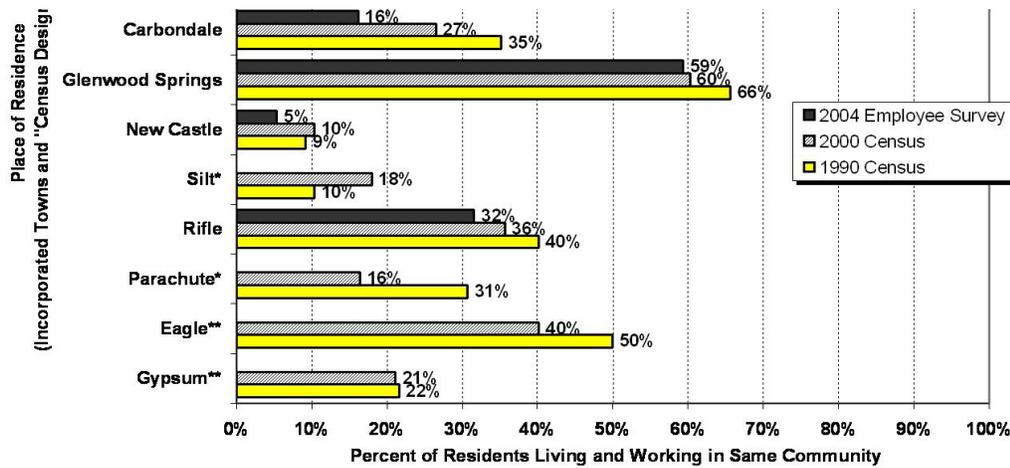
- o If a new development occurs in the unincorporated area of the county, should the required affordable units be constructed nearer to city services, or in the development?
- o Where are opportunities to locate community housing? What housing mix is appropriate in commercial and/or mixed-used developments?
- o Can the relationship between jobs and housing be improved by directing the location of new growth?
- o How do the county's regulations relate to those of individual communities?
- o Can the county be the unifying force and enact regulations that are consistent with the towns and that guide growth towards the existing service areas?

## **TRANSPORTATION**

Garfield County experiences a significant level of commuting. This is due to several factors:

- o A significant job base in the Roaring Fork Valley (Glenwood, Basalt, Aspen, Snowmass)
- o A very high cost of housing in the Roaring Fork Valley
- o A much lower cost of housing in the Colorado River Valley (New Castle to Parachute).

This puts significant pressure on roadway capacity, especially since SH 82 through Glenwood Springs is the only gateway to the Roaring Fork Valley.



Source: Bureau of Transportation Statistics; 2000 US Census; RRC Associates, Inc.

\*Incorporated Silt and Parachute responses to 2004 survey are fewer than 40.

\*\*2004 data for Eagle & Gypsum not available, since survey did not include all of Eagle County (employees in Eagle River Valley upvalley of Eagle were not surveyed.)

Figure 7 : % of residents that work where they live (Source: 1990 Census, 2000 Census, 2004 Survey)

Currently, transit service is provided by the Roaring Fork Transit Authority (RFTA) provides bus service between Aspen/Snowmass and Rifle. The county is not a member of RFTA, but contributes to its funding.

The county has approximately 932 miles of roadways:

- o 184 miles of Arterials and Collectors
- o 748 miles of local roadways
- o 680 miles of roadways in good condition
- o 170 miles of roadways in fair condition
- o 82 miles of roadways in poor condition (based on the unadopted 2006 Transportation Master Plan).

Based on the 2006 Transportation Master Plan, the average funding for maintenance was \$842,000 and the average funding for construction was \$1.1 million from 2000 to 2004.

Based on recent county information, the County Road and Bridge Department’s average funding for maintenance and improvements was \$4.3 million from 2005 to 2009.

## SENSITIVE HABITATS

As can be seen in the Garfield County Atlas (Appendix 3), the primary wildlife habitats that are impacted by growth pressures are elk and deer migration routes (crossing SH 82 between Carbondale and Glenwood Springs) and bald eagle nesting sites along both major rivers.

## **FIRE HAZARD AREAS**

The continued dispersal of residential uses in undeveloped portions of the county increases the likelihood of catastrophic property loss due to wildfires.

The significant areas of concern are the “wildland/urban interfaces” the interface between natural vegetation and all of the man-made structures that accompany urban (suburban) development (homes, storage sheds, commercial buildings, schools, churches and recreational structures).

Garfield County’s wildfire hazard areas are defined by flame length (steep slopes) and availability of fuels. Most of the areas of significant concern are in the eastern and central parts of the county where subdivisions are located in or adjacent to woodlands and/or steep slopes.

Clustered development is preferred from a wildfire perspective as more robust infrastructure is typically available and the complexity of structure protection is decreased with decreased distance between structures.

## **WATER**

Much of the populated areas along the Colorado River and Roaring Fork River corridors generally have access to high quality water that is legally available for diversion.

With the exception of major towns and cities, most domestic and residential water use in Garfield County is, and will need to be in the future, via wells, not by surface water.

The availability of adequate ground water quantity and quality can be poor (Figure 9), particularly in western Garfield County. The areas with the best quantity and the highest quality of ground water are generally located east and north of the Grand Hogback as well as along the Colorado River and Roaring Fork River corridors. West and south of the hogback, aquifers often produce little water and ground water quality can also be poor. The limited ground water supplies can limit residential development in these areas.

Water supplies in the upper Colorado River watershed, including Garfield County, are over appropriated. A reliable legal supply of water can be readily secured within the boundaries of existing regionally approved augmentation plans. New water uses outside of these regional augmentation areas will likely require the adjudication of individual water right plans for augmentation which rely on senior irrigation water rights or reservoir storage.

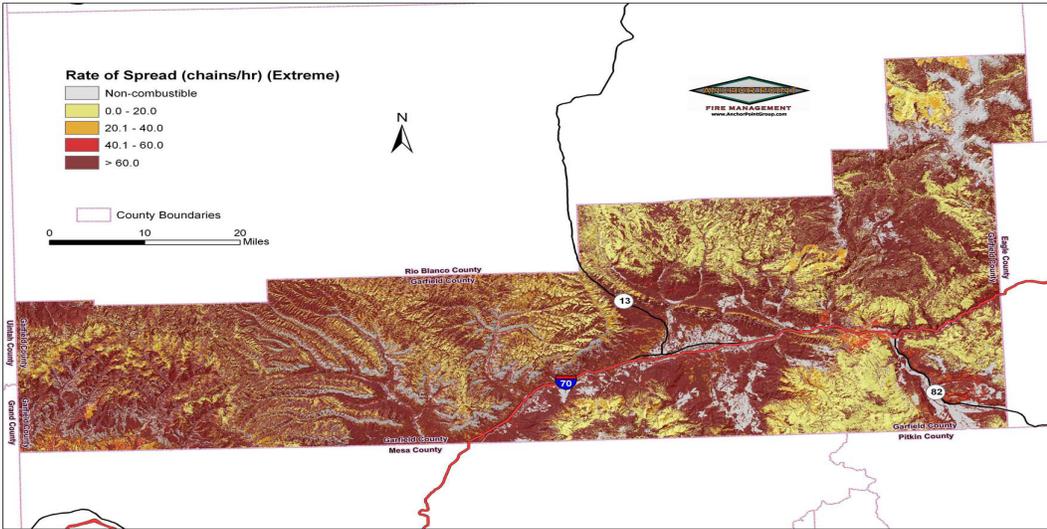
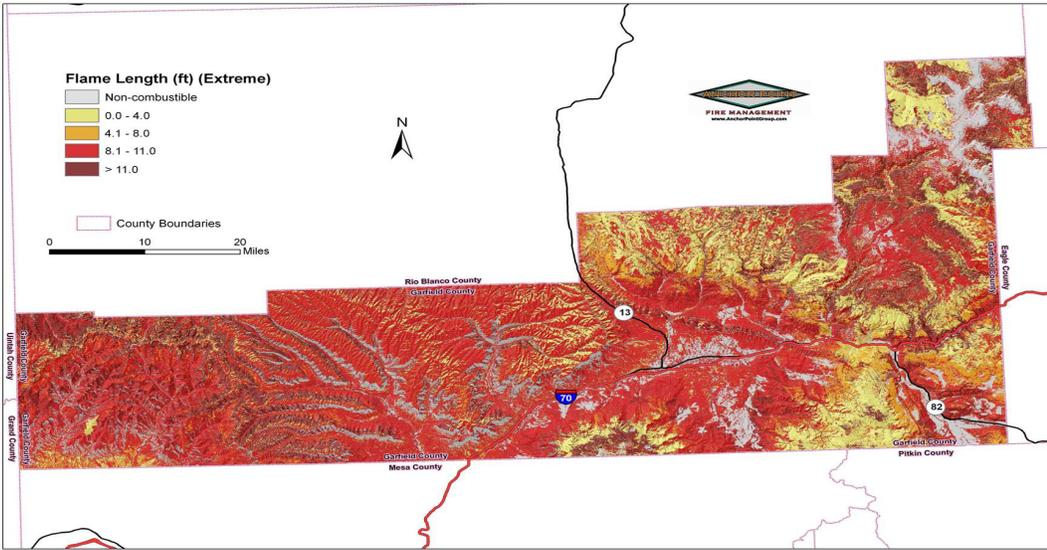
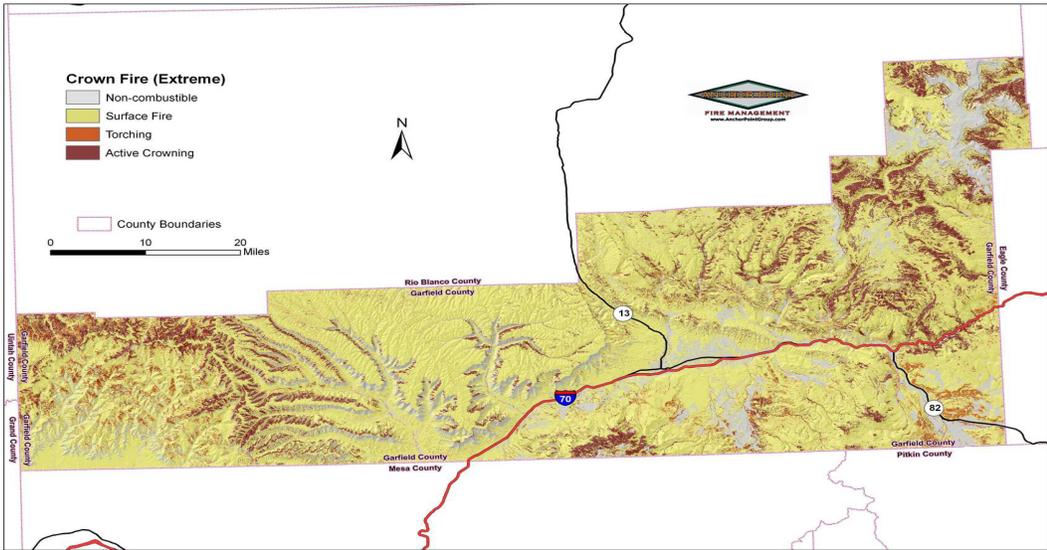
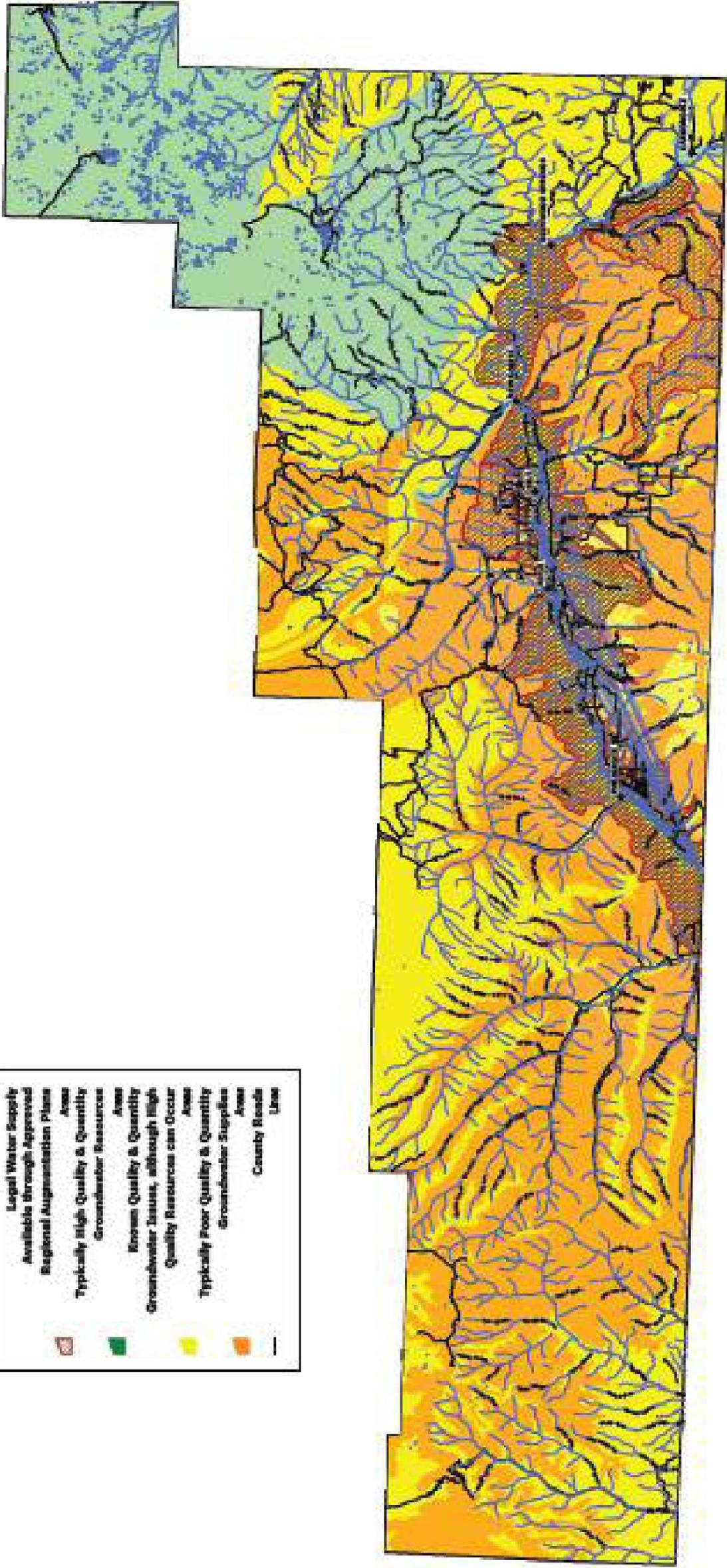


Figure 8: Wildfire Maps: Crown Fire (top), flame Length (middle), Rate of Spread (bottom)



**Map Legend**

	Legal Water Supply Available through Approved Regional Augmentation Plans
	Typically High Quality & Quantity Groundwater Resources
	Known Quality & Quantity Groundwater Issues, although High Quality Resources can Occur
	Typically Poor Quality & Quantity Groundwater Supplies
	County Roads
	County Boundary

# APPENDIX B: PUBLIC OPINION

GARFIELD COUNTY COMPREHENSIVE PLAN 2030

# Garfield County Comprehensive Plan Survey #1 Final Results

**August 13, 2010**



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# Garfield County Comprehensive Plan Survey #1 Summary

## Introduction

As part of the Comprehensive Planning effort, Garfield County is conducting a series of three short surveys. A summary of the results from the first survey is presented below. It provides initial background information concerning current opinions from a broad-based geographic sampling of County residents. Subsequent surveys will be designed to continue to gather ideas, and will explore and prioritize alternative growth scenarios that evolve out of the public planning process.

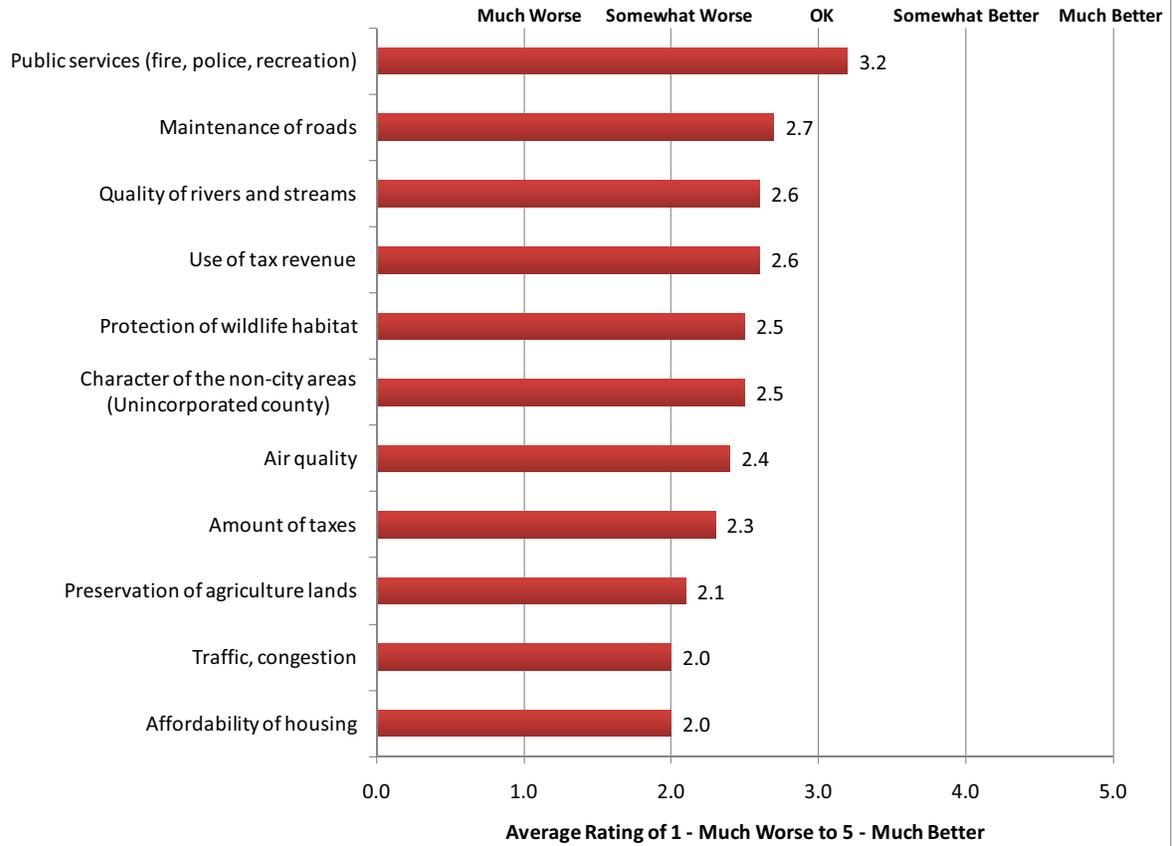
A total of 742 emails were sent out to a sampling of households across the county. Reminders were sent a week later, and a press release was published the following week. In total, 300 surveys were received. Of those surveys 275 were from the email invite and 25 were from the “open link survey” that was made available through a press release and on the Comprehensive Plan website. The distribution of the surveys by location within the county match fairly closely with the Department of Local Affairs (DOLA’s) population estimates.

	<b>Survey</b>	<b>DOLA</b>
% Unincorporated	42%	42%
Carbondale	9%	12%
Glenwood Springs	16%	16%
Silt	4%	5%
New Castle	9%	7%
Rifle	16%	17%
Parachute	3%	3%

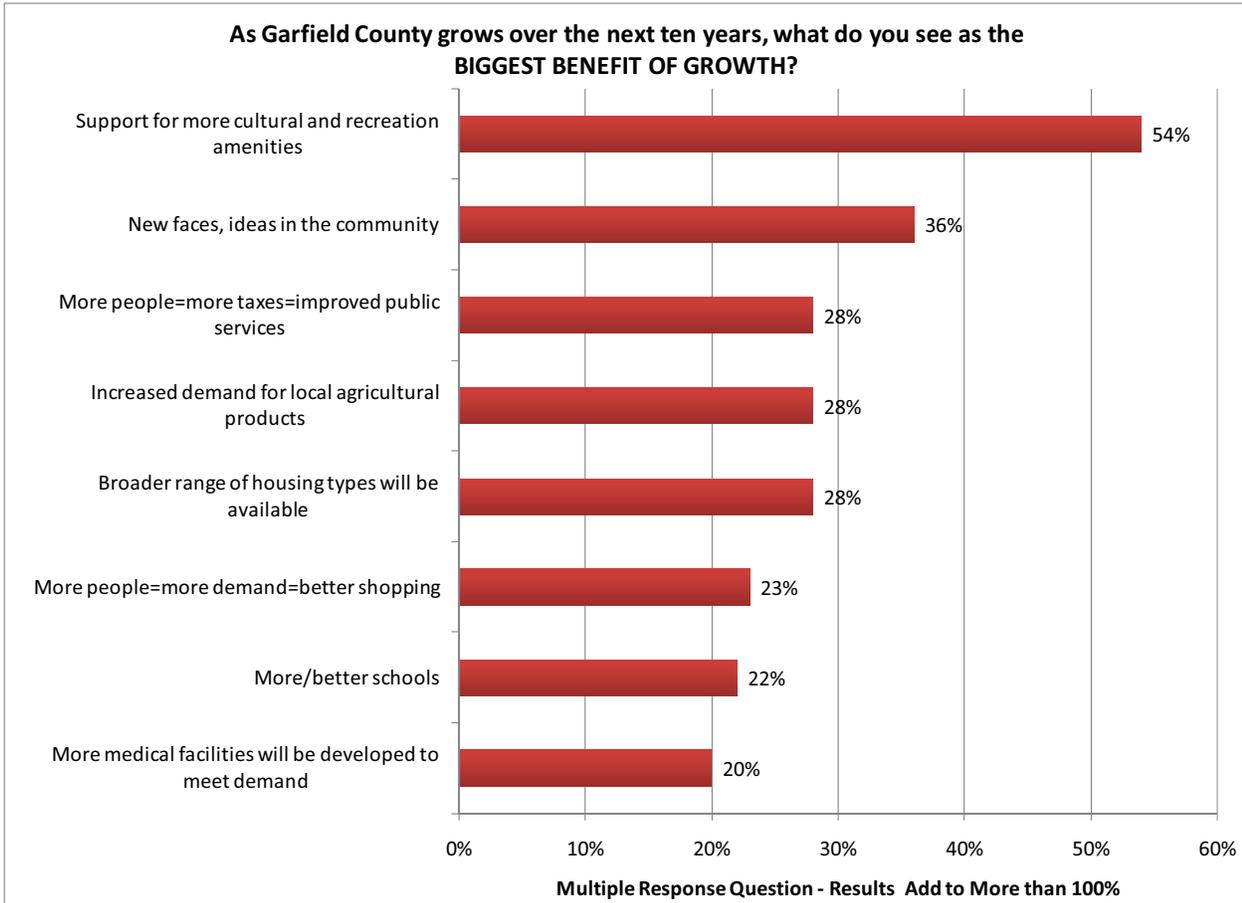
## Survey Summary

Respondents were asked their opinion on changes to various county characteristics and services over the last ten years. On average, the only category which is perceived to have improved over the last 10 years is public services (fire, police and recreation), which received an average rating of 3.2 (on a 5-point scale with 1 being “much worse” and 5 being “much better.” Maintenance of roads, quality of rivers and streams and use of tax revenue are perceived to have become slightly worse, followed by protection of wildlife habitat, character of the non-city areas, air quality and amount of taxes. The three categories rated the lowest (least improved) were preservation of agricultural land, traffic congestion and the affordability of housing. While traffic congestion and the affordability of housing have the same average rating, housing had the largest percentage of respondents rating it as ‘much worse’ (39%) compared to those rating traffic as ‘much worse’ (31%). There are some differences in ratings by location of residence.

**As Garfield County has grown over the last 10 years - how would you rate the following?**



In looking forward to the next ten years, respondents were asked to identify three areas where they see the biggest benefit of growth. Results are illustrated below. Overall, the majority (54%) indicated that support for more cultural and recreational amenities was the biggest benefit of growth, followed by new faces and ideas in the community (36%), more people=more taxes=improved public service (28%), increased demand for local agricultural products (28%) and a broader range of housing types will be available (28%). The three categories rated the lowest are more people=more demand=better shopping (23%), more/better schools (22%) and more medical facilities (20%).



An open-ended question asked respondents to list what they see as the primary negative impacts of growth. Those comments most frequently listed include traffic, loss of open space and environmental degradation, stress on existing infrastructure, pollution, overpriced housing and loss of rural character. The results from this question are presented verbatim below.

As Garfield County grows over the next ten years, what do you see as the primary NEGATIVE effects of growth?	
♦	"urban sprawl" due to bad or lack of planning
♦	1) Loss of open space, 2) Respect for the efforts of those who gave us what we have now
♦	1)Pollution from gas drilling/gas well population 2)We need a better economy first before we build any more new houses-there are too many vacant houses for sale and for rent.

♦ additional traffic and poor maintenance of roads
♦ affordability of housing is very high and can our schools and roads keep up with the growth
♦ affordable housing
♦ air and water pollution
♦ Air pollution; increased traffic
♦ Air quality and not from just growth-I-70 runs through here.
♦ air, noise, light pollution.
♦ All of the illegal aliens stealing jobs from local tax paying citizens.
♦ an increase an undesirable types of people
♦ An influx of Illegals. Nothing is enforced code wise. They are allowed to live in the County in garages, campers, chicken coops along Peterson Lane and Mile Pond RD as well as the Silt Mesa area. There is no Enforcement Code on this. There is no enforcement whatsoever. There are illegal activities as well ie cock fights, loud music. The criminal element will be overwhelming in the next ten years because of Political Correctness.
♦ As population has increased, the traditional and conservative values of this area have waned. I see increased crime and greater movement to the service industry rather than production and economic growth.
♦ ASSUMPTIONS FROM NEWCOMERS ABOUT WHAT IS GOOD FOR THE PEOPLE THAT HAVE BEEN HERE FOR A LONG TIME.
♦ availability of affordable housing and lack of diverse job base
♦ Bigger drain on resources by non-contributing people.
♦ Boom and Bust swings make housing prices difficult to predict. Infrastructure in many towns is not sufficient for increased traffic, housing, and business.
♦ Congestion of roads if not managed. We need to re-evaluate zoning to protect the residential from the businesses, but yet create places for new businesses to strive for more taxes.
♦ Congestion on streets and in public lands.
♦ congestion, recreational oportunities will decrease.
♦ congestion, more demand for services
♦ congestion, traffic, increased housing prices
♦ Congestion. Loss of character.
♦ Congestion. With just one lane each way on Railroad Ave in Rifle it is very busy and takes a long time to get to either side of town.
♦ Congestion--increase in commuter traffic
♦ Continued loss of open space and defined boundaries between urban areas. More traffic and congestion, loss of rural lifestyle
♦ Continued loss of western and aggricultural lifestyles.
♦ Continued pressure on open space and ag land
♦ continued unaffordable housing for many, sprawl into undeveloped areas, increased natural gas development closer to residential areas,
♦ Continued unregulated oil/gas development

♦ Corruption. Increased living density, traffic, air and water pollution, more taxes, less wildlife, damage to open spaces.
♦ cost of housing
♦ cost of living going higher then it already is.
♦ Cost to the tax payers if new develement does not pay up front
♦ Decreasing wild animal habitat
♦ Degradation of the beautiful scenery and recreation areas.; Traffic congestion.
♦ Degradation of the quality of life
♦ destruction of wild and natural areas with accompanying harm to the environment
♦ destruction of wildlife & habitat, more pollution, less aesthetic quality
♦ Destruction of wildlife habitat and the gobbling up of agricultural lands. I would kike for Garfield County to remain rural.
♦ deterioration of river quality, decrease in open space, encroachment on wildlife habitat, too much traffic
♦ Deteriorization in air quality/traffic/road and land use. A major concern is that the revenue streams for local government and schools are not keeping up with the demnds on these agencies. In particular, are the oil and gas industries paying their way, wspecially when long term impacts are unknown.
♦ Drugs, illegal aliens will beunchecked. If you have a green card or are legal more pressure will be on those folks who will have to carry the weight of the illegals.
♦ ensuring education is at a high standard....keeping housing affordable...increased crime
♦ Environmental quality will suffer without more strict, long-term plans to protect the environment and quality of life of a rural setting.
♦ Expansion too fast and neglect to keep a clean, neat looking organized city. I'm afraid of it looking trashy and dumpy.
♦ far and away too many people
♦ Gas and Oil production needs to happen with environmental protections in place - protection of air quality, water quality, quality of life
♦ Gas drilling
♦ Gas drilling in populated areas and PUD's, allowing the gas industry to enter communities and drill within 200-300 feet of homes, schools and recreational facilities.
♦ Gas field sprawl, loss of viewsheds, increased emissions of volatile organic compounds in the air, increased population of itinerant workers, increased truck traffic in the west end of the County.
♦ Government's total inability to think ahead
♦ Greater demand on public services and recreation.
♦ Growth causes change, which some can characterize as negative. I grew up in Grafield County (50'-70's) when coummunities were stagnant or dying, those impacts are worse than anything growth can impose.
♦ Growth is great. I just see our county doing a poor job planning and protecting our valley. The Cattle Creek Development left without finishing and trashed the property, such a loss.
♦ Growth is not negative if done correctly. All positives

♦ Growth nearly always translates into increased traffic and most everyone hates traffic...and traffic jams. Otherwise, I suppose that we'd all live on the front range. We desire the growth that brings a lot of positive things to our community but we need to do all that is possible to minimize the traffic bottlenecks. I am part of a group that is exploring options to expand public transportation in the west end of Garfield County. Perhaps that will help. But, I know that it won't be enough and what we will likely end up with will be "too little and Too Late!
♦ Growth will contribute to sprawl, which is inefficient from a transportation and energy perspective, and which will be costly to serve with County services. Growth will also contribute to more auto congestion and lead to the need to expand interchanges and highways.
♦ Higher Taxes
♦ Housing cost increases, Job availability
♦ housing costs
♦ I don't want to live in a big city
♦ I really don't see a negative effect. The county has plenty of room to grow in selected areas.
♦ i see very little negative effect of growth.; ; we need our industry to provide the county tax base dollars however with that said there are not enough girl shops. having outlet shops like silverthorn or breckenridge would bring in a little more sales taxes. that would not cover the cost for police / water service / hospital budget ect.; ; so i would say losing our major industry has been negative for our present and future growth.... ; ;
♦ if revenue can't keep up with the population the quality and availability of schools and services will get worse.
♦ illegal immigrant population, increase in gang activity
♦ impact on wildlife habitat
♦ In my opinion the negative effects of growth will include: decrease in agricultural lands, traffic congestion on all roadways, decrease in quality wildlife habitat as cities/inhabited areas encroach into their habitat.
♦ Inconsistent zoning around upvalley centers of pop growth. Catherine store as an entrance to missouri heights needs commercial zoning and up density
♦ Increased congestion and cost of services
♦ Increased congestion on and deterioration of roads, deterioration of quality of life unless air quality is addressed, access to public resources is maintained, and natural beauty is protected against the slash and burn mentality of the resource extraction industry
♦ increased cost of living including housing -- we pay more for everything here
♦ increased crowding, traffic, violence
♦ increased demands on public services. failure to build density/multi family results in continued sprawl.
♦ Increased housing costs
♦ Increased load on infrastructure causes it to deteriorate faster than we can replace it(the cost of new road surfaces today is ridiculous).; Loss of wildlife habitat and open space.
♦ Increased Population and loss of historic values
♦ Increased traffic & congestion; additional development pressure to further encroach upon historical agricultural & wildlife areas; and rising housing costs.

♦ Increased traffic and pollution, loss of open space & agricultural land. Increased demand for public services & lack of affordable housing
♦ Increased traffic congestion. Loss of agricultural lands, particularly between communities.
♦ increased traffic, high housing costs, lack of good jobs, increase in crime,
♦ Increased traffic, houses, required public spending, loss of rural aspects
♦ increased traffic, lack of planning for growth for transit and roads, increased pressure to sprawl, lack of planning leads to more county sprawl, lack of protection for agricultural lands, increased stress on schools and services
♦ Increased traffic, noise, reduced air and water quality, light pollution, and decreased wildlife habitat.
♦ Increasing population will put more pressure on government for more control of the use of private lands.
♦ inflated prices
♦ Infrastructure not keeping up with growth rate
♦ Infrastructure to handle growth especially in the unincorporated parts of the county and the ability to economically improve the infrastructure in all areas of the county.
♦ Lack of Affordable Housing
♦ Lack of affordable housing (my grown kids already can't afford to live here), traffic congestion, drugs and associated crime
♦ lack of job markets, water issues, ag land/wildlife issues, congestion, traffic, rise in crime
♦ Lack of planning by the Towns primarily forcing the growth into the uninc. areas. Lack of County planning and vision. Lack of dedicated funding for preservation of open space.
♦ Lack of sense of community.
♦ Lack of wise development - water use/availability, waste management, landfill
♦ Land eaten up by development, which brings bad air and eventually will change the climate.
♦ Losing old Agricultural Legacy
♦ Loss of sense of community,
♦ loss of ag lands and wildlife habitat
♦ Loss of agricultural / forest lands and rural heritage.
♦ Loss of agricultural lands; urban sprawl; excessive density in rural areas; congestion; loss of open space.
♦ Loss of appeal as a place to live.
♦ Loss of community scale and identity. Increased automobile traffic unless truly innovative public transit initiatives are undertaken. Loss of valley floor open space unless growth boundaries are established and enforced.
♦ loss of community, truck traffic, road congestion
♦ loss of country character
♦ loss of local character
♦ LOSS OF NATURAL ENVIRONMENT, INDIGENOUS ANIMALS, AIR QUALITY AND OVERALL QUALITY OF LIFE

♦ Loss of open areas
♦ loss of open space
♦ Loss of open space
♦ Loss of open space and all of its ramifications - agricultural land, wildlife habitat, access to public land, more devisiveness concerning different land uses.
♦ loss of open space and traffic congestion
♦ Loss of open space, especially along the river bottoms. Also general degradation of air and water quality.
♦ Loss of open space, heavier traffic
♦ Loss of open space, increased traffic, degraded streams
♦ Loss of open space; threat to wildlife; shortage of water; more congestion; danger of becoming urban environment that many of us tried to avoid.
♦ Loss of quality of life, increased stress, traffic congestion, loss of wildlife habitat; increased stress/disturbance/displacement of wildlife; loss of environmental ethic as we become more about recreation at all cost with no concern over impact to the environment and wildlife
♦ loss of remaining ag land; residential growth without sufficient governmental services; degradation of environment
♦ Loss of rural areas and agricultural lands
♦ Loss of rural character
♦ Loss of rural character, wildlife habitat, traffic.
♦ Loss of rural character.
♦ Loss of the agricultural areas in the county for more housing and businesses that aren't needed.
♦ More box stores and Big business, loosing our uniqueness. Less job and career options.
♦ More cars, thus more pollution
♦ More competition for use of undeveloped land for housing, recreation, wildlife, and gas development. Higher costs for housing, more noise, congestion, and accidents from auto & truck traffic. More cultural/economic division if growth is from low skilled immigrants.
♦ More crime, less punishment for those crimes.
♦ More crowded roads and recreational areas, increased costs and taxes(it's been proven that conversion from ag to residential use increases demand for government services, making taxes rise).
♦ More drilling=lower quality of life,deterioration of roads, etc. Almost all aspects of growth are negitive without proper controls, more police and code enforcement etc. We do not have that now.
♦ more gas field trucks on the road, more brown cloud
♦ More gas wells. More polution. More trafic.
♦ MORE GOVERMENT AND PEOPLE TO CHANGE OUR WESTERN COLO HERIATAGE
♦ more human housing=less wildlife
♦ More outside people coming here to make money off our resources, and fewer people coming here to retire.
♦ more people but no additional amenities/choices

<ul style="list-style-type: none"> <li>◆ More people but with little/no growth with public amenities: fire, ambulance, police, school. I also hope that the culture of "this is mine, stay away" starts to wane and communities are carefully built with traditions and events for all cultures and people of different ages. I am also worried about the lack of family atmosphere down-valley. I hope to see more effort being put into a recreation center or something similar.</li> </ul>
<ul style="list-style-type: none"> <li>◆ More people from California and Boulder moving here.</li> </ul>
<ul style="list-style-type: none"> <li>◆ More people puts more pressure on wildlife/ecosystems that have no room/ability to adapt. This will impact tourism/jobs.</li> </ul>
<ul style="list-style-type: none"> <li>◆ More people, more congestion, difficulty keeping pace of growth and services.</li> </ul>
<ul style="list-style-type: none"> <li>◆ More people=more public services=more taxes; More people=More medical facilities=more cost; More people=More schools=more taxes</li> </ul>
<ul style="list-style-type: none"> <li>◆ more taxes for more services for people</li> </ul>
<ul style="list-style-type: none"> <li>◆ More taxes, more regulations, more government intervention.</li> </ul>
<ul style="list-style-type: none"> <li>◆ more traffic congestion</li> </ul>
<ul style="list-style-type: none"> <li>◆ More traffic congestion. John Martin is adbonimal at supporting any public transportation.</li> </ul>
<ul style="list-style-type: none"> <li>◆ more traffic which has no place to go in the county seat</li> </ul>
<ul style="list-style-type: none"> <li>◆ More traffic, more congestion, higher taxes to provide services</li> </ul>
<ul style="list-style-type: none"> <li>◆ More traffic; more housing developments in prime open space and agricultural lands; and, because of that, higher costs for area-grown produce and meats resulting in higher costs of living.</li> </ul>
<ul style="list-style-type: none"> <li>◆ Need for more services with (TABOR) limited revenues</li> </ul>
<ul style="list-style-type: none"> <li>◆ Negetive impacts to open space and wildlife habitat.</li> </ul>
<ul style="list-style-type: none"> <li>◆ NIMBY</li> </ul>
<ul style="list-style-type: none"> <li>◆ No one ever wants to say enough is enough. As Mark Twain said about land "they are not making anymore of it.I live in a historically ranch area with pressures to become a stinking suburb. Growth is not necessarily a good word. Demand for energy allows the big companies to ride rough shod over your citizens.</li> </ul>
<ul style="list-style-type: none"> <li>◆ None</li> </ul>
<ul style="list-style-type: none"> <li>◆ not enough infastructure</li> </ul>
<ul style="list-style-type: none"> <li>◆ Not the right mix of people,too many general labor type</li> </ul>
<ul style="list-style-type: none"> <li>◆ Oil and Gas Industry - large lot subdivisions and urban sprawl.</li> </ul>
<ul style="list-style-type: none"> <li>◆ open space reduction, loose Oil &amp; Gas industry oversight, unfocused development/continued sprawl.</li> </ul>
<ul style="list-style-type: none"> <li>◆ oss of open space; quality of life challenged by new developments that lack character by creating high density/low cost developments; conflict in land use priorities.</li> </ul>
<ul style="list-style-type: none"> <li>◆ Our inability to find balance between old and new.</li> </ul>
<ul style="list-style-type: none"> <li>◆ Out of state meth heads in the gas field. ENFORCE the vehicle license and registration address requirement.</li> </ul>
<ul style="list-style-type: none"> <li>◆ Outsiders who move in and disrupt our economy by restaining oil,gas and other revenue producing ventures which will help the overall economy so that they can"protect " their selfish desires for the uber rich at the expense of those of us who have to live here and educate our children and make a living here. Also the heavy influx of illegal aliens is adversely affecting our public schools and health care not to mention the other public services.</li> </ul>

♦ OVER POPULATION, POEPL trying to create big city values and trying to change our rural heritage!
♦ overcrowding of schools
♦ Overpriced housing
♦ People moving here and trying to change the way of life here in Garfield County.
♦ People that do not understand the rural lifestyle and customs of limited government and somewhat limited services.
♦ Politics, inability to form consensus
♦ Pollution of air and water. Traffic congestion, over crowding, crime; higher taxes, lower property values
♦ Pollution of water and air, transient population with oil and gas, destruction of open space to accommodate growth.
♦ Poor land use regulations in the County, the oil and gas industry running rampant without accountability and restrictions and impact fees, there is not an open space program in effect to regulate growth patterns or impact fees to acquire open space
♦ Poorer air quality due to developement and gas/oil industry
♦ Pressure on max'd out auto transportation infrastructure. increased air & water & habitat degradation. Pressure on back country resources.
♦ RENTAL RATES INCREASING BEYOND MOST PEOPLE'S CAPABILITIES, Battlement Mesa for instance has always been the cheapest and is now astronomical in rates for the quality and safety of the home. It is not Aspen by far and never will be. As far as roads I have seen where the cities keep there roads in worse shape then the county. I do think that there should be limits on the Gas Well Pickups and trucks traveling on the interstate with so much mud/dirt and rocks on them, I have heard many people complain about Rocks breaking windsheilds.
♦ Roads will not be adequate, services will continue to decline, governmet bureaucracies will increase, and taxes will go up even though we're not getting anything more.
♦ Roads; Increase in cost of housing
♦ Rural Sprawl, more wear and tear on congested rural roads.
♦ School over-crowding and cut-backs on education.
♦ Some people are too busy to be neighborly. More crime. More pollution.
♦ Sprawl, destruction of agricultural lands, and destruction of the open areas that make this place so special. This could be addressed through better land use planning.
♦ Sprawl, poor design, congestion, lack of planning for open space and recreation, preservation of ag
♦ Status quo business as usual. Large homes on acreage or cycle of housing development along with commercial developement without an increase in quality job opportunities.
♦ stress on roads, deterioration of air and water quality.
♦ Taxed infrastructure, potential for poor planning and development, loss of open spaces and agriculture, increased traffic

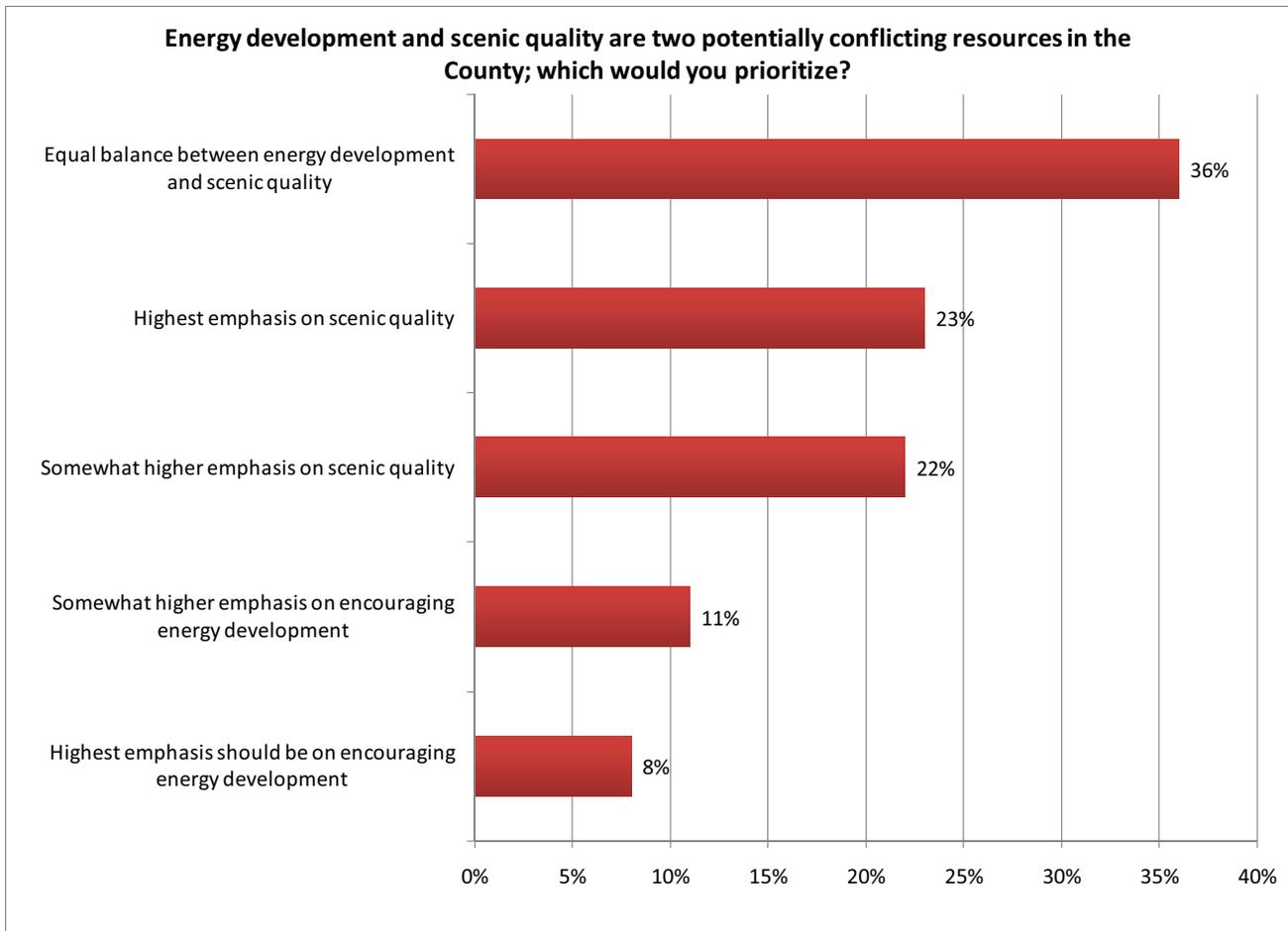
<ul style="list-style-type: none"> <li>♦ the uncitizen type people being brought in by the gas companies create too many problems; the pollution/odor from the gas companies is unacceptable. The gas companies controll John Martin, Mike Samson and Scott McInnis This is a loss of freedom for the good, decent, people of this valley who do not have the money and power to defend themselves.</li> </ul>
<ul style="list-style-type: none"> <li>♦ the amount of crime, the fact that none sees the huge demand for hunters ie... shopping and accomidations.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The Assessor's Office needs more employees to make physical inspections on properties for updated bldgs, add-ons, etc.; ; Also, I still see 3-5+ hispanic families living at one residence. Actually, not just hispanic--we have neighbors w/several families at a residence. Affordable housing needs addressed, plus a county enforcement officer on properties looking like junk yards.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The biggest problem I've seen is the type of people most of our growth has brought in. Unfortunately it has been mostly uneducated individuals who often have somewhat questionable morals and ethics. I would like to see more growth in the kind of jobs that require higher level education.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The county leadership will bow to the deepest pockets and whatever benefits that materialize will help the few at others expense</li> </ul>
<ul style="list-style-type: none"> <li>♦ The demands on the existing infrastructure will outpace accomodation. ; There will possibly be a shrinking middle class.; The county may loose its' 'charm' and become a different place than what many people moved here for.; Outdoor lifestyle may be compromised in order to offer larger town ammeniaties.; Local / independant stores may struggle if larger chain stores and eateries arrive.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The entrenched power structure will still exist, controlled by the Denver Cooridor</li> </ul>
<ul style="list-style-type: none"> <li>♦ The loss of small town(s) atmospher, more people means the loss of small town appeal.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The loss of wildlife habitat and open space.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The need for bigger/more government.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The permit process to upgrade your home, both inside and outside is too restrictive and expensive. This process is hindering homeowners from doing new projects on their home - trying to make it worth more.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The primary negative effects of growth all stem from an infrastructure (which includes utilities, roads, services, schools, etc.) that doesn't keep up with the growth; thus the whole county suffers as a result of the growth.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The quality of people moving into the area is very poor. We should not want to continuing growing as we have been if those who are coming in are poor, uneducated, ignorant, and disrespectful. But this is what our county attracts. Furthermore, is there really a reliable water supply to support more growth?</li> </ul>
<ul style="list-style-type: none"> <li>♦ the spread of 2 acre+ lots in Garfield County that do not provide affordability or conservation</li> </ul>
<ul style="list-style-type: none"> <li>♦ The stress on existing infrastructure, i.e. roads, water and sewer demands. Potential water quality issues if not managed appropriately.</li> </ul>
<ul style="list-style-type: none"> <li>♦ The unwillingness to upgrade. If the city is growing, then more improvements need to be made to everything in town... from the mall to Sunlight.</li> </ul>
<ul style="list-style-type: none"> <li>♦ To many illegals here that break the laws, fill the schools, hospitals and jails, all on the backs of the tax payers.</li> </ul>
<ul style="list-style-type: none"> <li>♦ To many illigeals</li> </ul>

♦ To many nimbys moving in
♦ To much growth
♦ To much money going into the hands of government to waste.
♦ To much traffic not enough by-pass roads
♦ Too many people, too much traffic, loss of often space.
♦ Too many too list, including pollution, rampant construction, inadequate number of County Commissioners, etc.
♦ Too much growth can lead to a group of ignorant people without the right leadership. We need progressive thinkers in our community to ensure that the "group think" phenomenon is that of consciousness for our land and environment.
♦ too much growth too fast; not regulating the growth therefore putting too much stress on services, i.e., medical, school, emergency response, water.
♦ Too much traffic congestion
♦ too much, too many, too fast...seen it happen many other places before you know it, its just another place to live
♦ traffic
♦ Traffic
♦ traffic
♦ Traffic and air quality
♦ Traffic and difficulty maintaining adequate emergency services
♦ Traffic and high residential density
♦ Traffic and road condition
♦ Traffic circulation
♦ Traffic Congestion
♦ traffic congestion , increase in the crime rate and the increase of the illegal immigrants.
♦ traffic congestion and damage to roads
♦ Traffic Congestion and increase use of fossil fueled vehicles. Lack of (and use of ) local products and services.
♦ traffic congestion and increased crime
♦ traffic congestion in towns
♦ traffic congestion, crime
♦ Traffic congestion, lack of affordable housing, for Glenwood to lose that small town feel and sense of community
♦ Traffic congestion, loss of open space
♦ Traffic congestion, loss of open space, continued loss of agri-business.
♦ Traffic congestion, loss of open space, noise & air pollution, loss of rural character, increase in crime and stress

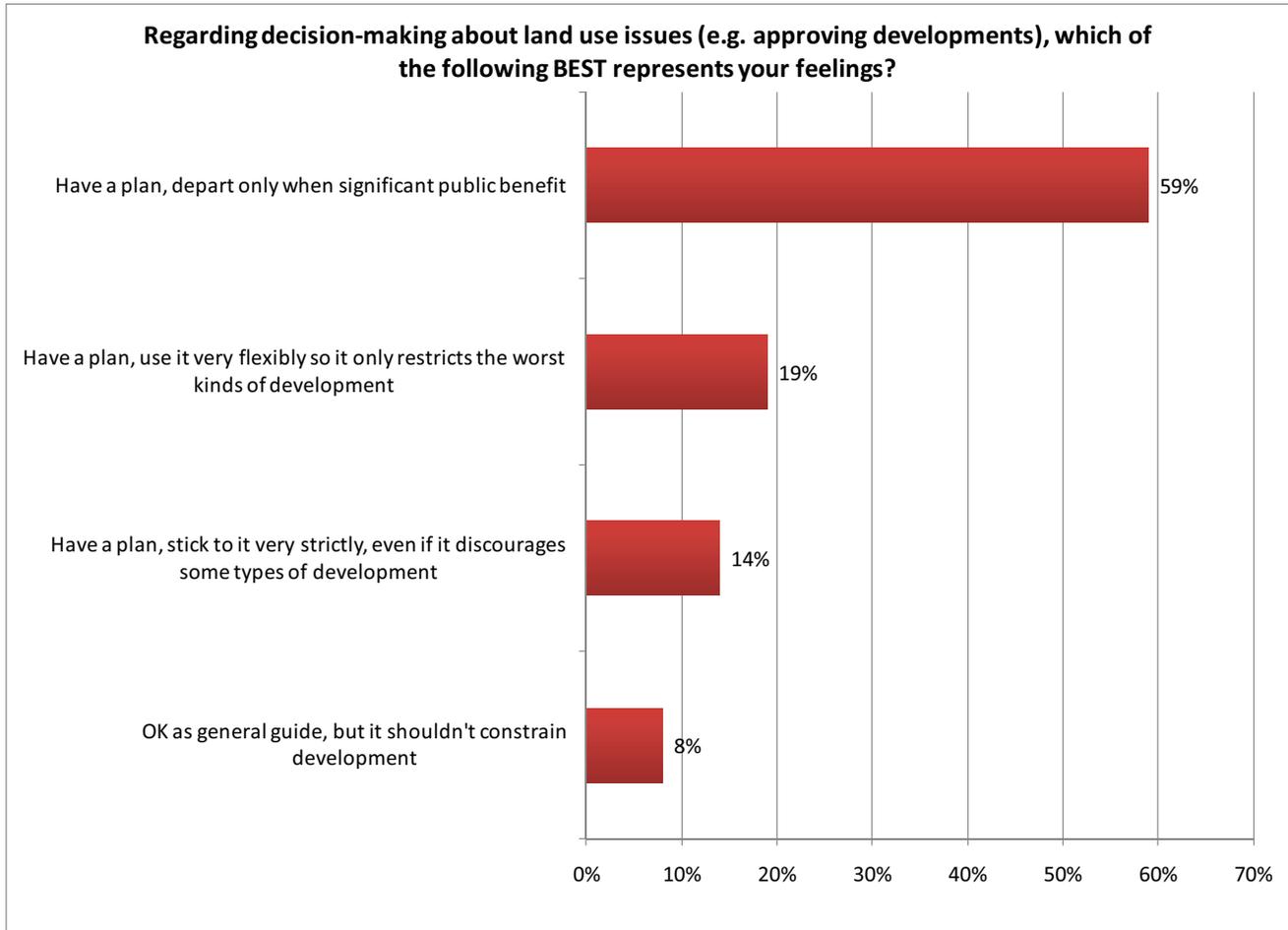
♦ Traffic congestion.
♦ traffic congestion. Air and water quality degradation. Night sky light pollution.
♦ Traffic impact.
♦ Traffic increases and the route through town too congested to handle the increase. A bypass and a new way to get across the Colo. River needs to be accomplished.
♦ traffic more road rage loss of small town atmosphere loss of openspace greater incidence of criminal activity more higher ratio of rude people with bad attitudes more trash and sewage into the already smelly system
♦ Traffic,
♦ Traffic, housing, ruination of of route 70 corridor, loss of open space, increase in crime, pollution in the air and woodlands, loss of recreational area and making the county look like a suburb of New Yord.
♦ traffic, overpopulation, cost of housing increasing more than already
♦ Traffic, people, crime
♦ traffic, polution, more competition for hunters and anglers, reduced wildlife habitat
♦ Traffice congestion, affordable housing not just for people on wic or being helped already by the goverment, and a fouth point of entrance for south glenwood in case of fire or rock slides so people who live up four mile and south glenwood could still be evacuated safely.
♦ uncontrolled growth in areas that should be left as open space for all to enjoy. No plan in place for Garfield County to purchase open space.
♦ uncontrolled, poorly planned unsustainable growth.
♦ Unfortunately it is likely to be resistance of "old time" residents to new business and new neighbors and new ideas
♦ Urban Sprawl
♦ urbanization
♦ Vis-a-vis this question and how it is put forth, this is already a biased/skewed survey. Look at the intonation and presentation of the above versus this question. Wrong! In my older, wiser years I have become a preservationist and a complete no-growth advocate---especially is rural western Colorado like Garfield County, based on what I have seen happen in the past 25 years. Government has not been careful and diligent and is quickly "selling us out" of what should be good stewardship of the precious little land we have still "open" and not developed. This policy has to change immediately. I would strongly advocate for absolute zero growth in planning for the next ten years starting 1/1/2010---and that will give us ample time to truly plan well for the future and what we both envision and in fact will leave for the generations following us.
♦ Water use, Trafic,
♦ Water, and air quality, and wildlife range being destroyed, quality of outdoor recreation being greatly compromised. Energy development is poisoning the local people, more health problems.
♦ way of life which brought us here or made ous wish to stay here will change dramatically

<p>◆ We do not have a comprehensive transportation system in the plans approved now for the future. If we did and started to build it now, it would be ready by then. Today we are merely talking about what we can afford right now. In the future we will finally have the tax base but the infill will erode our options and NIMBYism will win out. We desperately need leadership, not excuses to why we can't afford / do it now. In the last ten years we argued with CDOT instead of working out a deal for the 82 bridge. Now it is one of the worst in the nation. More development will make it even harder to update. Years ago we had a bypass in Midland ave. Then local NIMBYism wanted to put driveways directly to it. Now our bypass is a local street that we waste money in trying to slow people down. We cater to whiners because we have no vision and worse yet, no leadership. Why can't we just upset a small vocal group for the benefit of the many?</p>
<p>◆ When we experience a boom, we historically see population growth from individuals that have absolutely no ownership in our communities. I would hope for a more stable and steady growth.</p>
<p>◆ Without traffic solutions we will have gridlock, loss of character of community</p>
<p>◆ Worse traffic</p>
<p>◆ "urban sprawl" due to bad or lack of planning</p>

In thinking about the right balance between energy development and scenic quality, most respondents tend to feel there should be an equal balance between the two (36%), as illustrated in the following figure. If the pendulum were to sway one way or the other, responses lean more towards scenic quality rather than energy development.

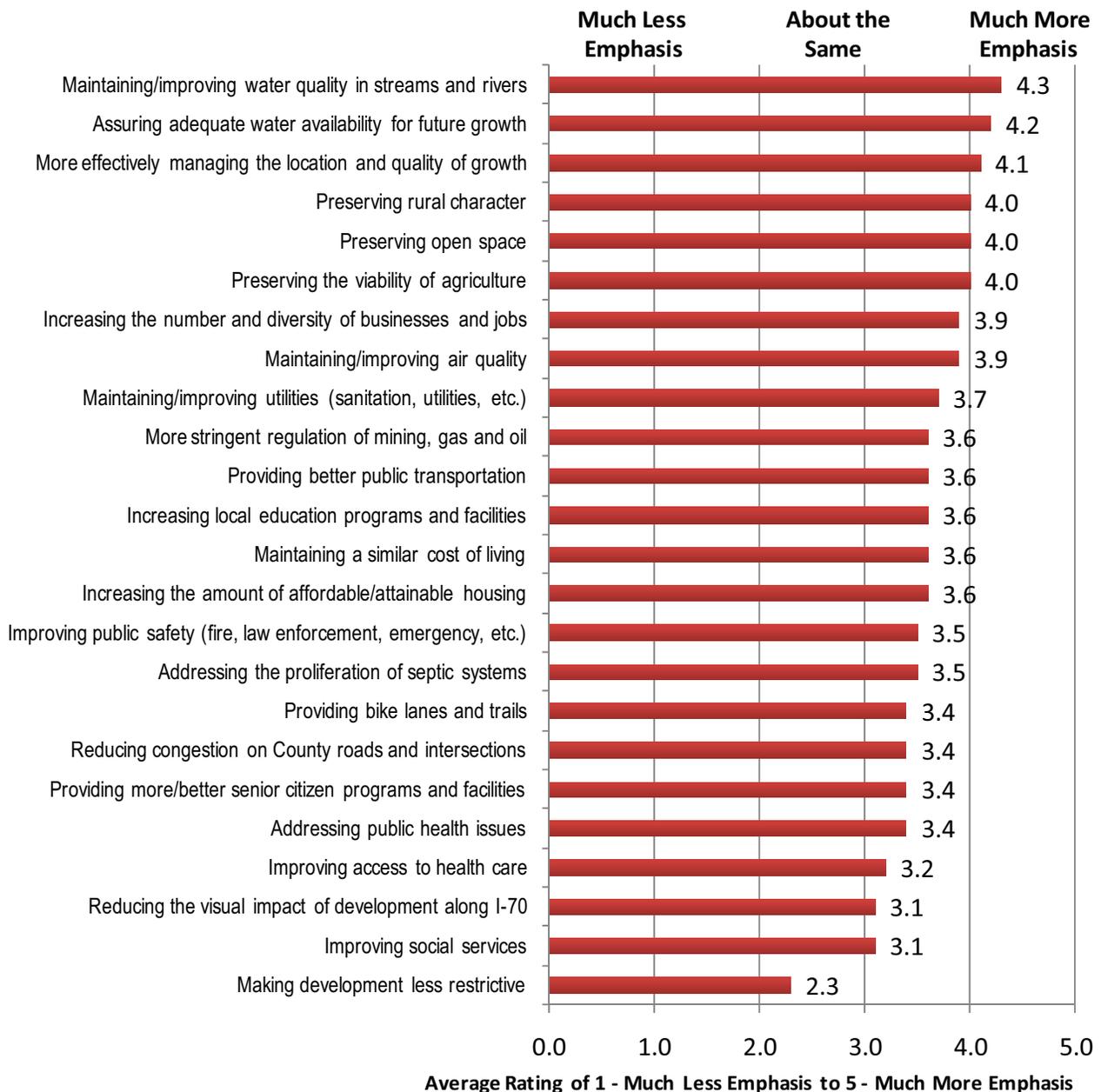


Regarding decision-making about land uses, the majority of respondents (59%) feel Garfield County should have a plan and only depart from it when there is significant public benefit. However, there is some diversification in the remaining responses, with 19% feeling that a plan should be used “very flexibly so it only restricts the worst kinds of development” while 14% feel that “Glenwood should have a plan and stick to it very strictly, even if it discourages some types of development.” The remaining 8% feel “a plan is OK as a general guide but it shouldn’t constrain development.”

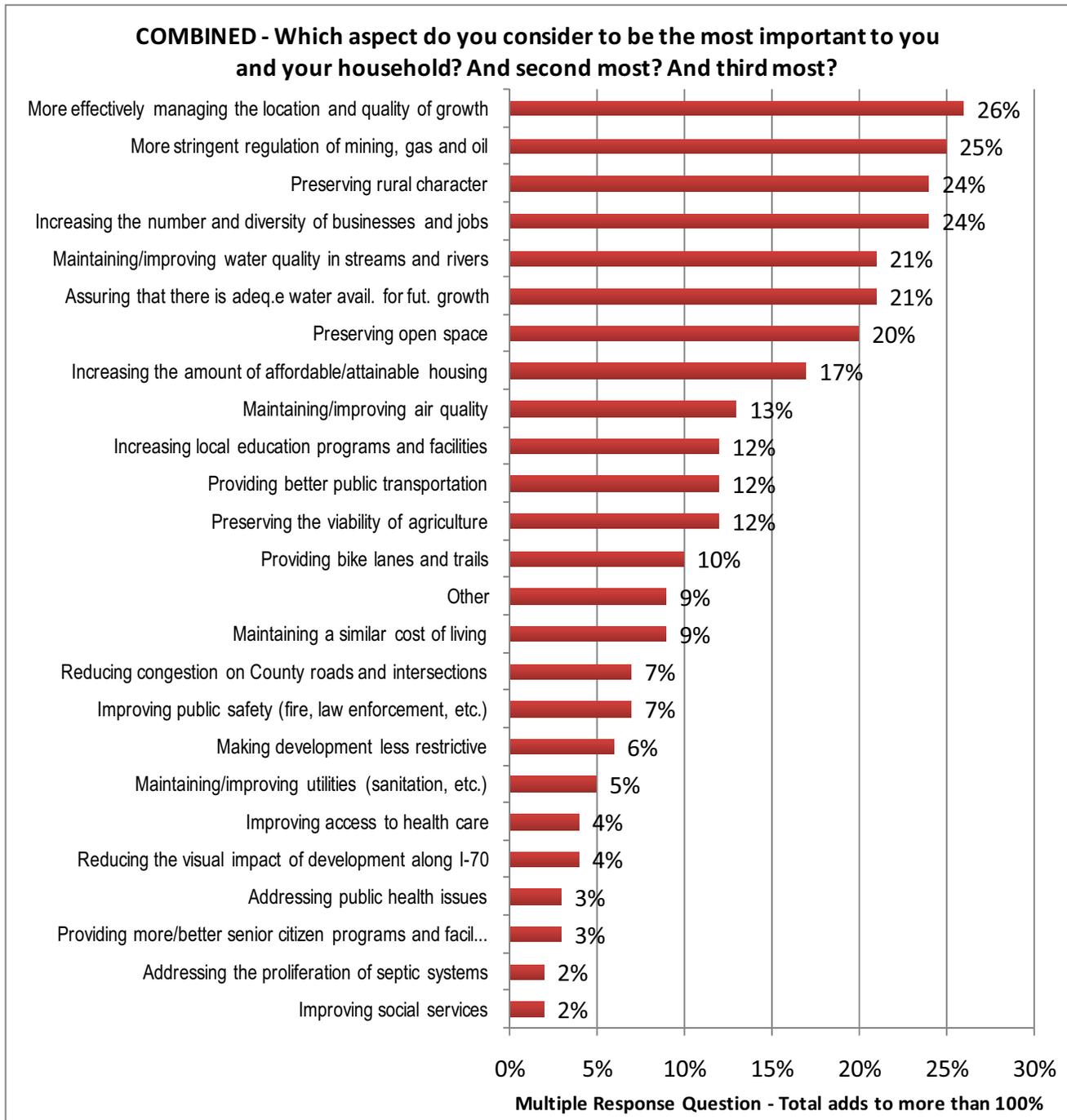


Respondents were asked to rate issues facing Garfield County in the next five years in relation to where the county should focus its efforts. With the exception of one category, on average, all areas need more emphasis from the county over the next 5 years. The top five categories rated as needing the most emphasis are maintaining/improving water quality in streams and rivers, assuring adequate water availability for future growth, more effectively managing the location and quality of growth, preserving rural character and preserving open space. The categories which are rated as needing the least amount of emphasis are addressing public health issues, improving access to health care, reducing the visual impacts of development along I-70, improving social services and making development less restrictive.

**Of the following issues facing Garfield Cnty in the next 5 years, where should the county focus its' efforts?**



As shown in the following chart, when asked to rate the three most important aspects from the categories in the prior chart, the highest rated is ‘more effectively managing the location and quality of growth’ (26%), followed by more stringent regulation of mining gas and oil (25%), preserving rural character (24%) and increasing the number and diversity of jobs (24%). Those aspects with the fewest respondents rating them among their top three priorities include addressing public health issues (3%), providing more/better senior citizen programs and facilities (3%), addressing the proliferation of septic systems (2%) and improving social services (2%).

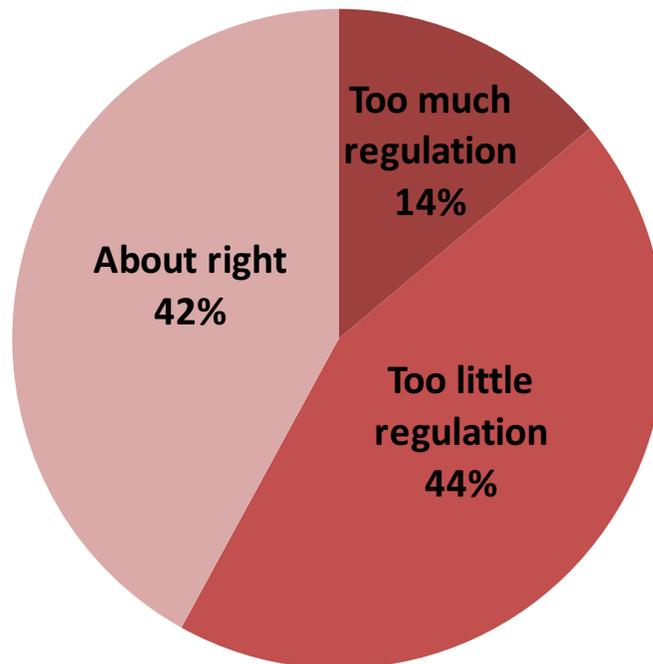


Ratings vary by location. In Carbondale preserving the rural character and preserving open space were most frequently rated among the top three categories. Residents in the Glenwood area place more importance on managing growth and assuring adequate water for future growth, while those in Silt placed the most importance on water quality and water supply. New Castle is the only location that placed the most importance on regulating mining. Both Rifle and Parachute placed the most importance on increasing the number and diversity of businesses and jobs.

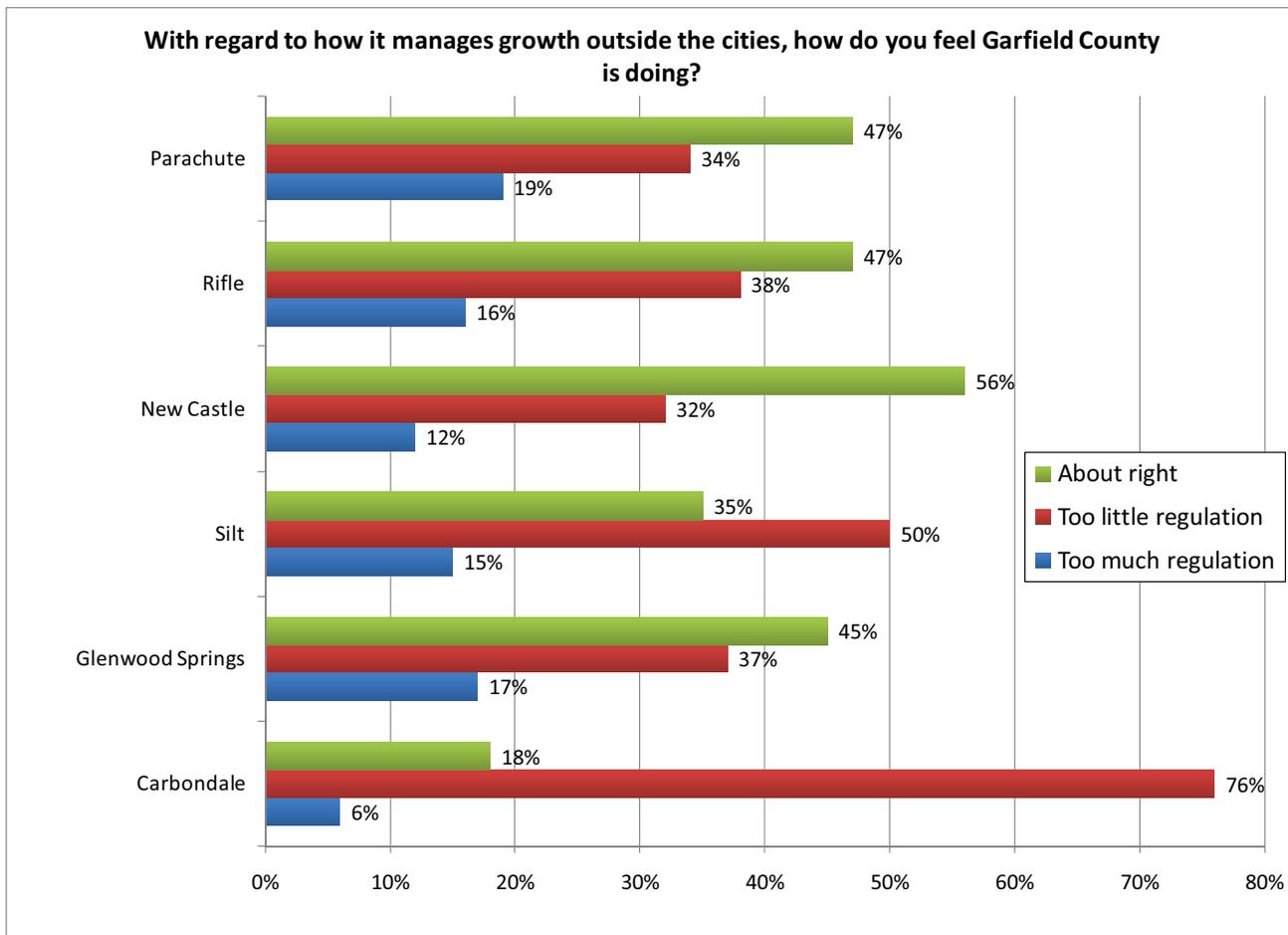
	<b>Top Rated</b>	<b>2nd Rated</b>
<b>Carbondale</b>	Preserving rural character (37%)	Preserving open space (37%)
<b>Glenwood</b>	More effectively managing the location and quality of growth (36%)	Assuring that there is adequate water available for future growth (26%)
<b>Silt</b>	Maintaining/improving water quality in streams and rivers (36%)	Assuring that there is adequate water available for future growth (28%)
<b>New Castle</b>	More stringent regulation of mining, gas and oil (37%)	More effectively managing the location and quality of growth (27%)
<b>Rifle</b>	Increasing the number and diversity of businesses and jobs (38%)	Preserving rural character (25%)
<b>Parachute</b>	Increasing the number and diversity of businesses and jobs (33%)	Increasing the amount of affordable/attainable housing (33%)

With regard to how the county manages growth outside the cities, 42% feel there is about the right amount of regulation, 44% feel there is too little regulation and 14% feel there is too much regulation. In other words, prevailing sentiment is toward either the same amount of management, or more, with relatively few respondents in favor of less regulation.

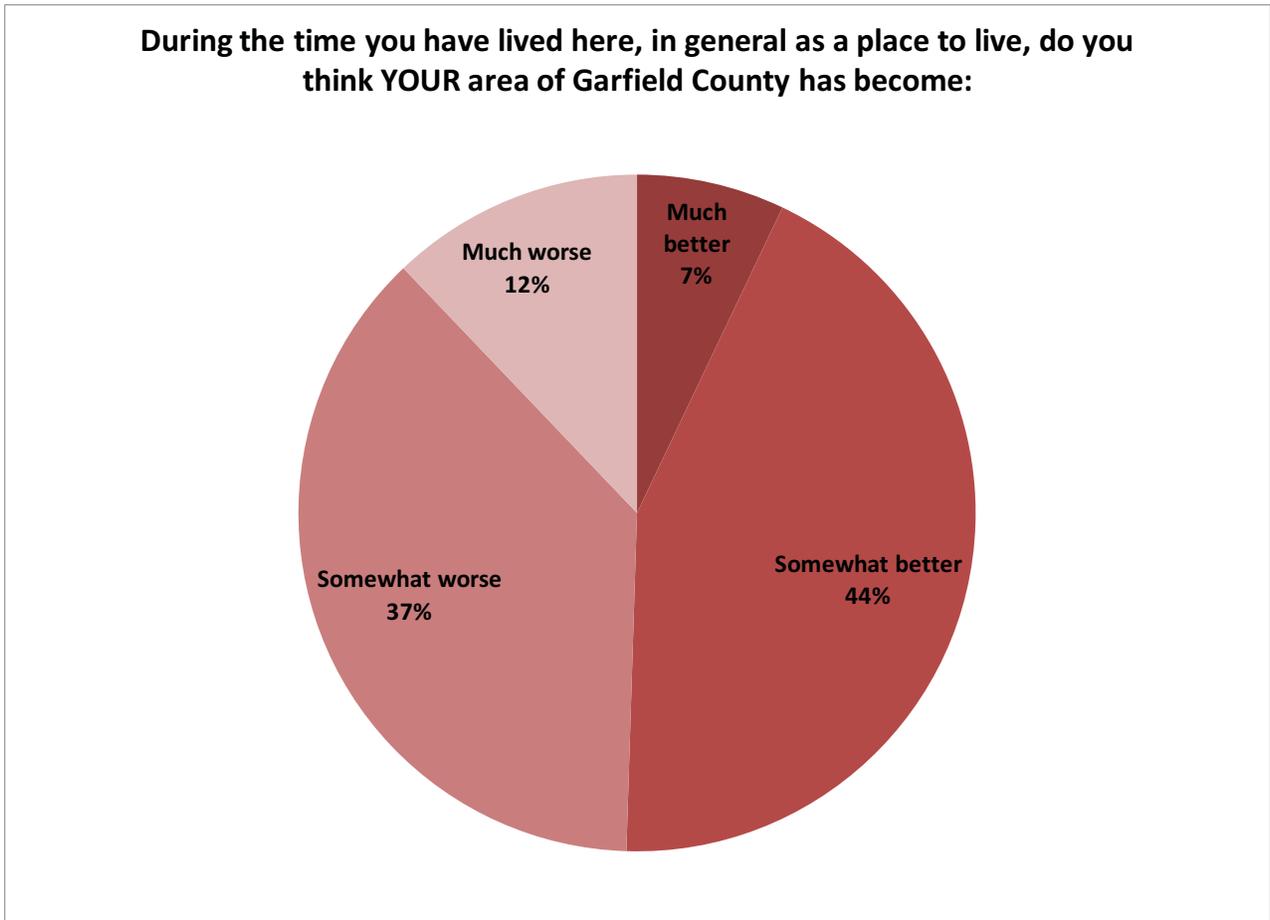
**With regard to how it manages growth outside the cities, how do you feel Garfield County is doing?**



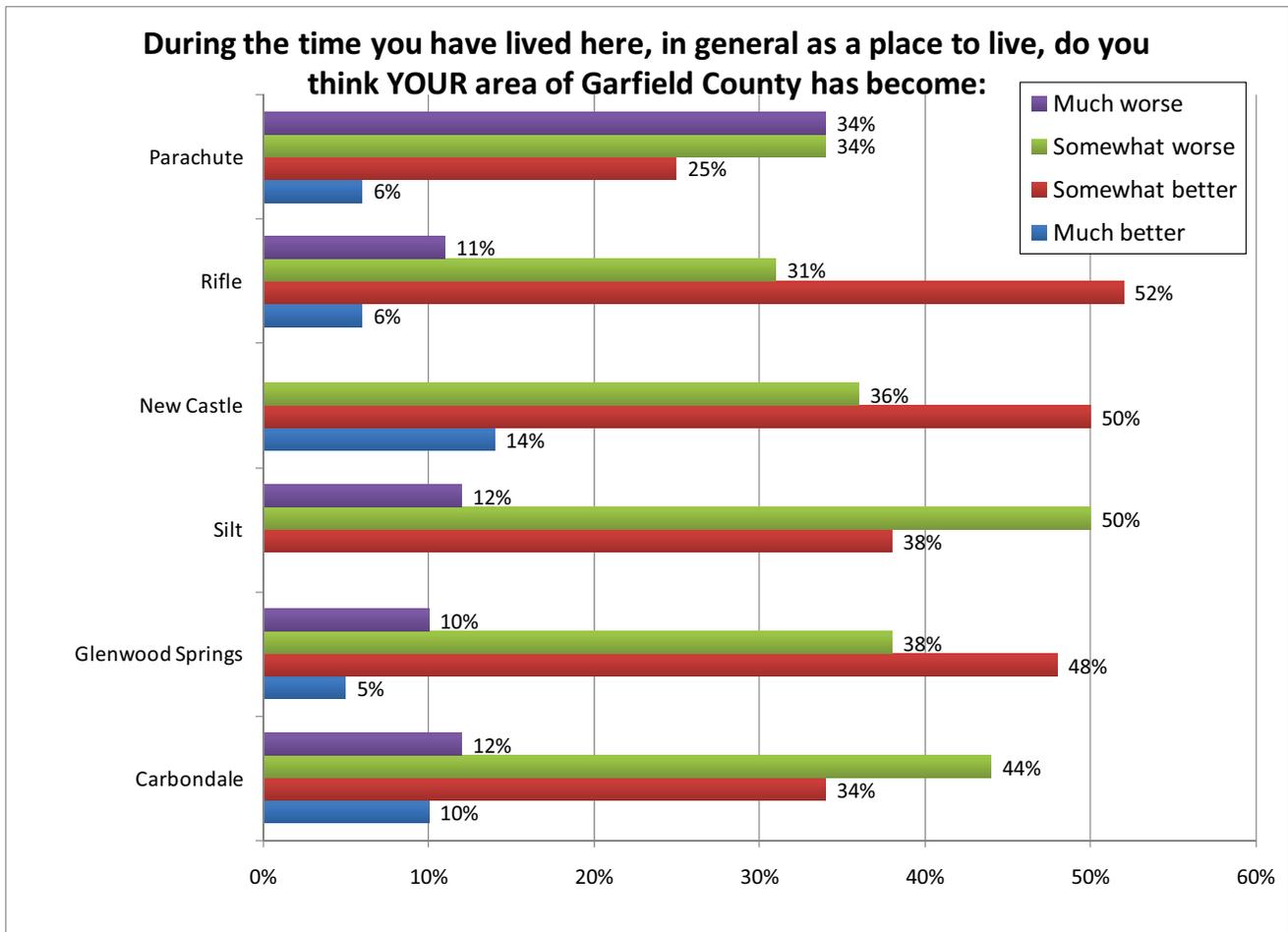
Opinions on the regulation of growth in the unincorporated county vary by location, although all lean towards a general option of about the right amount of regulation to too little regulation. Residents in New Castle, Rifle and Parachute are most likely to feel the amount of regulation is about right, while the large majority of residents in Carbondale (76%) feel there is too little regulation.



When asked how the respondents' area of Garfield County has become as a place to live, responses were split. About half feel their area has become much worse or somewhat worse, while the other half feel it has become much better or somewhat better.



By location, Parachute gave their area of the county the lowest ratings, with 34% rating it much worse and an additional 34% rating it somewhat worse. Silt and Carbondale were the most likely to rate their areas of the county ‘somewhat worse’ (50 and 44% respectively) while Rifle, New Castle and Glenwood Springs were more likely to rate their areas of the county as being somewhat better.



Garfield County  
Comprehensive Plan 2030



**What zip code is your residence located in?** *(If you receive mail at a PO Box, please write in the zip code for the physical location of your residence.)*

- 81623
- 81601
- 81652
- 81647
- 81650
- 81635
- Other: \_\_\_\_\_

**Is your residence within a Town/City limits?**

- Yes
- No
- Unsure

**As Garfield County has grown over the last ten years, how would you rate the following?**

	Much worse	Somewhat worse	OK	Somewhat better	Much better
Character of the non-city areas (Unincorporated county)	<input type="radio"/>				
Affordability of housing	<input type="radio"/>				
Taxes	<input type="radio"/>				
Traffic, congestion	<input type="radio"/>				
Preservation of agriculture lands	<input type="radio"/>				
Maintenance of roads	<input type="radio"/>				
Air quality	<input type="radio"/>				
Quality of rivers and streams	<input type="radio"/>				
Protection of wildlife habitat	<input type="radio"/>				
Public services (fire, police, recreation)	<input type="radio"/>				
Other: _____	<input type="radio"/>				

**As Garfield County grows over the next ten years, what do you see as the BIGGEST BENEFIT OF GROWTH?** *(Check up to 3 responses)*

- Broader range of housing types will be available
- Increased demand for local agricultural products
- More medical facilities will be developed to meet demand
- More people=more demand=better shopping
- More people=more taxes=to improve public services
- More/better schools
- New faces, ideas in the community
- Support for more cultural and recreation amenities
- Other: \_\_\_\_\_

**Energy development and scenic quality are two potentially conflicting resources in the County; which would you prioritize?**

- Highest emphasis should be on encouraging energy development
- Somewhat higher emphasis on encouraging energy development than preserving scenic quality

- Equal balance between encouraging energy development and preserving scenic quality
- Somewhat higher emphasis on scenic quality than encouraging energy development
- Highest emphasis on scenic quality

**Regarding decision-making about land use issues (e.g. approving developments), which of the following BEST represents your feelings:**

- The County should have a plan and stick to it very strictly, even if it discourages some types of development.
- The County should have a plan, and depart from it only when there is a public benefit to do so.
- The County should have a plan, but use it very flexibly so it only restricts the worst kinds of development.
- A plan is OK as a general guide, but it shouldn't constrain development.

**Do you have any comments on your response?**

**Of the following issues facing Garfield County in the next five years, where should the County focus its efforts? Use a scale from 1 to 5, where 1 means "Much Less Emphasis" and 5 means "Much More Emphasis."**

	Much Less				Much More	
	Emphasis				Emphasis	No Opinion
	1	2	3	4	5	
01) Improving access to health care	<input type="radio"/>					
02) Increasing the amount of affordable/attainable housing	<input type="radio"/>					
03) Maintaining/improving air quality	<input type="radio"/>					
04) Holding down the cost of living	<input type="radio"/>					
05) Increasing the number and diversity of businesses and jobs	<input type="radio"/>					
06) Increasing local education programs and facilities	<input type="radio"/>					
07) Addressing public health issues	<input type="radio"/>					
08) More effectively managing the location and quality of growth	<input type="radio"/>					
09) Maintaining/improving utilities (sanitation, utilities, etc.)	<input type="radio"/>					
10) The proliferation of septic systems	<input type="radio"/>					
11) Preserving the viability of agriculture	<input type="radio"/>					
12) Preserving more open space	<input type="radio"/>					
13) Preserving rural character	<input type="radio"/>					
14) Improving public safety (fire, law enforcement, emergency, etc.)	<input type="radio"/>					
15) Providing better public transportation	<input type="radio"/>					
16) Better regulation of mining, gas and oil	<input type="radio"/>					
17) Providing more/better senior citizen programs and facilities	<input type="radio"/>					
18) Improving social services	<input type="radio"/>					
19) Reducing congestion on County roads and intersections	<input type="radio"/>					
20) Reducing the visual impact of development along I-70	<input type="radio"/>					
21) Providing bike lanes and trails	<input type="radio"/>					
22) Assuring that there is adequate water availability for future growth	<input type="radio"/>					
23) Maintaining/improving water quality in streams and rivers	<input type="radio"/>					
24) Making development less restrictive	<input type="radio"/>					
25) Other:	<input type="radio"/>					

**Using the numbers 1 through 25 for the items listed above, which aspect do you consider to be the most important to you and your household? And second most? And third most?**

Most important:

Second most important:

[Click here -->](#)

**Third most important:** [Click here -->](#)

Click below to continue:

NEXT

## Demographic and Household Questions

**With regard to how it manages growth outside the cities, how do you feel Garfield County is doing?**

- Too much regulation
- Too little regulation
- About right

**In a few words, please explain your response:**

**During the time you have lived here, in general as a place to live, do you think YOUR area of Garfield County (meaning the area within 5 to 10 miles of where you live) has become:**

- Much better
- Somewhat better
- Somewhat worse
- Much worse

**In a few words, please explain your response:**

**Where do you currently get information about events and issues in Garfield County?**

*(CHECK ALL THAT APPLY)*

- Newspapers
- County newsletter
- Radio
- Television
- County website
- Postings at County buildings
- Public meetings
- Talking with friends/neighbors
- E-mail/Web/E-networking
- Coffee shop
- Other: \_\_\_\_\_

**What is your housing status?**

- Own
- Rent
- Visiting/living with friend or relative (not paying rent)
- Employer provided housing
- Other: \_\_\_\_\_

**Do you live on a property of:**

- More than 20 acres
- 5 to 19.9 acres
- 1 to 4.9 acres
- Less than 1 acre
- Duplex, townhome or apartment/condo

**How long have you lived in Garfield County? How long have you lived at your current residence?**

	<b>In County</b>	<b>Current Residence</b>
Less than 1 year	<input type="radio"/>	<input type="radio"/>
1 to 5 years	<input type="radio"/>	<input type="radio"/>
6 to 10 years	<input type="radio"/>	<input type="radio"/>
11 to 20 years	<input type="radio"/>	<input type="radio"/>
More than 20 years	<input type="radio"/>	<input type="radio"/>

**What year were you born? (YYYY)**

**Including yourself, how many people live in your household?**

**How many are under the age of 18 years?**

**How many are over the age of 65 years?**

**How many employed adults reside in your household (enter 0 if none)?**

**Where do you and other adults (persons 18 or over only) in your household work? (CHECK ALL THAT APPLY)**

<b>You</b>	<b>Other workers</b>	<b>Work Location</b>
<input type="checkbox"/>	<input type="checkbox"/>	Aspen
<input type="checkbox"/>	<input type="checkbox"/>	Basalt
<input type="checkbox"/>	<input type="checkbox"/>	Carbondale
<input type="checkbox"/>	<input type="checkbox"/>	Eagle
<input type="checkbox"/>	<input type="checkbox"/>	El Jebel
<input type="checkbox"/>	<input type="checkbox"/>	Glenwood Springs
<input type="checkbox"/>	<input type="checkbox"/>	Gypsum
<input type="checkbox"/>	<input type="checkbox"/>	New Castle
<input type="checkbox"/>	<input type="checkbox"/>	Parachute
<input type="checkbox"/>	<input type="checkbox"/>	Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Silt
<input type="checkbox"/>	<input type="checkbox"/>	Snowmass Village
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. south of Glenwood
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. Glenwood to Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. west of Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Other

**Prior to receiving this survey, were you aware that the County is updating the Garfield County Comprehensive Plan 2030?**

- Yes
- No
- Vaguely aware

**Do you have any further comments or suggestions concerning the Garfield County Comprehensive Plan 2030 or any of the topics addressed in this survey?**

Please provide an email address or mailing address so that we can contact you to participate in additional surveys: *(Optional)*

Email:

Mailing  
address:

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**THANK YOU FOR YOUR PARTICIPATION IN THIS SURVEY!**

We look forward to your continued participation in the Garfield County Comprehensive Plan 2030 process.

SUBMIT SURVEY RESPONSES

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# Garfield County Comprehensive Plan Survey #2 Final Results

**April 2010**



Prepared for:

*GARFIELD COUNTY*

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# Garfield County Comprehensive Plan Survey #2 Summary

## Introduction

As part of the Comprehensive Planning effort, Garfield County is conducting a series of three short surveys. A summary of the results from the second survey is presented below. It provides background information concerning current opinions from County residents, as well as baseline demographic information that help to classify responses. The survey responses came from two sources: “Past participants” that had completed the first round of Comprehensive Plan questionnaires, as well as a second group of respondents that had participated using an “open-link” survey that was publicized through the newspaper and at Comprehensive Plan meetings.

A total of 300 emails were sent out to Past Participants. This group represents a cross section of the County based on the analysis that was conducted of the Comprehensive Plan Survey #1 results. Respondents were determined to be broadly representative of the County in terms of geography and demographics. The emailing was followed by reminders that were sent a week later. This effort resulted in 157 completed surveys, a 52 percent response rate from the original group of participants. In addition, the “Open-Link” version of the survey was made available through a Web address provided through press releases, the Comprehensive Plan website and at public meetings. A total of 100 completed surveys were obtained through the Open-Link.

## Demographics

Introduction. The survey contained a series of questions designed to understand the overall demographic profile of participants. The results from these questions are summarized below. They are used to understand the overall makeup of respondents. Additionally, they have been used to construct “crosstabulations” to examine a number of relationships, such as whether there is variation in the opinions of respondents based on how long they have lived in the County, by the location of their residence, whether they are business owners, etc.

As summarized below, respondents identified their general location based on zip code as well as whether they live in an incorporated town. Overall, about 59 percent of respondents report they live in towns, with 41 percent in the unincorporated portion of the County. The geographic distribution of respondents generally conforms with the population figures for Garfield County.

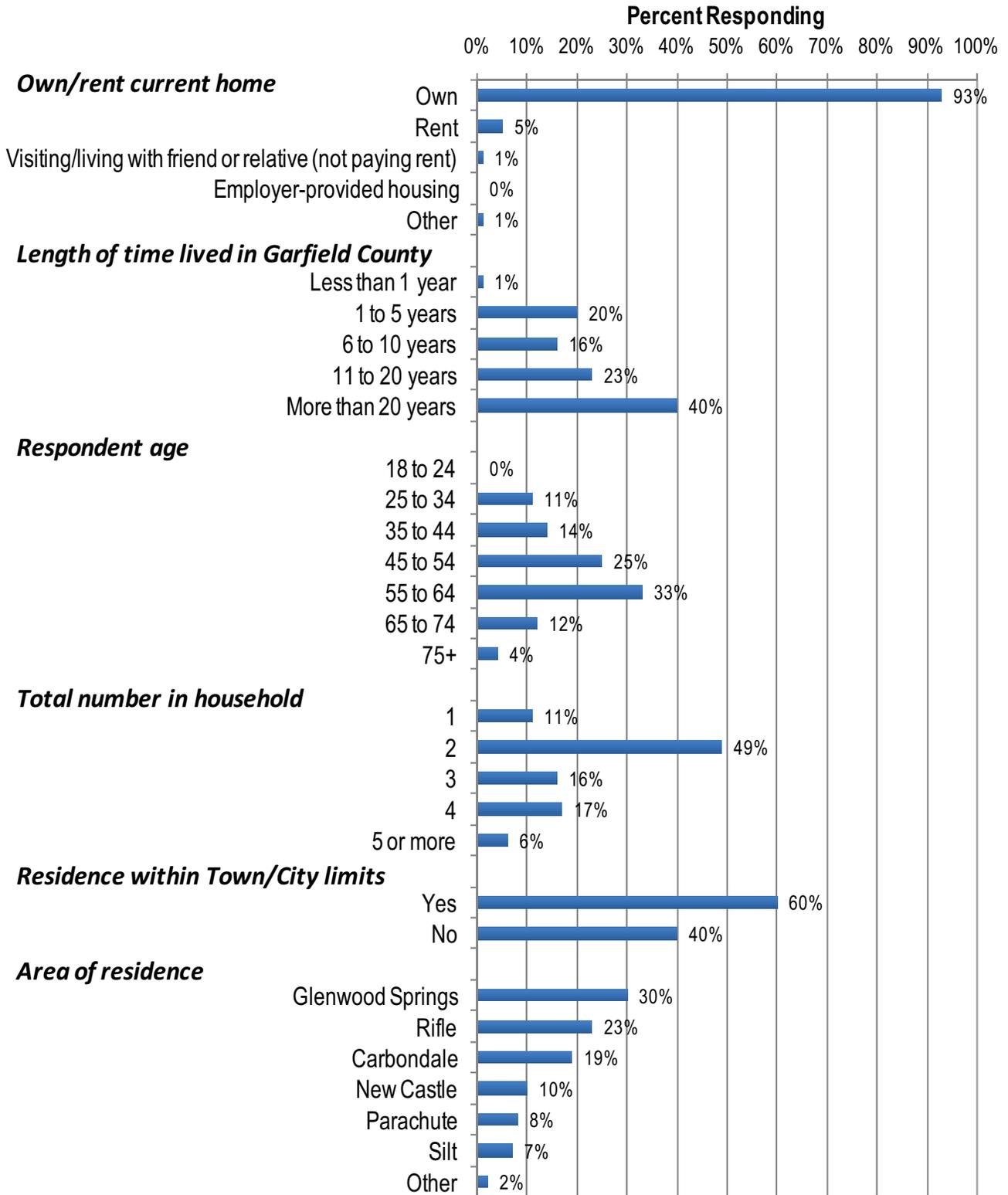
	<b>Zip Code Area</b>	<b>City</b>
Unincorporated area	NA	41%
Carbondale	19%	11%
Glenwood Springs	31%	17%
Silt	7%	4%
New Castle	9%	6%
Rifle	24%	17%
Parachute	9%	3%

The survey responses included property owners (93 percent) and renters (about 6 percent) representing a wide variety of living arrangements. About 9 percent reported that they live on over 20 acres, 11 percent on 5 to 19.9 acres, 12 percent on 1 to 4.9 acres and 68 percent on less than an acre. The ages of respondents range widely with 11 percent under 35 years and 16 percent over 65 years. The average age of respondents was 53 years, typical of this type of survey that tends to elicit particularly high participation from older residents. The survey questions allow us to identify respondents that have persons under the age of 18 years (about 30 percent) and over 65 (20 percent).

The survey responses include residents that have been in the County over a long period of time with 39 percent reporting “over 20 years,” but it also includes relative newcomers with 22 percent saying they have been in the County less than 5 years.

The survey asked respondents to identify their primary occupation. Professional services was most identified (32 percent), followed by retired (15 percent), government (14 percent), education and construction (each 8 percent). The ranching/farming community represents about 4 percent of total responses. Responses also permit business owners (33 percent of respondents) to be identified separately from those that “work for an entity (48 percent), and those that are not employed (19 percent). All of these demographic breakdowns are useful in probing the extent to which household characteristics influence opinions concerning the topics that are being evaluated as a part of the Comprehensive Plan process. Crosstabulation tables that portray these breakdowns have been provided to County staff under separate cover. In addition, a sampling of results from the demographic questions are summarized below.

**Figure 1.  
Demographic Characteristics**



## Key findings from Survey #2

The survey probed a series of questions that were designed to obtain input on various alternative land use concepts that are under consideration.

Growth and Development Patterns. The Plan has identified a concept that is known as a “town-focused development pattern” as one of the preferred growth scenarios that have been under consideration. As shown below, there is relatively strong support for this approach. With 59 percent of respondents saying they “strongly agree” and 9 percent “strongly disagree.” The responses from both the Past Participants and the Open-Link participants are similar but with slightly more disagreement from Open-Link respondents.

The survey then probed a method of implementing this town-focused approach that would acknowledge that individual communities have greater responsibility in creating plans for their surrounding area. As stated in the questionnaire, “Communities can approve development within their purview that is consistent with their plans, and could extend services to new growth areas as identified. In general, it would also mean that in the area around communities the County would defer to local plans for land use planning.” This concept also receives relatively strong support with 40 percent strongly agreeing and 38 percent somewhat agreeing. Somewhat in contrast with the first question, there are greater differences between the Past and Open-Link Participants with about 18 percent of Open-Link respondents indicating they “strongly disagree.”

**Figure 2.**  
**Town-Focused Development Pattern**

<i>Growth and Development Patterns</i>		Overall	List Source:	
			Past Participants	New - Open-link
To what degree do you agree with this town-focused growth concept?	I strongly disagree with this concept	9%	8%	11%
	I somewhat disagree with this concept	7%	8%	6%
	I somewhat agree with this concept	25%	23%	28%
	I strongly agree with this concept	59%	61%	55%
TOTAL		100%	100%	100%
	n =	255	157	98
To what degree do you support this method of implementation?	I strongly disagree with this concept	13%	10%	18%
	I somewhat disagree with this concept	9%	10%	9%
	I somewhat agree with this concept	38%	43%	30%
	I strongly agree with this concept	40%	38%	43%
TOTAL		100%	100%	100%
	n =	257	157	100

A concept was presented that involved various mechanisms for County and municipal coordination. As illustrated below, the alternative that involved “Forming a joint city/county planning commission to review projects and provide recommendations” received the most support (43 percent).

The survey also evaluated the idea that by encouraging most growth to occur in or near existing cities and town, it is implied that there would be stronger emphasis on discouraging development in the outlying areas. Once again, there is relative support for this approach with 81 percent in the “somewhat or strongly support” categories. There was about 11 percent “strongly opposed,” a figure that was relatively consistent in most of the questions probed through the survey; 10-13 percent express opposition to many of the concepts under discussion.

**Figure 3.  
Coordination of Development Reviews with Local Community**

		Overall	List Source:	
			Past Participants	New - Open-link
<i>Growth and Development Patterns</i>				
How should Garfield County coordinate development reviews with a local community?	County refer the development proposal to the local commun...	16%	14%	20%
	Require an applicant to obtain local approval before an a...	25%	28%	20%
	Form a joint city/county planning commission to review pr...	43%	45%	41%
	Require development to annex, when contiguity exists	16%	14%	20%
TOTAL		100%	100%	100%
	n =	255	154	101
To what degree do you support this concept?	Strongly oppose	11%	10%	14%
	Somewhat oppose	8%	8%	8%
	Somewhat support	33%	34%	30%
	Strongly support	48%	48%	49%
TOTAL		100%	100%	100%
	n =	258	157	101

The survey also asked about an emerging concept that would also encourage growth in existing outlying centers such as Cattle Creek and Battlement Mesa to take advantage of existing services and infrastructure. While there is support for this concept, it is mixed with a certain amount of uncertainty. About 44 percent “somewhat support” this idea, and 26 percent “strongly support” it. About 17 percent are opposed, a higher level of opposition than was found in most other questions.

**Figure 4.**  
**Encourage Growth in Existing Outlying Centers**

<i>Growth and Development Patterns</i>		Overall	List Source:	
			Past Participants	New - Open-link
To what degree do you support this emerging concept?	Strongly oppose	17%	18%	15%
	Somewhat oppose	14%	13%	14%
	Somewhat support	44%	42%	47%
	Strongly support	26%	27%	25%
TOTAL		100%	100%	100%
	n =	257	156	101

Balancing Agriculture, Rural Character and Property Rights. The survey asked a series of questions designed to probe matters of balancing differing land use interests in the unincorporated areas of the County. On the first of several questions on this topic there is more support for having a “planned development pattern” (65 percent) than for an approach that allows the individual to develop “one’s property as they see fit” (35 percent). However, there is clearly mixed opinion on this topic that deserves consideration in the planning process.

The survey asked about several techniques designed to preserve the rural character of the County. Once again, there was a mixture of opinions expressed, with “Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land” (43 percent) as the preferred alternative. There was also significant support for public purchase of development rights from landowners (25 percent) that warrants attention.

**Figure 5.  
Balancing Agriculture, Rural Character, and Property Rights**

		Overall	List Source:	
			Past Participants	New - Open-link
<i>Balancing Agriculture, Rural Character, and Property Rights</i>				
With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?	Strongly favor allowing a person to develop one's propert...	15%	15%	15%
	Somewhat favor allowing a person to develop one's propert...	20%	18%	21%
	Somewhat favor having a planned development pattern that ...	29%	31%	27%
	Strongly favor having a planned development pattern that ...	36%	36%	36%
TOTAL		100%	100%	100%
	n =	256	157	99
To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?	Allow development of 2-acre lots anywhere	11%	10%	13%
	Allow development of larger lots (eg. 10-20 acres) anywhere	14%	16%	10%
	Allow larger lots anywhere but with incentives for more l...	43%	45%	40%
	Allow transfer or purchase of development rights	6%	4%	10%
	Public purchase of development rights from land owners	25%	25%	26%
TOTAL		100%	100%	100%
	n =	249	150	99

Upper and Lower County Policies and Commercial-Industrial Uses. The survey examined the desirability of having similar land use regulations in the Upper versus the Lower part of the County. Broadly measured, about 64 percent support similar density regulations in all parts of the County, with about 36 percent in favor of differentiation.

There is relatively strong support for directing industrial uses to specific areas, such as along highway corridors and adjacent to cities and towns. Overall, 89 percent support this approach (either strongly or somewhat), with only 6 percent strongly opposed.

**Figure 6.**  
**Upper and Lower County Policies**

		Overall	List Source:	
			Past Participants	New - Open-link
<i>Upper and Lower County Policies</i>				
Should the land use density for the Colorado River valley (1 unit per 2 acres) be consistent with the land use densities in the Roaring Fork valley (1 unit per 6-10 acres)?	Strongly oppose	13%	9%	18%
	Somewhat oppose	23%	25%	20%
	Somewhat support	31%	31%	32%
	Strongly support	33%	36%	30%
TOTAL		100%	100%	100%
	n =	254	154	100
How do you feel about directing industrial land uses to specific areas such as along highway corridors and adjacent to cities and towns?	I strongly support regulating industrial uses to specific...	61%	60%	63%
	I somewhat support regulating industrial uses	28%	29%	27%
	I somewhat oppose regulating industrial uses in the county	4%	5%	3%
	I strongly oppose regulating industrial uses to specific...	7%	6%	7%
TOTAL		100%	100%	100%
	n =	257	157	100

Sunlight Ski Area and Policies Towards Trails. There is general support for allowing expanded private development at Sunlight (58 percent). In addition, about 22 percent favor a public or semi-public funding mechanism to make improvements to the Ski Area without increasing density. About 13 percent say they do not support increased development at Sunlight Ski Area. Like many of the results, there is little variation in responses between the Past Participants and Open-Link versions of the survey.

Concerning trails, there are differences in opinion as to the role of the County. While more participants support the County taking a more active role in bringing about trails (39 percent), there is a substantial segment that believes the County should take no role (16 percent), and those that feel that the County should take a major role (19 percent). There are differences in the responses on this question between the Past Participants and Open-Link versions, with the Open-Link respondents especially in favor of a greater County role in providing trails.

**Figure 7.  
Recreation**

<i>Recreation</i>		Overall	List Source:	
			Past Participants	New - Open-link
Which of the following general strategies for Sunlight would you most support?	Do not increase development there. Preserve it as a local...	13%	14%	12%
	Allow expanded private development there to increase its ...	58%	58%	58%
	Create a public or semi-public funding mechanism to make...	22%	22%	22%
	I have another idea	7%	7%	8%
TOTAL		100%	100%	100%
	n =	252	153	99
What should be the County's role in providing trails in Garfield County?	None, there are plenty of trails on public lands. The Cou...	16%	18%	13%
	The County should continue to fund trail efforts by other...	27%	25%	29%
	The County should take a more active role in bringing abo...	39%	41%	36%
	The County should take a major role in providing trails, ...	19%	16%	23%
TOTAL		100%	100%	100%
	n =	258	157	101

Cost of Services. The survey explored different mechanisms that should be used to fund the costs associated with development when it occurs quickly. The question was asked, “How aggressively should growth pay its own way? “ While 8 percent said “no new impact fees no matter what,” most respondents favor fees (39 percent) or fees and additional metro districts or other fee structure to cover not only the initial costs but also ongoing costs of operations and maintenance (44 percent). In other words, there is general support for aggressive use of techniques to ensure that the new costs of development are being met by those that develop.

**Figure 8.  
Cost of Services**

<i>Cost of Services</i>		Overall	List Source:	
			Past Participants	New - Open-link
How aggressively should growth pay it own way?	Development should pay all the costs associated with new...	39%	40%	39%
	Additional metropolitan districts or other fee structures...	9%	8%	9%
	Both a and b	44%	45%	42%
	No new impact fees no matter what	8%	7%	10%
TOTAL		100%	100%	100%
	n =	252	154	98

Large Scale Development. There is a division of opinion concerning new large-scale development in the County. While almost half the respondents felt “New large-scale developments are not appropriate anywhere,” (44 percent overall), about a third (30 percent) said they should be allowed anywhere provided they pay their way and have adequate services. About 25 percent said they should only occur adjacent to existing cities and towns. There were differences on this question between the Past Participants and the Open-Link respondents with the Open-Link group especially likely to support large-scale development anywhere (35 percent). This topic probably needs further discussion in order to determine the overall sentiment of residents.

**Figure 9.  
Cost of Services**

<i>Cost of Services</i>		Overall	List Source:	
			Past Participants	New - Open-link
Where is large-scale development appropriate in Garfield County?	Adjacent to existing cities and towns only	25%	26%	24%
	Anywhere in the county provided they pay their way and ad...	30%	27%	35%
	New large scale developments are not appropriate anywhere...	44%	46%	41%
TOTAL		100%	100%	100%
	n =	257	157	100

River Corridor Access. About half (49 percent) of respondents favor the County taking a lead role in the protection of river corridors and access to public lands. Another large segment supports the County taking a “support” role to assist local municipalities and non-profits in this area. Only 9 percent felt the County should stay out of the land conservation and recreation business. In other words, survey respondents generally favor a strong role by local government in policies and actions related to river corridor conservation and access.

**Figure 10.**  
**River Corridor Access**

		Overall	List Source:	
			Past Participants	New - Open-link
<i>Natural Resources, Open Space and Recreation</i>				
Of the list of possible policies and actions related to river corridor access and recreational planning along the Colorado River and Roaring Fork River that the County could consider, which strategy do you most strongly support?	The county should serve as a support to assist local muni...	29%	33%	24%
	The county should take a lead role and protect important ...	49%	46%	52%
	The county should maintain its current role and let other...	13%	12%	14%
	The county should stay out of the land conservation and r...	9%	8%	10%
TOTAL		100%	100%	100%
	n =	255	155	100

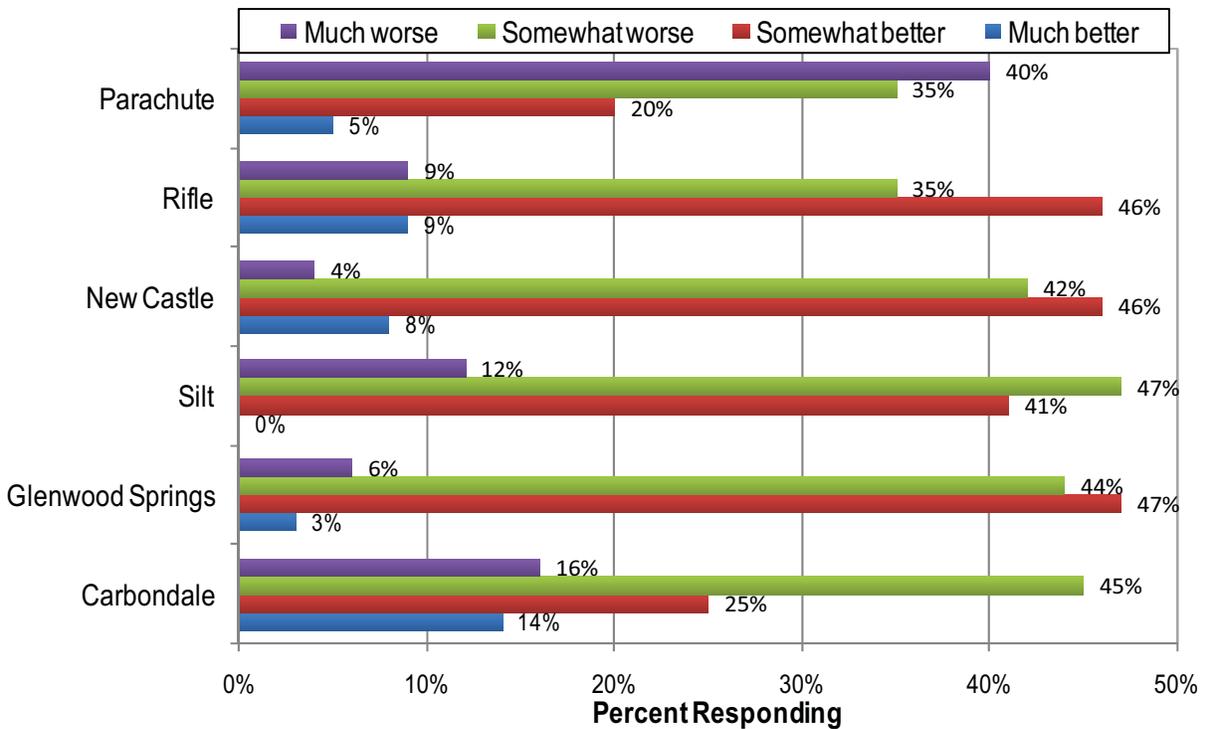
Regulations. The survey asked respondents about the management of growth and specifically the amount of regulations in areas outside cities in Garfield County. More respondents feel there is too little regulation (52 percent) than too much (14 percent). About 34 percent called conditions “just right.” On this question there are significant differences between the Past Participants and the Open-Link respondents. In general, Open-Link respondents are especially likely to favor more regulation.

Ratings of Garfield County as a Place to Live. The survey asked about perceptions of “your area of Garfield County as a place to live.” Overall, the distribution of responses forms a classic “bell curve” distribution with almost equal percentages saying it is better than in the past (48 percent) and worse (52 percent). More specifically, results show:

Much better	7%
Somewhat better	41%
Somewhat worse	41%
Much worse	11%

These responses show little variation by the age of respondents or the time lived in the county. There is some variation by community, with residents of Carbondale (both in the town and nearby) saying the area as a place to live has gotten “much worse” or “worse.” Similarly, residents of the Parachute and “outside” Rifle areas are likely to feel things are worse. These findings are further summarized by the following graph.

**Figure 11.**  
**During the time you have lived here, in general as a place to live,**  
**do you think YOUR area of Garfield County has become:**  
 (Includes residents living in and outside towns – a finer breakdown is available upon request)





# Online Questionnaire

Emerging out of the public input are a variety of concepts that have the potential to change the way Garfield County encourages and regulates growth. We would like to test your support for those concepts, as well as some of the policy and regulatory implications.

## Growth and Development Patterns

The overall direction emerging out of feedback on the Preferred Growth Scenarios is a "town-focused" pattern that indicates: "Future growth should be strongly directed to occur in and adjacent to existing cities and towns, where there are services and infrastructure in place, and leaving the unincorporated area generally rural in character."

To what degree do you agree with this town-focused growth concept?

I strongly disagree with this concept

I somewhat disagree with this concept

I somewhat agree with this concept

I strongly agree with this concept

To implement this town-focused growth concept would acknowledge that individual communities have greater responsibility in creating plans for their surrounding area. Communities can approve development within their purview that is consistent with their plans, and could extend services to new growth areas as identified. In general, it would also mean that in the area around communities the County would defer to local plans for land use planning.

To what degree do you support this method of implementation?

I strongly disagree with this concept

I somewhat disagree with this concept

I somewhat agree with this concept

I strongly agree with this concept

To achieve this city/county cooperation that would be required by a town-focused growth concept, it may require that the County work cooperatively with individual municipalities on adopting consistent plans and coordinating development reviews.

How should Garfield County coordinate development reviews with a local community?

Choices	Related Considerations for Each Choice
<input type="radio"/> County refer the development proposal to the local community for comment.	Discretionary review, no obligation for County
<input type="radio"/> Require an applicant to obtain local approval before an application is processed by the County.	Stronger input by city, prior to review by County
<input type="radio"/> Form a joint city/county planning commission to review projects and provide recommendations.	Gives city and county nearly equal responsibility over growth in the area of influence.
<input type="radio"/> Require development to annex, when contiguity exists.	Gives major responsibility for development to local government.

The concept of encouraging most growth to occur in or near existing cities and towns implies a stronger emphasis on discouraging significant development in the outlying areas (beyond the growth boundaries for cities and towns), such as zoning for larger lots.

To what degree do you support this concept?

Strongly oppose

Somewhat oppose

Somewhat support

Strongly support

In addition to encouraging growth around existing cities and towns, there is a second emerging concept to also encourage growth in existing outlying centers-such as the Cattle Creek area and Battlement Mesa-to take advantage of existing services and infrastructure. This would allow these areas to continue to grow as a mix of residential and commercial uses, , outside of the incorporated (city) areas.

To what degree do you support this emerging concept?

Strongly oppose

Somewhat oppose

Somewhat support

Strongly support

Click below to continue:

NEXT

### Balancing Agriculture, Rural Character and Property Rights

Under current County regulation, Colorado River valley property owners can subdivide parcels to a density of 1 dwelling unit per 2 acres (2-acre lots). Some landowners feel that the value of this development potential is significant and allows them to borrow for farming and personal needs, using their maximum development potential as collateral. On the other hand, others feel that large areas with 2-acre lots doesn't preserve rural character, that it works against encouraging compact growth, and often creates conflicts with adjacent farming/ranching activities.

With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?

Strongly favor allowing a person to develop one's property as one sees fit

Somewhat favor allowing a person to develop one's property as one sees fit

Somewhat favor having a planned development pattern that achieves an overall community vision

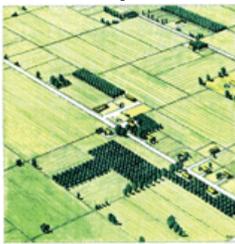
Strongly favor having a planned development pattern that achieves an overall community vision

Do you have any comments on your choice above?

If one wanted to preserve agricultural uses with **NO** development potential, the Constitution requires that the landowner has to be compensated equitably. Keeping that in mind,

Three different patterns of rural character are illustrated by the sketches below.

a)



b)



c)



Illustrations by Ken Last to illustrate: a) agricultural use (left); b) 2-acre lot subdivision (center); and c) clustering (same # units on smaller lots)

To preserve rural character in the unincorporated areas of the county, which of the following do you **MOST**

support (recognizing that a combination may be desirable)?

	Option	Related Considerations
<input type="radio"/>	Allow development of 2-acre lots anywhere	Current regulation. Eventually diminishes rural character.
<input type="radio"/>	Allow development of larger lots (eg. 10-20 acres) anywhere	Essentially down zoning, may reduce development potential of some properties.
<input type="radio"/>	Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land	Keeps agricultural areas partially open, but requires more effort to comply. Potential conflict with new residents.
<input type="radio"/>	Allow transfer or purchase of development rights	Complicated process, difficult to establish value of property right between buyer and seller.
<input type="radio"/>	Public purchase of development rights from land owners	Keeps agricultural land open, but requires funding such as via a county-wide sales tax.

Do you have any comments on your response?

---

Click below to continue:

[NEXT](#)

### Upper and Lower County Policies

Currently, there is a significant difference in land use policy between the Roaring Fork valley and the Colorado River valley. In the Roaring Fork valley County policy restricts densities in many areas to 1 dwelling unit per 6-10 acres. In the Colorado River valley, County policy allows a general density of 1 unit per 2 acres.

Should the land use density for the Colorado River valley (1 unit per 2 acres) be consistent with the land use densities in the Roaring Fork valley (1 unit per 6-10 acres)?

Strongly oppose



Somewhat oppose



Somewhat support



Strongly support



### Commercial and Industrial Uses

Currently, industrial uses are allowed anywhere within the County (with "special review") including along major corridors and within agricultural lands. The concept emerging from public input to date suggests designating specific areas in the county for industrial uses.

How do you feel about directing industrial land uses to specific areas such as along highway corridors and adjacent to cities and towns?

- I strongly support regulating industrial uses to specific areas of the county
- I somewhat support regulating industrial uses
- I somewhat oppose regulating industrial uses in the county
- I strongly oppose regulating industrial uses to specific areas of the county

### Recreation

The Sunlight Ski area is viewed by many as a valuable recreation resource for County residents-as a ski area as well as a portal to other outdoor recreation. There have been past proposals to significantly increase residential and some commercial development there, in order to provide funding for mountain improvements and make the area more financially stable. However, an expanded ski area development would also significantly increase traffic on roads in the area and may have other significant impacts.

Which of the following general strategies for Sunlight would you most support?

- Do not increase development there. Preserve it as a local ski area as long as possible-and if it ceases to be feasible, accept its demise.
- Allow expanded private development there to increase its viability, and attraction to Garfield County, as long as impacts are mitigated as much as possible.
- Create a public or semi-public funding mechanism to make improvements to the ski mountain without increasing development. As an example, many communities have established a recreation district, through a vote of the people, to tax themselves to provide parks and other recreation amenities.
- I have another idea - Please explain:

**In previous surveys, there has been strong support for trails in Garfield County. Currently there are many trails on the public land in the county, and the County contributes varying amounts to trail programs of other organizations (e.g. LOVA).**

**What should be the County's role in providing trails in Garfield County?**

- None, there are plenty of trails on public lands. The County should not even fund trails by others.
- The County should continue to fund trail efforts by others, as revenues and grants permit.
- The County should take a more active role in bringing about trails, such as coordinating with cities/towns and local non-profit organizations to create and implement an overall trail plan.
- The County should take a major role in providing trails, such as by funding a County trails effort.

Click below to continue:

NEXT

**Cost of Services**

**Public services (roads, schools, parks, police, fire service) are typically funded through property taxes. When growth occurs rapidly, it causes sudden increase in demands for these facilities, and there is a delay of many years before the taxes are actually received to help pay for them. In this rapid growth situation governments often levy impact fees, or charges, such as on new homes, to bridge the gap between when a service is needed and when the taxes are received to help pay for them. There is some indication that the impact fees in Garfield County help but do not cover all the cost of new developments in the County.**

**How aggressively should growth pay it own way?**

- Development should pay all the costs associated with new development
- Additional metropolitan districts or other fee structures should be used to cover future maintenance and operations
- Both a and b
- No new impact fees no matter what

**Where is large-scale development appropriate in Garfield County? *(Large-scale development may be defined as self-contained subdivisions and/or centers similar to Battlement Mesa or Cattle Creek)***

- Adjacent to existing cities and towns only
- Anywhere in the county provided they pay their way and adequate services (water, sewer and emergency response) are provided
- New large scale developments are not appropriate anywhere in the county-all new development should be directed toward existing cities and towns only and/or be annexed into cities and towns

**Natural Resources, Open Space and Recreation**

**A significant amount of discussion with the general public and special interest groups indicates that protection of natural resources, river access and recreation amenities are important values to citizens of Garfield County.**

**Of the list of possible policies and actions related to river corridor access and recreational planning along the Colorado River and Roaring Fork River that the County could consider, which strategy do you most**

**strongly support?**

- The county should serve as a support to assist local municipalities and non-profit land conservation organizations on river access and recreational planning issues
- The county should take a lead role and protect important river corridors and access to public lands
- The county should maintain its current role and let other entities plan and manage river corridor access and recreational issues
- The county should stay out of the land conservation and recreation business

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Click below to continue:

NEXT

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**Demographic and Household Questions**

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**What zip code is your residence located in?** *(If you receive mail at a PO Box, please write in the zip code for the physical location of your residence.)*

- 81623
- 81601
- 81652
- 81647
- 81650
- 81635
- Other:

**Is your residence within the limits of a Town/City?**

- Yes
- No
- Unsure

---

**With regard to how it manages growth outside the cities, how do you feel Garfield County is doing?**

- Too much regulation
- Too little regulation
- About right

**In a few words, please explain your response:**

---

**During the time you have lived here, in general as a place to live, do you think YOUR area of Garfield County (meaning the area within 5 to 10 miles of where you live) has become:**

- Much better
- Somewhat better
- Somewhat worse
- Much worse

**In a few words, please explain your response:**

**Where do you currently get information about events and issues in Garfield County?**

*(CHECK ALL THAT APPLY)*

- Newspapers
- County newsletter
- Radio
- Television
- County website

- Postings at County buildings
- Public meetings
- Talking with friends/neighbors
- E-mail/Web/E-networking
- Coffee shop
- Other: \_\_\_\_\_

Click below to continue:

NEXT

### Demographic and Household Questions (cont.)

**What is your housing status?**

- Own
- Rent
- Visiting/living with friend or relative (not paying rent)
- Employer-provided housing
- Other:

**Do you live on a property of:**

- More than 20 acres - how many? \_\_\_\_\_
- 5 to 19.9 acres
- 1 to 4.9 acres
- Less than 1 acre
- Duplex, townhome or apartment/condo

**How long have you lived in Garfield County? How long have you lived at your current residence?**

	In County	Current Residence
Less than 1 year	<input type="radio"/>	<input type="radio"/>
1 to 5 years	<input type="radio"/>	<input type="radio"/>
6 to 10 years	<input type="radio"/>	<input type="radio"/>
11 to 20 years	<input type="radio"/>	<input type="radio"/>
More than 20 years	<input type="radio"/>	<input type="radio"/>

**What year were you born? (YYYY)**

**Including yourself, how many people live in your household?**

**How many are under the age of 18 years?**

**How many are over the age of 65 years?**

Click below to continue:

NEXT

### Demographic and Household Questions (cont.)

**How many employed adults reside in your household (enter 0 if none)?**

1 \_\_\_\_\_

**Where do you and other adults (persons 18 or over only) in your household work?**  
*(CHECK ALL THAT APPLY)*

<u>You</u>	<u>Other workers</u>	<u>Work Location</u>
<input type="checkbox"/>	<input type="checkbox"/>	Aspen
<input type="checkbox"/>	<input type="checkbox"/>	Basalt
<input type="checkbox"/>	<input type="checkbox"/>	Carbondale
<input type="checkbox"/>	<input type="checkbox"/>	Eagle
<input type="checkbox"/>	<input type="checkbox"/>	El Jebel
<input type="checkbox"/>	<input type="checkbox"/>	Glenwood Springs
<input type="checkbox"/>	<input type="checkbox"/>	Gypsum
<input type="checkbox"/>	<input type="checkbox"/>	New Castle
<input type="checkbox"/>	<input type="checkbox"/>	Parachute
<input type="checkbox"/>	<input type="checkbox"/>	Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Silt
<input type="checkbox"/>	<input type="checkbox"/>	Snowmass Village
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. south of Glenwood
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. Glenwood to Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Unincorporated Garfield Co. west of Rifle
<input type="checkbox"/>	<input type="checkbox"/>	Other

**What is your primary occupation?**

- Ranching/farming
- Agriculture-related business
- Professional service
- Retail sales
- Government
- Construction
- Real estate
- Education
- Homemaker
- Retired
- Not working
- Other

**Do you:**

- Own a business in Garfield County
- Work for another entity
- Not employed or not applicable

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Click below to continue:

NEXT

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**Final Question**

**Please provide an email address or mailing address so that we can contact you to participate in additional surveys: *(Optional)***

Email:

Mailing address:

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**THANK YOU FOR YOUR PARTICIPATION IN THIS SURVEY!**

**We look forward to your continued participation in the Garfield County Comprehensive Plan 2030 process.**

[SUBMIT SURVEY RESPONSES](#)

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Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

A person's property is his own. None of the government's business as long as the property owner doesn't violate any laws.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

All property within the county is currently subject to various zoning regulations. In accordance with those regulations, a property owner should be allowed to develop their property as they see fit.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

government needs to stop meddling in personal property. Do I own it or do you?
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

I am a strong proponent of personal property rights as I believe this is one distinction in America's unique freedom that is under significant attack. The more we strip the rights of land ownership the more we all lose our freedom to individually create and build wealth in any ownership. Direction in development should governed by incentive's not restrictions.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

I don't want the government to have so much control over what a person can do with their land. If we did that then the Tea Party would be in here throwing rocks at city planners and burning down government buildings. But let's raise the minimum lot size to 5 acres.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

If a person owns the property, they should be able to develop it how they see fit. I STRONGLY feel that my property rights stop at the edge of my property - any my property rights START at my property line. As long as I am not doing something hazardous to neighboring property, it is MY property. If you don't like what I plan to do with MY property, than you should have purchased it. If you can't afford to purchase it, than you need to live with it. Nobody gets everything they want, but we all should at least have control over property we own.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

It is their land, they should be able to do what they want on their land. If an oil and gas company can put a hazardous and character killing well 45 feet away from a residence I don't understand why someone would not be allowed to build/do what they want with their land.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

Keep Government away from people's property and what they can do.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit
 

No

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
RESPECT THE RIGHTS OF PROPERTY OWNERS. NOBODY LIKES PEOPLE WITH NO FINANCIAL STAKE IN A PIECE OF PROPERTY TELLING THOSE WHO DO OWN THE PROPERTY WHAT THEY CAN AND CAN NOT DO WITH PROPERTY THEY OWN.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
The county review process is stringent enough to make sure landowners will develop according to comp plan guidelines. The foundation of this country's history and economy are based upon landowners rights to develop as they see fit. The market dictates through land values what should and should not be attempted.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
The land belongs to someone else. Government should have no role in what that person does with his own land.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
The land you are zoning is my land and the land of property owners such as me. Any increase in the allowable lot size and or decrease in property value because of new planning or zoning is a taking of our property rights and we must be compensated for it!
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
there is enough government control now. we defintly dont need more incompent people telling property owners what they can do with their property.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
Who pays for the down zoning?
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
With the rate that property taxes keep going up. These agriculture people need every bit of help they can get.
- ◆ Strongly favor allowing a person to develop one's property as one sees fit  
You need to understand the rights of property owners and respect the fact families have worked really hard and cheap to keep there property. 10 years ago it wasn't worth selling and now that it is the government and city people want to tarnish the fact
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
Certain areas and certain properties may make sense for development whether or not they are near an existing town or city. In some cases this may be consistent with previous historical uses, and plans, for those properties, that can support their own services for growth.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
Either there are private property rights or there are not. While a neighbor should be able to comment and the property owner should take into account what the neighbors say, it is still his property. You are taking his rights away and probably making it worth less.

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
i do not support land use requests that takes agricultural zoning out and puts development-oriented/residential zoning in.;
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
I strongly believe that to preserve our individual freedoms, we need to allow individuals to do what they want but also recognize that overall it is best if there is some conformity to a master development plan as long as individuals have access and input into the master plan.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
if line in the sand must be drawn i believe it should be decided on a case by case situation ie 400 hundred acres turned into 200 lots in the middle of ranch land should be strongly discouraged but a 5 acre lot close to or contiguous with an existing town should be given the ability to do so in keeping density close to existing towns.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
It is unfair to degrade the property values of ranchers.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
It's a tough call, but if someone isn't willing to sell all their land, a planned community cannot be developed piecemeal.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
Private property is still private property. There need to be certain guidelines in place to ensure the property remains aesthetic, practical, and maintains the general look of the area. Discourage abuses. WHERE IS EVERYONE GETTING POTABLE WATER?????
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
The rural aspect of agriculture is leaving the valley. There is no money in ag anymore so the rancher or farmer should be able to a point regain some of the money that the family hasn't had in many years. I would really like to see it go back the way it was 35 years ago, but I know that will never happen so we must proceed forward.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
The sale of agricultural land is often a form of estate planning, how to spread the value of a low profit ranch between children.
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
This is America. You can't take away people's land!!
- ◆ Somewhat favor allowing a person to develop one's property as one sees fit  
Two acre lots close to a municipality make sense, if the poposal is more that two miles from a municipality, not so much.

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Somewhat favor allowing a person to develop one's property as one sees fit

Would like more info on what type, if any, restrictions or limitations would be applied to the development of individual properties. Too much diversification can be as bad as none at all.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I believe a person does have the right to develop their land as they see fit, however I believe it is very important to conform to planning concepts so there is consistency and neighboring land owners and communities can count on consistent, standard, planned growth patterns and concepts.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I believe that we should preserve as much open space as possible to provide habitat for wildlife. The wildlife here in the valley are in need of wintering grounds. Wildlife populations have decreased due to less available space on the valley floor for winter habitat. Breaking up large parcels of land into 2 acre lots should be discouraged for the sake of wildlife. However, allowing landowners to add 1 two acre lot per each larger property is not too impactful. Allowing landowners to subdivide their entire properties is no longer appropriate, the valley has had enough development already.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I support a planned development pattern that achieves an overall community vision; however, I also think that small developments might be better analyzed on a case-by-case basis within that community vision. In other words, how does each development fit within the community vision?
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I think that it is reasonable for zoning to limit huge "windfall" gains in property values that are not the result of capital investment in the property by the land owner.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I think to achieve the goals of cluster development to control rural sprawl non partisan planners need to be involved in the process
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I think we need to use incentives wherever possible to encourage the retention of open space.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

I'm concerned how water resources would be affected by too many people developing their property without regard to impact on surrounding land/homeowners.

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

Once development occurs, the character changes.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

Some oversight is necessary to stop unwanted development.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

There needs to be a large amount of discretion. Certain people need a transitional stage between the city lifestyle and the country or rural lifestyle. Wealthy people tend to purchase larger sized property for their residential home. Garfield County needs more wealthier people in the western portion of the county. Small rural towns especially need a few wealthy people in their town limits.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

Unregulated growth can lead to further hampering of the migration and survival of animals. There needs to be a plan that also considers wildlife when developing sensitive areas.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

Using the 2 acre rule, cluster houses on smaller lots and leave more open space.
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

we have seen the failure of the first choice all across our country, time and time again
- ◆ Somewhat favor having a planned development pattern that achieves an overall community vision

wisdom seems to be balancing the two ideas carefully
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

1 dwelling per 2 acres will be too congested, and de-value our rural feel, not to mention the environmental impact regarding pollution, congestion, and visual scenery.

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

2 acre lots in rural Garfield County are a formula for increasing service costs and eventually a need for more County revenue. This "subsidy" cost is typically placed on existing residents and is unfair. 2 acre lots are nor an "entitlement", but rather are a minimum development standard. Rural lot minimum sizes should be increased to minimize rural sprawl, government service costs (all govts.),and preserve rural character/qualities.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

2 acre zoning DOES NOT preserve rural character and just because a landowner believes that type of zoning is an inherent right doesn't make it legitimate or sensible in the overall planning of a community or area. This type of zoning prohibits smart land use planning that should encompass open space, wildlife, water quality and recreational opportunities.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

2-acre lots doesn't preserve rural character
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

and limit the development of gravel pits, especially with in defined community gateways.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

Developers usually get what they want at the expense of the existing quality of lfe and increases to school and services budgets that are a burden on existing taxpayers for the benefit of new development.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

Development should be adjacent to existing cities and communities. The would make it easier and more cost effective to provide services to these areas.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

Everybody cannot have what they want. If the community wants to see its municipal centered development vision implemented, rural landowners are going to be down-zoned, but the County needs to have the political will for the entire community, not a few rural individuals.
- ♦ Strongly favor having a planned development pattern that achieves an overall community vision

For example I think Blue Creek Ranch is a better development strategy (clustered development) than Cerise Ranch (2-acer lots).

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
Having a real plan, with all involved, and sticking to it is the only way to avoid mindless sprawl, loss of open space and degraded wildlife habitat.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
I am opposed to "heavy industry" development along river front particularly the Colorado river in rural areas and communities. I am especially concerned about the oil and gas industry here in Garfield County which is now going into the Battlement Mesa community and has already situated along river front property. Gas industry within a community and directly next to a major water source for communities is not necessary and should be considered as dangerous. The county should be able to control this invasion and if they can't, the state rules should be changed. The Colorado Oil and Gas Commission and the county's hands are tied when it comes to this mineral rights over land rights rule. In this day and age it is archaic and ruining our rural beauty and healthy environment.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
I feel that landowners with property that borders or contains rivers, creeks, streams, irrigation canals, any type of water source, have a special responsibility to preserve and protect those waterways.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
I know you are introducing Boulder County's experience over the last 30 years.what refinements have they made that we should pay attention too?We need to create a County /Town open space program to make all this work.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
I still believe their should be ability of large landowners to be able to sell their development rights in order to preserve their ranching livelihood while raising the much needed cash to do this.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
In addition I think the county should assist ranchers in adding as many farms and ranches as possible to AVLT conservency districts.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
In order to achieve the overall community's vision of retaining our agricultural character & vital open spaces, we probably need to consider that it may involve some form of public subsidies to retain this character (European model). We can't simply dictate to land owners that they simply must "give up" their current development rights.

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

Land owners should be encouraged and give incentives to promote conservation and ag designations. This should include a way to allow for higher appraised valuation.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

Large lot zoning would protect wildlife and water resources, both of which are critical resources in the county.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

Light industrial, commercial uses of county land should be easier than residential uses.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

Limiting the fracturing of rural areas into sprawling development is critical to addressing many issues confronting this area.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

no
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

No to Cattle Creek Crossing Type development. I also oppose Aspen Glen and Iron Bridge style sub divisions. These developments only encourage driving ,second homes,and no sense of community.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

People who favor developing their property as they see fit undermine adjacent neighbors by totally disrespecting their point of view
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

preserving rural character is crucial to Colorado
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

Save the ranches
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision

The legal implications of revoking this regulation may be more painful than sucking it up. But protecting the river corridor character is vital. Oh, hadn't read next question!

Open-ended Comments

**With regard to balancing these differing interests in the unincorporated portions of the county, on the following question, what do you favor?**

**Do you have any comments on your choice above?**

- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
The only way you maintain "rural character" and the value of preserving agricultural land is to strictly zone against development in/on those areas/parcels. Absolutely the 1 per 2 acre subdivision should be repealed and replaced by the state mandated 1 per 37 acre concept/law.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
The unincorporated areas of garfield already have enough approval for development and the rest should be left rural in character.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
This may come back to haunt me - very conflicted; my proptry; should be my right to build without a bunch of fees and hoops to jump thru; If I sell then I have stepped over the line and should expect more hoops!
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
Two acre lots are not desirable. They are not appealing to the eye on the landscape, and they do not take advantage of existing infrastructure.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
Use this concept to prevent drilling gas/oil in or near residential areas.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
We cannot afford, economically or otherwise, to allow continued scatter-shot development. Property rights are a valid concern, but they are not the same as development rights. It is no longer fair to allow community good and fiscal health to be trumped by the interests of the relatively few who have large land holdings. We need to create policy structures that encourage development in strategic locations and make it much harder to do outside of towns.
- ◆ Strongly favor having a planned development pattern that achieves an overall community vision  
Your answers do not fit the question you asked; the question deals with a specific issue, your proposed answers are very general. The 2-acre "right" is embedded deep in the GarCo rural mentality, but needs to be changed. We cannot keep gobbling up land to put houses on it. The future growth in the county must be much denser than has been approved in the past, while accommodating property rights as those rights are understood now. Incentives, such as the clustering bonuses being discussed in the update process, coupled with restrictions, such as no new ISDSs in new developments, pushes density to keep costs spread over a larger base.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- ◆ Allow development of 2-acre lots anywhere

All land within the county should be allowed to develop with a minimum lot size of 2-acres or should be allowed to develop with a higher density if the current county zoning or PUD approvals allow such a density. However, I am not opposed to the preservation of particularly desirable parcels of land, only provided that the land owner is compensated by the county and/or public for the actual net value of the property as if it were developed to its maximum allowable density. Basically, if the public wants certain properties to remain undeveloped, then the public needs to adequately pay the land owner for those properties.
  
- ◆ Allow development of 2-acre lots anywhere

As a land owner, I have a difficult time w/ someone else telling me how I can use my land. My sweat made the payments, not the county commissioners.
- ◆ Allow development of 2-acre lots anywhere

If private individuals choose to buy the land in order to preserve it, more power to them. The government doesn't belong in Real Estate. Down that path lies abuse.
- ◆ Allow development of 2-acre lots anywhere

In protection of personal property rights and in support of a desire to promote less sprawl and more clustering, how about a combination of allowing freedom to develop but providing incentive's to protect rural/agricultural appearance such as the option 5 above where the county purchases the development rights if an owner so desires. Also, add the incentive of clustering or increasing the density on a portion of the property in exchange for tax or development fees or added density. That is a combination of options, while attempting to find a balance of property rights and associated freedom and while providing incentive to maintain valley aesthetics.
  
- ◆ Allow development of 2-acre lots anywhere

Look at Pitkin County, large lots for millions of dollars or very, very small lots and dense living condition. The large lots may preserve visual open space but the only ones that can walk on it are the rich that own it. Where will your own children live??
  
- ◆ Allow development of 2-acre lots anywhere

the laws the county has in place has worked just fine. no need to change them to suit a bunch of trust fund morons.
- ◆ Allow development of 2-acre lots anywhere

There is no substitute for good planning. Ratios and formulas rarely accomplish anything of lasting value, except for ease in administration.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- ◆ Allow development of 2-acre lots anywhere Utilize the cluster regulations that are in place
- ◆ Allow development of 2-acre lots anywhere You do not give as an option encouraging the clustering of lots based on the 2 acre lot size which does not infringe on property rights as much and allows for more orderly development.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Again, I am concerned with preservation of water resources in this arid climate.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Ensure water and septic systems are readily practical. Two acres is not a lot of land and should be reserved for the cluster arrangement. What is meant by "the landowner has to be compensated equitably"? No condemnations should be considered.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Garfield County has a character that belongs to the West. Wide open spaces and a very different lifestyle than other parts of the country and counties in Colorado. Development changes that forever and will make Garfield County a suburban community, rather than rural quality it is holding onto today.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Government should not be able to force someone out, If sell owner should get full value.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Larger lots equals lower density. the most important consideration is that these agricultural developments provide all of the necessary infrastructure (Roads, water, sewer, power, TV, telephone) to the full level of need to avoid a future load on the County or an adjacent community.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere Owners of undeveloped land who lose potential resale value from more restrictive zoning should experience a reduction in their assessed valuation for tax purposes.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere  
There will need to be a compromise of the owners rights and development growth control by the County. Are there transition areas where the 2-acre parcels can be allowed and then restricted in areas further from the Towns? The clustered development makes sense, but if it is scattered all over the rural areas between the centers, then I'm not sure you've achieved much. There may need to be some purchase of development rights in critical areas and preservation corridors.
- ◆ Allow development of larger lots (eg. 10-20 acres) anywhere  
These 5 options don't tell the whole story. Clustering and tdr ok where there's no choice in lot size. Large landowners always cry "taking" when the land use authority exercises its right to regulate. But why should investments in land for the purpose of cultivation all of a sudden turn into a retirement benefit? Why should the government guarantee that investment any more than it does stocks and bonds? The truth is that sometimes landowners benefit financially from land use regulations and some don't. As long as government doesn't change land use in order to benefit a given landowner and burden another, then it isn't a taking. It's just a factor that affects the market like any other risk. Unlike other parts of the country, we still have a chance to do it right, so be bold and do it.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
20 acre density requirements will go a long way to solving GarCo's land use problems.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Combine the use of the bottom 4
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Curent taxpayers will be paying for any new development by way of increased municiple services and school taxes. If the new development would contribute to keep the taxes the same for ten years that caveat would curtail development alone. If they want it let them pay for it when and if approved.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Everyone knows clustering is favored by all. Everybody wants their own large parcel but I think much more enjoy the public amenity space with parks and common improvements over just having a large yard.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
I believe, as indicated, that these choices are not mutually exclusive and that my choice above coupled with public purchase of development rights would strike a balance.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
I like the rural character illustrated in (c)
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
I think it depends on what the land owner ultimately wants to do with their land. If they are getting out of ag all together then they should be able to do what they want with their property. If they are just leveraging a couple of lots to stay in ag - while that is a sad state I don't like what that does to the community and the issues it creates. If they are staying in ag, they should be encouraged to cluster.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
I think it is important to continue to allow a variety of options, not just clusters or a farm. The option selected provides a variety of opportunities for land/home owners while overall achieving goals.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
I'd also like to see a targeted open space and county-wide trail program within Garfield County
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Like I said above, clustering provides for more contiguous land use.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Like to keep Village concept as we have now continue in future development.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
More agriculture = more food security and less fossil energy spent on importing food from beyond the region. Agricultural land should be preserved as it is in Germany where food security is highly valued. Clustering, if allowed at all, is preferable to sprawl, but is not preferable to agricultural preservation.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
OOption c makes most sense
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Option 5 is even tougher to administer than option 4. Better to figure out a suitable combination of incentives and regulations to strongly encourage density and annexation.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
Please keep areas open and cluster housing. We don't need urban sprawl here. That's what Grand Junction is for.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
The "anywhere" part is the problem. Access, utility services, the existing character of the area need to be evaluated. Development further away from municipalities needs to make sense for everyone.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
The Constitution does not prohibit requiring central services and adequate roads be available BEFORE allowing development. I agree you need to buy perpetuity, but you are allowed to have standards. No one has an ABSOLUTE right. There are countless examples nationwide.
- ◆ Allow larger lots anywhere but with incentives for more lots if clustered on a portion of the land  
The rancher or farmer may need to sell off parts of their property just to pay the high property taxes in this county. If the county gave ranchers a tax incentive to help, maybe they wouldn't have to sell it off. Something like the Williamson Act that is used in California that keep farming and ranching taxes low to help keep the farms and ranches intact.
- ◆ Allow transfer or purchase of development rights  
Allowing TDR's would not be as difficult as you think. I have done a great deal of research on this and feel it is a very viable option.

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

**Do you have any comments on your response?**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>If development rights are allowed to be transferred, the receiving areas for development should be within or adjacent to incorporated towns and cities. This should be combined with the public purchase of development rights from landowners.</p>  |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>None of the options are good. 2 acre lots are sprawl. They are an inefficient use of land, roads and infrastructure costs are high, and they have the biggest carbon footprint of any type of development. C, clustering units on smaller lots where the infrastructure is there to support it is the best way to provide housing for those who want to live in the area. If the property owner of a rural area wants it to remain agricultural, he should have that right and his taxes should be low enough so he isn't forced to sell off parts to be able to afford being a farmer or rancher.</p> |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>PUD's plus the open space program purchase of Dev Rights is the only way to make it really work.</p>   |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>Should be able to pick 2 options; the middle one as well as the one I marked</p>   |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>TDR is preferred approach but a combination of clustering and TDR is probably best!</p>  |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>The County should have a variety of carrots and sticks.</p>  |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>This is a tough question as it this is clearly not something that is done with any single one of the tools / approaches noted above. The key is deciding what policy is NOT good, which is the first, and then the second. After that, there is much to work with. Clearly, TDRs are the most difficult, but its a tool that isn't being considered enough and I'm not confident that PDRs or easements throughout the county will be sufficient on their own. At the very least, a feasibility study evaluating the potential for a TDR program would be useful.</p>                                  |
| <ul style="list-style-type: none"> <li>◆ Allow transfer or purchase of development rights</li> </ul> | <p>Whatever happens, I think, will not come easy. Can we promote more conservation type easements?</p>  |
| <ul style="list-style-type: none"> <li>◆ Missing</li> </ul>  | <p>Don't like any of the above ideas.</p>   |
| <ul style="list-style-type: none"> <li>◆ Missing</li> </ul>  | <p>I believe this should be looked at site specific not a blanket pattern</p>   |
| <ul style="list-style-type: none"> <li>◆ Missing</li> </ul>  | <p>I find it difficult to choose one of these options.</p>  |

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

- |  | <b>Do you have any comments on your response?</b>   |
|--|---|
| ◆ Missing  | none of the above options go with the illustration A. if we are to keep our rural area rural, why in the world would we want to develop it? we need to support the ranchers and farmers in what they do best, and that is to provide our populace with good food, good commerce, and good scenery.  |
| ◆ Missing  | This is too difficult for me to consider or study now. My main concern is the heavy industrial usage of our rural areas and unincorporated communities that have been formed and of course the stewardship of our water ways. Communities such as Battlement Mesa are in dire straits right now. The community is losing people and Battlement Mesa INC, which is headed by one man who is only after the big buck with no consideration for the folks living there. It is a terrible shame. PUD's such as this should no longer be allowed to be formed in Colorado. |
| ◆ Missing  | Why is there not a question about transportation in this survey? I feel the county should be more supportive of expanding RFTA services (as well as Silt and New Castle).   |
| ◆ Public purchase of development rights from land owners | A combination of larger lots, clustering and purchase of development rights is the most viable option combination. A single solution is doomed to failure at this point in time.  |
| ◆ Public purchase of development rights from land owners | After repealing the 2-acre lot subdivision currently allowed, the County then needs to act in whatever manner necessary to strictly zone and preserve agricultural land as per illustration "a" above, without exception.   |
| ◆ Public purchase of development rights from land owners | As more and more farmland and rural scapes are turned into residential and commercial developments, we have to keep looking farther and farther away to find land to grow crops and raise farm animals. And worse, to find visual peace of mind. Not every open piece of land has to be developed.  |
| ◆ Public purchase of development rights from land owners | Clustering developments is the best option besides public purchase of development rights. I believe Garfield County's goal should be to make any new developments have the least environmental impacts as possible, and also to preserve all the open space that is left, especially in the upper Roaring Fork Valley.  |

Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

- ◆ Public purchase of development rights from land owners
  
- ◆ Public purchase of development rights from land owners
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- ◆ Public purchase of development rights from land owners
- ◆ Public purchase of development rights from land owners
- ◆ Public purchase of development rights from land owners

**Do you have any comments on your response?**

Garfield County definitely needs to protect it's remaining ag land for future use as well as for viewsheds, wildlife, and rural character. An open space tax would be a good thing in the long run. My second choice would be the clustering option; however, we need to consider the economy and water availability before committing to increased housing developments. Also there are plenty of huge, empty buildings within Glenwood's core that can be used for shopping centers or big box stores. This should be considered prior to development outside the city limits.

Garfield County needs a open space fund/tax yesterday.

I kept in mind the Consituion. Don't like sprawl or taxes but if we need to buy out development rights to save everything from being asphalted over then so be it.

I most support the 5th option from an idealistic point of view, however, I think the 3rd option is the best compromise.

I perfer the c type of development

I would prefer a combination of public purchase for some areas that communitiy and through review/analysis are deemed highly valuable and the other downsizing (picture c)

I would prefer cluster development incentives with no cost to public but if this does not encourage more ag preservation then a more aggressive program such as buying development rights may be the best option. It maybe cheaper to buy preservation than to fix it later.

If Garfield County were to create an Open Space Board with funding capabilities this Branch of Garfield County would be able to purchase and preserve large tracts of land to keep the rural intention.

More open space and agricultural preservation.

## Open-ended Comments

**To preserve rural character in the unincorporated areas of the county, which of the following do you MOST support (recognizing that a combination may be desirable)?**

- ◆ Public purchase of development rights from land owners

**Do you have any comments on your response?**

significant portion of the assessed value of the land are the surrounding publicly funded improvements...roads, utilities, existing towns,etc. so we are already in this together. we should be prepared to pay fair amount for in exchange for development rights, but not necessarily "market" value, as the taxpayers already have a significant investment there.

- ◆ Public purchase of development rights from land owners

The caveat to my response above is that some development will still occur, and this should follow along the "clustering" principle with an emphasis on providing greater areas of open space to balance out the more compact, higher-density development on a portion of the land.

- ◆ Public purchase of development rights from land owners

The land comes first.

- ◆ Public purchase of development rights from land owners

The picture "B" above is my nightmare!

- ◆ Public purchase of development rights from land owners

The second option would be clustering or illustration C.

- ◆ Public purchase of development rights from land owners

There needs to be a strong effort to maintain agricultural land with their water rights protected.

- ◆ Public purchase of development rights from land owners

You only have to look at Colorado's Front Range to see the benefit of buying open space. Communities that buy open space are more desirable to live in and near. Developers, left to their own devices, are short-sighted do not allow for open space.

## Open-ended Comments

### **Which of the following general strategies for Sunlight would you most support? I have another idea - Please explain:**

- ◆ A combination of 2 & 3
- ◆ A combination of the latter two options.
- ◆ A personal vehicle is not needed at Sunlight because the only way to it and from it is County Road 117 via Glenwood Springs. So permit growth and development at Sunlight but require the developer to purchase property near the County Road 117/ Midland Ave intersection. On the property near this intersection build a parking structure, require resort visitor/residence to park there and be shuttled up to the resort. Developer to provide transportation at base village for guests and visitors to move around the resort. This concept would reduce the traffic on County Road 117.
- ◆ A ski area can not support itself on just ticket sales. There needs to be development to pay for upgrades in lifts and to just pay the bills. Sunlight will not survive if they are not allowed to do some development. They need to produce income all year, not just ski season. Get out of their way and allow them to keep the ski area open.
- ◆ Allow private (and public) development to the extent it makes sense, understanding that there will be impacts that the development must pay for and mitigate. Widening 4-Mile is the most obvious and significant obstacle. There must be some overarching benefit to the County to allow/encourage such a thing, not just bucks to be made by the developer.
- ◆ Allow property owners to use or sell their land as they see fit. HANDS OFF. Private property is just that.
- ◆ County funds should be used to improve 4 mile road and other infrastructure necessary to help Sunlight survive and thrive.
- ◆ Do what is needed to keep Sunlight going but minimize the amount of developed land. Looking across the street and seeing houses takes a little away for me. Also, expanding the mountain would be nice but high speed lifts all over the place may ski the snow off too fast like on Aspen Mountain. In other words, I like it the way it is.
- ◆ Expansion means that public use of the roads etc will need the improvements anyway. If development can be reasonable and pay for the improvements the county would only have maintenance to deal with. The increased income to both GWS and GarCo should mitigate increases.
- ◆ Form and SID to improve 4 mile road. Would include all users of the road including existing residential uses. Full burden on Sunlight too much. Then allow private development at Sunlight to occur. Loss of Sunlight is not an option.
- ◆ I agree with option 3 about a funding mechanism but there could be some limited development to offset costs of buying the ski area.
- ◆ I believe that a blending of concepts 2 & 3 above may help the concept work. If a district could be formed to help buy Sunlight, it may be able to fund itself by allowing some well planned and scaled back development for housing and tourist accommodations or cabins. If the development is well planned to be sustainable and support the recreational facility of Sunlight, (as opposed to profit for an out-of-state developer) then it could generate the funds needed to improve the resort and make itself sustainable. If the City and County are able to build better road access to the area this can help alleviate traffic concerns.

## Open-ended Comments

### **Which of the following general strategies for Sunlight would you most support? I have another idea - Please explain:**

- ◆ I believe the county should start improving the road to take the burden off whomever may want to develop the private land around Sunlight and make Sunlight viable. We are at risk of losing Sunlight because at this point in time I do not think it can keep operating as it has been and stay in business.
- ◆ I do not believe in any large scale development at the Sunlight Ski area.
- ◆ I don't have another idea at this point but I'm not in favor of the available choices. What have other small ski areas done to survive without compromising their character and sacrificing the landscape to development? IE Crested Butte or other areas.
- ◆ I don't think Sunlight is willing to pay the true cost of the development - upgrading the roads to handle year-round access.
- ◆ I would just make sure the oil and Gas industry not be allowed in this beautiful area. I would consider #2 or #3 in this question.
- ◆ If a land use master plan was done for Sunlight and the land use review process was done with tight controls, developer paying impact fees (affordable housing, open space fees, school impact fees, etc.) a private developer could present the best project with minimal impacts to County residents. The land use review process would have to be incredibly tight and controlled.
  
- ◆ If developers wish to enlarge the ski area they should pay for a second four lane road to permit egress as well as an additional fire and ambulance substation.
- ◆ If the developer is willing to risk his investment - his money developing the area, why would the county or city get in his way? No ski areas in the country can support themselves on ticket revenue alone. They need development so they can have activity all year long. Sunlight will not be able to survive without development. GARCO, Glenwood Springs, Carbondale, and the other communities, need to decide if there is more benefit to the community having a year round recreation area and the huge increase in tax revenue to the county in property taxes, food purchases, jobs, retail, hotel tax revenue, and put up with or fix the slight increase in traffic on one road or no ski area at all. There is no middle road.
  
- ◆ I'm ok with increasing private development around Sunlight, but, not to the extent that was recently proposed. that was way too big. So a reasonable amount of private development is ok.
  
- ◆ Might be a combo of the second two options. Some development up there is fine, but do it as part of a public sub-area planning process. If it is done, it should be done well and where development will NOT occur should be made clear. Oh yeah, there is a receiving area to apply your TDR program...
- ◆ Ski resorts are the new boom/bust. With the variable real-estate market, banking on houses and retail will not improve the area, but rather create a financial suck-hole that will require a cycle of maintenance and upkeep. Leave it alone.
- ◆ Strongly support option 3. The area is not Vail or Aspen and never will be but it is an important and under used recreational area. The summer recreational uses of the lifts and general area could someday overshadow the Ski uses.
- ◆ The city of Glenwood Springs should buy and operate Sunlight. Much like Steamboat Springs operates Howlesen Hill. Preserve its nature for the future.

# 2008 Garfield County Community Survey: Executive Summary Report, December 2008

## Purpose and Methodology

### Purpose

The purpose of the 2008 Garfield County Community Survey is to collect input from the community to be used in the new Garfield County Master Plan.

Specific areas identified for community input:

- Land use
- Growth
- Most important issues
- Strategic planning
- Impact fee initiatives
- Values/Assessment
- Oil & gas development
- Priorities for County Government
- Vision for the future

### Methodology

In 2008, Garfield County contracted with Venturoni Surveys & Research, Inc. (VSR) to perform the survey analysis. The Garfield County voter registration list was used to sample local residents. Random sampling techniques were employed to select the samples. Letters were sent to potential respondents directing them to go to the internet to fill out the survey. All respondents were assigned identification numbers (IDN) to assure that no duplicate responses were counted. After two weeks, if the potential respondent had not filled out the internet survey, they were sent a reminder letter, paper copy of the survey and postage paid return envelope.

#### 2008 Garfield County Community Survey

Samples:	Sample Frame	Mailed	Delivered	Completed Surveys	%	*Standard Error
<b>Voter Registration</b>	<b>22,622</b>	<b>4,275</b>	<b>4,070</b>	<b>1,048</b>	<b>25.7%</b>	<b>2.96%</b>
<b>Total</b>		<b>4,275</b>	<b>4,070</b>	<b>1,048</b>	<b>25.7%</b>	

\* 95% Confidence Level

The chart above details the size of the original sample frame, the number of surveys that were mailed, the number of surveys delivered (surveys not delivered were returned by the post office as “undeliverable”), the number of surveys completed and the number of surveys returned, % response, and resulting margin of error of 2.96%.

As the table on the right indicates, 478 people, or 46% of respondents chose to respond to the survey on the internet and 570, or 54% chose the paper alternative.

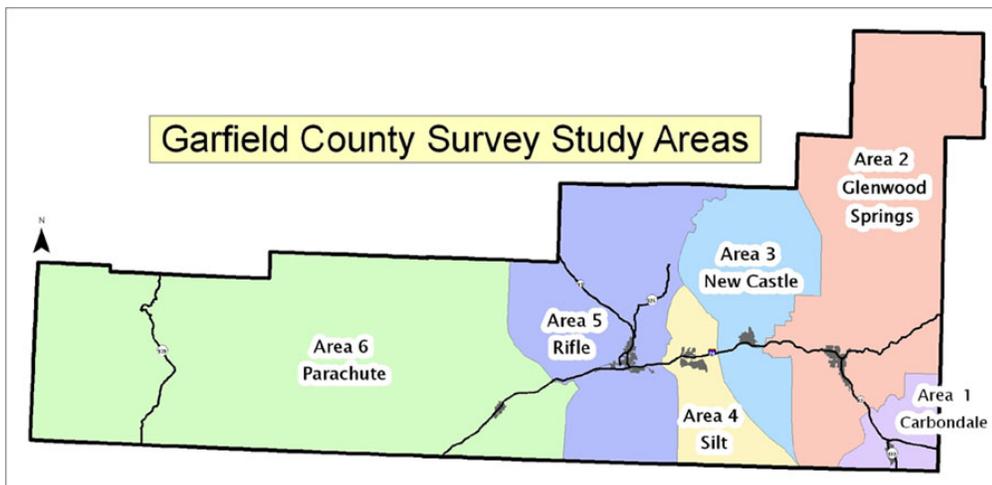
	1st Mailing	2nd Mailing	Total	%
Internet	450	28	478	46%
Paper Survey	0	570	570	54%
<b>Total</b>	<b>450</b>	<b>598</b>	<b>1048</b>	<b>100%</b>

The internet/mail surveys were conducted in September and October 2008.

## Highlights of Survey Results

### #4. Survey Results by area:

Survey respondents were given a map (see below) and definitions of the geographic study areas identified for the survey.



#### Definitions of the Study Areas:

**Area 1** - Carbondale (Includes the Town of Carbondale, Missouri Heights, Aspen Glen, and South of County Road 114 AKA "CMC Road")

**Area 2** - Glenwood Springs (Includes the City of Glenwood Springs, West Glenwood Springs, Ironbridge, Sweetwater, Four Mile Road to Sunlight, North of County Road 114 AKA "CMC Road", Spring Valley, Red Mountain Road, Mitchell Creek, Canyon Creek, and Riverbend)

**Area 3** - New Castle (Including the Town of New Castle, Castle Valley Ranch, Apple Tree, West Elk Creek, Main Elk Creek, East Elk Creek and County Roads 245, 243, 241, 314 and 328)

**Area 4** - Silt (Including the Town of Silt, Harvey Gap and areas South, Silt Mesa, Areas East of County Road 227 and West of County Road 238, Divide Creek and County Road 313, Mamm Creek and County Road 315)

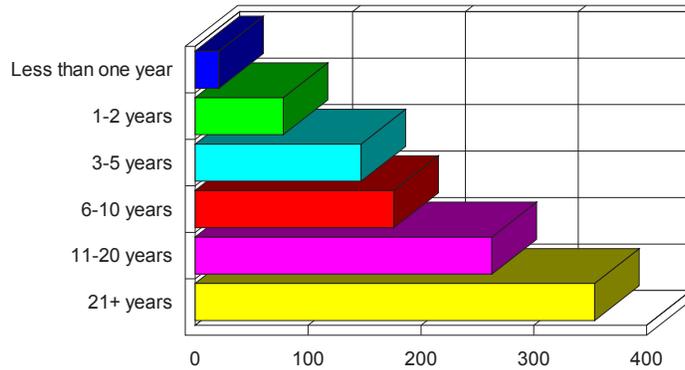
**Area 5** - Rifle (Including the City of Rifle, Rifle Gap Reservoir area, All development off State Highways 13 and 325, the Garfield County Airport, Grass Mesa, and Areas East of County Road 317 and West of County Road 319)

**Area 6** - Parachute (Including the Town of Parachute, Battlement Mesa, and All Areas West of County Road 325 to the Utah Border including County Roads 215, 204, and State Highway 139)

**All survey results are tabulated for the county as a whole and by individual survey study areas.**

## #5. How long have you lived and/or owned property in Garfield County?

The chart on the right displays the answer to the question “How long have you lived and/or owned property in Garfield County?” The most frequent response, 34%, answered 21+ years, 25% have lived in the county 11-20 years, 17% 6-10 years, and a total of 24% were in the categories of less than 6 years.



Please note that full tabulations of all of the survey questions cross-tabbed by study area and length of residency are available in the survey results notebooks and the web-based application. There are also interactive slides that allow viewers to select specific questions and view the responses in a graphic representation.

## #7. What are the most important issues that will be facing Garfield County in the next five years?

	Carbondale area <i>n</i> =221	Glenwood Springs area <i>n</i> =298	New Castle area <i>n</i> =105	Silt area <i>n</i> =117	Rifle area <i>n</i> =181	Parachute area <i>n</i> =126	COUNTY <i>n</i> =1048
Cost of living	62.9%	65.9%	70.5%	73.3%	71.7%	60.3%	66.9%
Affordable housing	47.1%	49.0%	54.3%	42.2%	50.6%	45.2%	48.2%
Traffic mobility and circulation	45.7%	59.1%	41.0%	31.9%	35.6%	63.5%	47.9%
Preservation of rural character	58.8%	41.2%	43.8%	51.7%	39.4%	39.4%	45.9%
Water availability	42.5%	37.2%	52.4%	65.5%	51.1%	38.1%	45.5%
Preservation of open space	54.8%	49.3%	41.0%	44.8%	38.9%	29.4%	44.9%
Water quality	24.9%	23.7%	33.3%	53.5%	41.7%	39.7%	33.2%
Air quality	26.2%	23.3%	27.6%	40.5%	45.6%	42.1%	32.4%
Economic development	23.1%	22.0%	31.4%	24.1%	30.6%	31.8%	26.1%
Housing availability	23.5%	28.7%	17.1%	14.7%	20.6%	22.2%	22.7%
Public transportation	27.6%	25.0%	21.0%	11.2%	16.1%	19.8%	21.5%
Public safety	13.6%	19.9%	18.1%	17.2%	25.0%	27.0%	19.8%
Other:	19.9%	19.9%	21.0%	24.1%	18.3%	9.5%	19.0%
Visual impact of development along I70	18.6%	18.9%	8.6%	14.7%	17.2%	20.6%	17.2%
Number of septic systems	3.2%	3.0%	1.9%	3.5%	2.8%	1.6%	2.8%

Numbers reflect frequency percentages

Yellow	70-100%
Pink	60-69%
Cyan	50-59%

“Cost of Living” received high ratings as an important issue facing the county in all of the study areas and was the #1 rated issue county-wide. “Affordable housing” was #2 countywide, and received highest numbers in the New Castle and Rifle areas. “Traffic mobility and circulation” was #3, with the Glenwood Springs and Parachute areas expressing the highest concern on this issue.

Water issues (“Water availability and “Water quality”) were higher concerns in the New Castle, Silt and Rifle areas. Other notable concerns include “Preservation of rural character” in both the Carbondale and Silt areas, and “Preservation of open space” in the Carbondale area.

## #39 – 49. Land Use Section:

Question: Garfield County (outside of municipal jurisdictions - Carbondale, Glenwood Springs, New Castle, Parachute, Rifle, and Silt) places limits on what property owners can do on their property. These zoning limitations are guided by the Garfield County Comprehensive Plan which was last updated in 2000. The Comprehensive Plan serves as a citizen-based guide for growth and is put in place for a community benefit. In the following questions we would like you to give us your opinion of the community benefit of some of the land use concepts from the Garfield County Comprehensive Plan of 2000. Your responses will help guide the next revision to the Comprehensive Plan. An answer of 1 means you think there is currently little community benefit and an answer of 5 means you think there is currently great community benefit.

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=126	COUNTY n=1048
Require development in areas without existing central water and sewer service to provide adequate and safe provisions for these services before project approval	89.0%	83.0%	86.4%	82.6%	82.4%	74.8%	83.5%
Encourage protection of river-fronts and wetland areas	90.3%	85.7%	74.8%	84.6%	80.1%	76.9%	83.5%
Encourage the development of energy efficient design, including solar access	86.6%	78.0%	78.6%	80.4%	76.6%	63.6%	78.2%
Retain rural character outside of community limits	84.9%	78.6%	73.8%	81.1%	72.9%	70.7%	77.8%
Ensure that wildlife habitat is a component of the review process and reasonable protection measures are imposed on projects that negatively impact critical habitat	82.6%	76.9%	73.5%	78.4%	71.8%	68.9%	76.1%
Maintain and expand access to public lands	77.7%	64.8%	63.1%	70.5%	68.6%	62.0%	68.3%
Target development to suitable land in and around existing communities	67.8%	57.6%	55.4%	58.9%	49.1%	45.5%	56.7%
Interconnect trail system through the county with community trail systems	72.8%	57.1%	53.4%	38.0%	45.4%	37.2%	53.7%
Extend trail system along river corridors	66.7%	54.6%	47.6%	40.4%	46.6%	43.1%	52.2%
Encourage mix of housing types within a development	60.5%	43.2%	44.1%	39.8%	33.3%	31.7%	43.5%

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.  
(Little Benefit to Great Benefit)

	80-100%
	70-79%
	60-69%

Support for zoning limitations (chart above) is fairly strong throughout the county, with six of the listed options receiving more than 60% support from the overall county survey respondents.

The chart below also shows a consistent pattern throughout the county, this time related to perception of growth. The most frequent response to the growth question is “Less growth than at present” in all of the study areas.

## #50. Garfield County has grown from 29,974 residents in 1990 to an estimated 55,063 in 2007. From the choices below, please indicate which policy you would endorse. (Please check only one.)

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=126	COUNTY n=1048
Less growth than at present	54.3%	45.2%	44.2%	43.0%	39.3%	34.4%	44.5%
About the same rate of growth as at the present	20.1%	26.7%	31.7%	26.3%	21.9%	20.0%	24.1%
More growth but some controls	9.6%	11.3%	14.4%	8.8%	15.7%	24.8%	13.4%
Zero Growth	10.5%	9.9%	4.8%	11.4%	10.1%	7.2%	9.4%
Other:	7.8%	6.9%	2.9%	10.5%	7.9%	4.8%	7.0%
No growth controls	0.5%	3.8%	5.8%	3.5%	7.3%	10.4%	4.7%

Numbers reflect frequency responses

## #51-60. Impact Fees:

Question: In the following section we would like your opinion about the potential benefit of each of the following impact fee initiatives. More specifically, we are interested to know your opinion regarding impact fees from commercial, residential and oil & gas developments to fund road improvements, affordable housing projects, and the acquisition & preservation of open space. An answer of 1 means you think there is little community benefit and an answer of 5 means you think there is great community benefit.

2008 Garfield County Community Survey  
Impact Fee Initiatives

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=126	COUNTY n=1048
<b>Roads</b>							
Require new residential development to pay a fee to the County to be used towards impacts on the County's road system from the development	75.1%	72.5%	62.1%	60.0%	61.9%	52.4%	66.4%
53. Require new commercial development to pay a fee to the County to be used towards impacts on the County's road system from the development	87.1%	83.3%	78.6%	85.2%	78.7%	77.6%	82.4%
54. Require new Oil & Gas development to pay a fee to the County to be used towards impacts on the County's road system from the development	94.0%	93.9%	91.4%	93.0%	92.1%	86.4%	92.4%
<b>Affordable Housing</b>							
Require a fee from residential development to construct a certain number of affordable housing units as a part of development	59.6%	49.7%	48.5%	39.1%	45.7%	32.8%	47.8%
Require a fee from commercial development to construct a certain number of affordable housing units as a part of development	71.4%	62.5%	60.2%	42.2%	53.4%	44.8%	58.2%
Require a fee from Oil & Gas development to construct a certain number of affordable housing units as a part of development	78.3%	72.2%	71.2%	70.7%	69.3%	64.5%	71.8%
<b>Acquisition and preservation of open space/parks</b>							
Require a fee from residential development for the acquisition and preservation of open space/parks	67.6%	53.2%	56.3%	51.7%	50.3%	44.0%	54.8%
Require a fee from commercial development for the acquisition and preservation of open space/parks	77.5%	63.4%	62.1%	60.3%	60.4%	56.0%	64.4%
Require a fee from Oil & Gas development for the acquisition and preservation of open space/parks	86.2%	77.9%	77.7%	75.9%	70.5%	68.0%	76.9%

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.  
(Little Benefit to Great Benefit)

	80%+
	70 - 79%
	60 - 69%
	50-59%

Support for some of the impact fee initiatives tested in the survey is very strong, especially in the section regarding roads. "Require new Oil & Gas development to pay a fee to the County to be used towards impacts on the County's road system from the development" has the support of 92.4% of county survey respondents overall. A road impact fee applied to commercial development also displayed strong support at 82.4% county-wide, and residential development measured in at 66.4%.

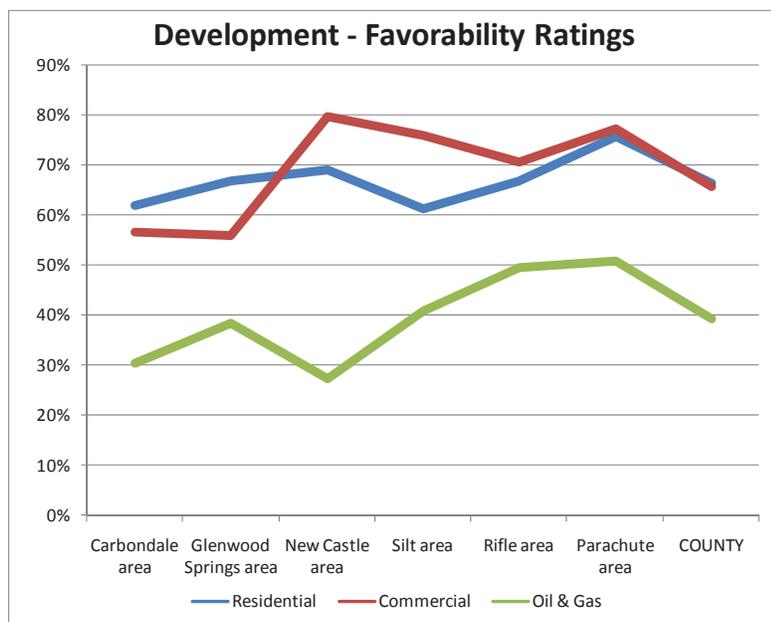
In the sections regarding "Affordable housing" and "Acquisition and preservation of open space/parks", support for the initiatives is highest when applied to Oil & gas development, measuring in at 71.8% and 76.9% respectively.

## #61. Please indicate if you feel very unfavorable, somewhat unfavorable, somewhat favorable or very favorable toward the types of development listed below:

### 2008 Garfield County Community Survey Development

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=126	COUNTY n=1048
<b>Residential Development</b>							
Very unfavorable	7.3%	10.6%	7.8%	9.5%	9.0%	7.3%	8.8%
Somewhat unfavorable	30.7%	22.6%	23.3%	29.3%	24.3%	17.1%	24.8%
Somewhat favorable	50.9%	54.8%	50.5%	48.3%	47.5%	54.5%	51.5%
Very favorable	11.0%	12.0%	18.5%	12.9%	19.2%	21.1%	14.9%
<b>Commercial Development</b>							
Very unfavorable	7.8%	15.7%	7.8%	7.8%	8.5%	7.3%	10.1%
Somewhat unfavorable	35.5%	28.3%	12.6%	16.4%	21.0%	15.5%	24.1%
Somewhat favorable	46.1%	47.1%	57.3%	54.3%	47.2%	54.5%	49.6%
Very favorable	10.6%	8.9%	22.3%	21.6%	23.3%	22.8%	16.2%
<b>Oil &amp; Gas Development</b>							
Very unfavorable	41.9%	32.5%	35.9%	36.5%	27.0%	27.4%	33.7%
Somewhat unfavorable	27.7%	29.1%	36.9%	22.6%	23.6%	21.8%	27.0%
Somewhat favorable	22.6%	29.8%	18.5%	23.5%	31.5%	33.9%	27.2%
Very favorable	7.8%	8.6%	8.7%	17.4%	18.0%	16.9%	12.1%

The table above indicates responses received on the favorability ratings for “Residential Development”, “Commercial Development” and “Oil & Gas Development”.



The chart on the left plots the overall favorability, combining “Somewhat favorable” and “Very favorable” percentages together. The overall pattern shows favorability ratings for “Oil & Gas Development” consistently lower throughout the county study areas, but there is variation by location, with favorability highest in the Rifle and Parachute areas.

“Residential Development” is most highly favorable in the Parachute area and “Commercial Development” favorability ratings are highest in the New Castle area.

## #8-29 and #106-117. Values and Assessment Sections:

A list of characteristics of Garfield County was given to survey respondents which they rated for importance (the values section). The same list was provided near the end of the survey for survey respondents to evaluate how well the county is doing in meeting their expectations for each of the characteristics (assessment section).

By comparing the value and assessment ratings we can identify the things that community members are satisfied with and the things that need improvement. Positive scores on the chart that follows indicate items that are exceeding expectations. Conversely, the items with negative scores indicate that survey respondents would like to see improvements.

For example, Traffic received a value score of 83.9%. Survey respondents assessed the county performance in the area of Traffic at 10.5%. The difference between these scores is the (-73%) shown in the difference column. Affordable housing also displays a large gap at (-52%), Recycling services (-44%) and County road maintenance at (-41%).

These charts have been developed for each of the study areas. Interactive scattergrams that display these results have been included in the full report and can be viewed on the web page as well.

	Value	Assessment	Assessment - Value Difference
	Voter	Voter	Voter
	n=1048	n=1048	n=1048
Recreation opportunities	67.3%	79.7%	12%
Biking Trails	44.4%	54.0%	10%
River access	56.0%	58.9%	3%
Hiking trails	54.6%	55.6%	1%
Animal control	34.1%	34.0%	0%
Shopping opportunities	30.5%	29.4%	-1%
Scenic/visual quality	84.1%	74.3%	-10%
Historic preservation	54.3%	40.3%	-14%
Public transportation	45.0%	29.2%	-16%
Open space	74.7%	57.1%	-18%
Economic development	52.8%	30.7%	-22%
Cultural integration	38.5%	14.3%	-24%
Air quality	83.1%	58.7%	-24%
Water quality/quantity	86.4%	57.9%	-28%
Sense of community	65.8%	37.0%	-29%
Public land access	72.6%	43.2%	-29%
Public safety	78.4%	48.2%	-30%
County road maintenance	69.6%	28.5%	-41%
Recycling services	67.9%	23.5%	-44%
Affordable housing	58.1%	5.8%	-52%
Traffic	83.9%	10.5%	-73%

Numbers reflect the percent of respondents who rated the priority a 4 or 5 on a 5 point scale.

Value: (Not Important to Very Important)

Assessment: (Very Poor to Very Good)

**#104. If you were responsible for budgeting \$100 for the following list of discretionary projects, how would you spend it? You may allocate the entire amount to a single item or distribute it, based on your personal priorities, to two or more items.**

**2008 Garfield County Community Survey  
\$100**

	Carbondale area <i>n=221</i>	Glenwood Springs area <i>n=298</i>	New Castle area <i>n=105</i>	Silt area <i>n=117</i>	Rifle area <i>n=181</i>	Parachute area <i>n=126</i>	COUNTY <i>n=1048</i>
Development of pedestrian/bicycle trails	\$13.92	\$12.48	\$9.76	\$8.47	\$9.32	\$8.70	\$11.05
Purchase of open space	\$21.56	\$20.69	\$15.92	\$15.80	\$17.07	\$11.72	\$18.17
Transit service improvements and expansion	\$15.42	\$12.24	\$13.71	\$10.28	\$9.56	\$12.82	\$12.46
Help provide affordable housing	\$21.13	\$20.02	\$21.48	\$15.34	\$20.74	\$15.42	\$19.39
Road system improvements	\$18.27	\$23.92	\$22.98	\$34.54	\$29.87	\$37.36	\$26.43
Economic development	\$9.87	\$10.02	\$15.85	\$14.94	\$13.77	\$11.20	\$11.96
<b>Total</b>	<b>\$100.17</b>	<b>\$99.37</b>	<b>\$99.70</b>	<b>\$99.37</b>	<b>\$100.33</b>	<b>\$97.22</b>	<b>\$99.46</b>

	1st Choice
	2nd Choice
	3rd Choice

The \$100 question produced pretty consistent results throughout the county. Amounts allocated are highest for “Road system improvements”, “Help provide affordable housing” and “Purchase of open space”.

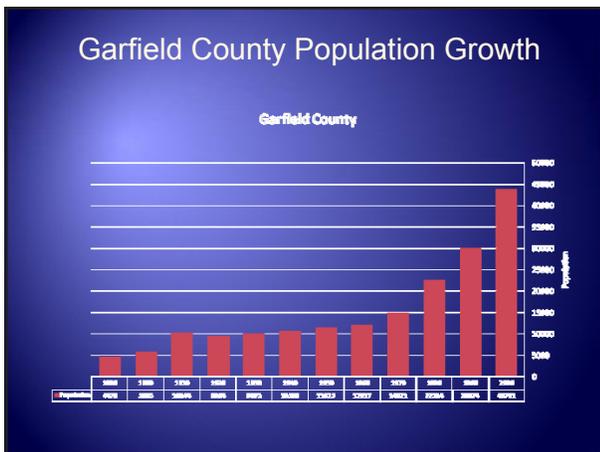
**This Executive Summary is provided to give an overview of some of the survey findings. Survey notebooks will be provided to the BOCC which contain the following:**

- Detailed survey results for each of the 121 survey questions by sample frame
- PowerPoint presentation of the survey results
- Color-coded spreadsheets
- Cross-tab results by:
  - Area
  - Length of residency
- Over 125 pages of write-in comments
- Interactive slides
- Web ready application for displaying survey results



## AGENDA

- 1 • General demographic information about Garfield County
- 2 • Purpose and methodology of 2008 survey
- 3 • Review 2008 survey results
- 4 • Cross-tabulations
- 5 • Conclusions & Recommendations



## General Demographics

### Garfield County Population

	1990	2000	%	2007	%
<b>GARFIELD COUNTY</b>	29,974	43,791	46.1%	55,063	25.7%
Carbondale	3,004	5,196	73.0%	6,367	22.5%
Glenwood Springs	6,561	7,736	17.9%	8,887	14.9%
New Castle	679	1,984	192.2%	3,699	86.4%
Parachute	658	1,006	52.9%	1,584	57.5%
Rifle	4,858	6,784	39.6%	9,055	33.5%
Silt	1,095	1,740	58.9%	2,546	46.3%

*Source: 1990 and 2000 Census; 2007 Estimates - Colorado Demography Section*

## General Demographics

### Garfield County Housing Units

	1990	2000	%	2007	%
<b>GARFIELD COUNTY</b>	12,517	17,336	38.5%	21,287	22.8%
Carbondale	1,119	1,821	62.7%	2,225	22.2%
Glenwood Springs	2,882	3,353	16.3%	3,819	13.9%
New Castle	277	731	163.9%	1,348	84.4%
Parachute	405	415	2.5%	533	28.4%
Rifle	1,984	2,586	30.3%	3,350	29.5%
Silt	481	668	38.9%	942	41.0%

*Source: 1990 and 2000 Census; 2007 Estimates - Colorado Demography Section*

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Venturoni Surveys and Research

## Methodology

- Purpose of survey – Input from the community to be used in the new Garfield County Master Plan
  - 2008 – Garfield County contracted with Venturoni Surveys & Research, Inc. to perform a community survey.
- Key Issues
  - Land use
  - Growth
  - Most important issues
  - Strategic planning
  - Impact fee initiatives
  - Values/Assessment
  - Oil & gas development
  - Priorities for County Government
  - Vision for the future

## Survey Sample Frame

Group:	Sample Frame:
Local Residents	Voter Registration List

## Map of the Study Areas:



Map included in both the internet survey and the paper survey

## Return Rates

2008 Garfield County Community Survey

Samples:	Sample Frame	Mailed	Delivered	Completed Surveys	%	*Standard Error
Voter Registration	22,622	4,275	4,070	1,048	25.7%	2.96%
<b>Total</b>	<b>4,275</b>	<b>4,070</b>	<b>1,048</b>	<b>25.7%</b>		

\* 95% Confidence Level

Sub-samples:	Sample Frame	Mailed	Delivered	Completed Surveys	%	*Standard Error
Carbondale area	4,255	850	822	221	26.9%	6.43%
Glenwood Springs area	6,820	1,242	1,166	288	25.6%	5.56%
New Castle area	2,570	460	445	105	23.6%	9.41%
Silt area	2,186	462	445	117	26.3%	8.85%
Rifle area	4,253	780	724	151	24.7%	7.15%
Parachute area	2,532	481	458	126	27.5%	8.54%
<b>Total</b>	<b>22,622</b>	<b>4,275</b>	<b>4,070</b>	<b>1,048</b>	<b>25.7%</b>	<b>2.96%</b>

\* 95% Confidence Level

**Total of 1048 surveys tallied**

## Survey Instrument & Methodology

- 1<sup>st</sup> Mailing
  - Survey respondents received a letter in the mail encouraging them to go on-line and fill out the survey. They were given the web page and an identification number.
- 2<sup>nd</sup> mailing
  - Anyone who did not respond to the 1<sup>st</sup> mailing, received a reminder letter, paper survey form, and stamped, addressed return envelope.
- 121 questions total

## 2008 Survey Responses

	1st Mailing	2nd Mailing	Total	%
Internet	450	28	478	46%
Paper Survey	0	570	570	54%
<b>Total</b>	<b>450</b>	<b>598</b>	<b>1048</b>	<b>100%</b>

Venturoni Surveys and Research

## Write-in Responses

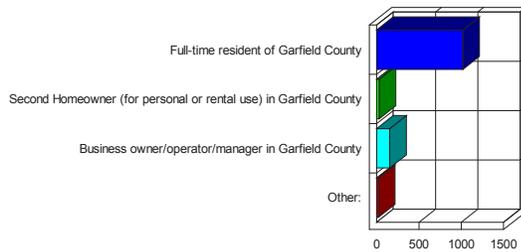
- #38. What might cause you to leave Garfield County?
- #65. Please use this space to provide additional input to Garfield County on impact fees, (residential development, commercial development or Oil & Gas development).
- #120. Please use this space to share any suggestions or recommendations you have regarding Garfield County:
- #121. Volunteer e-mail addresses:
- Other: \_\_\_\_\_
- Impromptu write-in responses:

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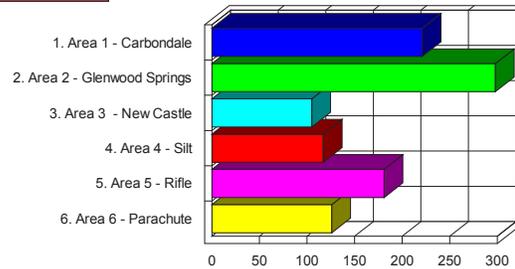
## 3. Are you a....?

Voter List



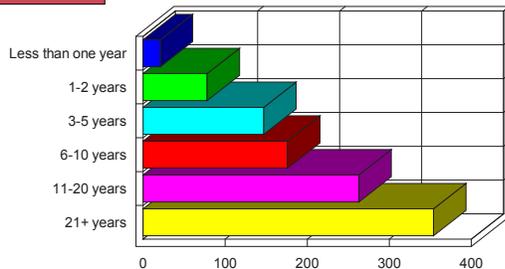
## 4. Where do you live and/or own property in Garfield County?

Voter List



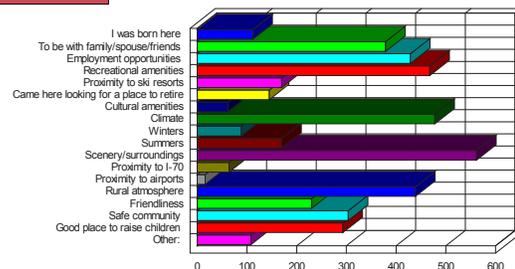
## 5. How long have you lived or owned property in Garfield County?

Voter List



## 7. Why do you live and/or own property in Garfield County?

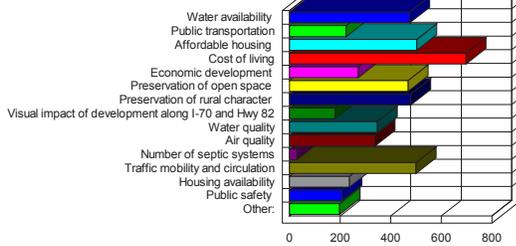
Voter List



Venturoni Surveys and Research

## 8. What are the most important issues that will be facing Garfield County in the next five years?

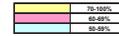
### Voter List



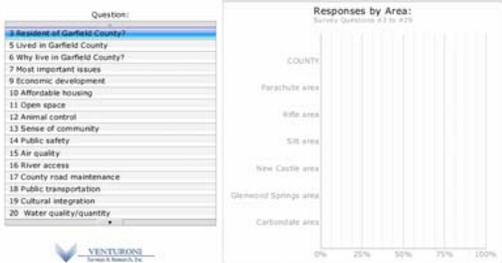
### 2008 Garfield County Community Survey Most Important Issues

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=151	Parachute area n=128	COUNTY n=1048
Cost of living	62.9%	65.9%	70.6%	73.3%	71.7%	60.3%	66.9%
Affordable housing	47.1%	49.0%	84.3%	42.2%	50.8%	45.2%	48.2%
Traffic mobility and circulation	45.3%	39.1%	41.0%	31.9%	35.8%	31.8%	42.9%
Preservation of rural character	58.8%	41.2%	43.8%	51.7%	39.4%	39.7%	45.9%
Water availability	42.5%	37.2%	82.4%	68.8%	51.1%	38.1%	45.9%
Preservation of open space	54.8%	49.3%	41.0%	44.8%	38.9%	38.4%	44.9%
Water quality	24.9%	23.7%	33.3%	33.5%	33.5%	41.7%	33.2%
Air quality	28.2%	23.3%	27.6%	40.5%	45.6%	42.1%	32.4%
Economic development	23.1%	22.0%	31.4%	24.1%	30.6%	31.8%	28.1%
Housing availability	23.0%	28.7%	17.1%	14.7%	20.6%	22.2%	22.7%
Public transportation	27.6%	25.0%	21.0%	11.2%	16.1%	19.8%	21.9%
Public safety	13.6%	19.9%	18.1%	17.2%	25.0%	27.6%	19.8%
Other:	19.9%	19.9%	21.0%	24.1%	18.3%	9.5%	19.0%
Visual impact of development along I70	18.6%	18.9%	8.6%	14.7%	17.2%	20.6%	17.2%
Number of septic systems	3.2%	3.0%	1.9%	3.9%	2.6%	1.6%	2.8%

Numbers reflect frequency percentages



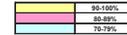
### 2008 Garfield County Community Survey



### 2008 Garfield County Community Survey Issues/Values

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=151	Parachute area n=128	COUNTY n=1048
Water quality/quantity	84.5%	82.4%	88.8%	92.2%	88.8%	87.8%	86.4%
Scenic/visual quality	89.4%	84.7%	80.0%	83.5%	83.0%	78.5%	84.1%
Traffic	55.7%	56.6%	79.0%	78.6%	81.4%	86.3%	63.9%
Air quality	83.9%	83.5%	79.8%	85.5%	84.4%	79.7%	83.9%
Public safety	75.1%	77.9%	82.9%	75.2%	83.2%	77.4%	78.4%
Open space	84.7%	78.0%	68.0%	72.7%	70.8%	66.9%	74.7%
Public land access	76.3%	70.9%	61.0%	72.7%	78.0%	72.6%	72.6%
County road maintenance	61.6%	64.0%	71.4%	80.3%	74.0%	78.2%	69.6%
Recycling services	76.4%	89.7%	88.3%	64.1%	63.8%	57.7%	67.9%
Recreational opportunities	74.9%	71.8%	58.7%	69.9%	69.9%	58.7%	67.3%
Sense of community	73.4%	65.2%	67.0%	53.9%	68.2%	61.0%	65.8%
Affordable housing	61.2%	53.9%	62.9%	54.3%	63.6%	54.0%	58.1%
River access	66.2%	56.0%	50.0%	52.1%	65.1%	45.5%	56.0%
Hiking trails	71.5%	63.2%	47.1%	40.2%	48.0%	34.4%	54.6%
Historic preservation	52.8%	50.2%	51.0%	59.9%	56.9%	57.7%	54.3%
Economic development	47.9%	49.3%	63.8%	61.7%	59.2%	52.0%	52.8%
Public transportation	57.2%	49.5%	37.9%	36.2%	35.1%	41.5%	45.0%
Biking trails	61.6%	51.8%	38.9%	28.2%	36.0%	29.5%	44.4%
Cultural integration	51.2%	38.8%	33.3%	32.5%	34.3%	31.0%	38.3%
Animal control	29.0%	29.3%	35.9%	31.6%	41.2%	45.2%	34.1%
Shopping opportunities	19.5%	25.0%	30.8%	29.6%	42.9%	46.0%	30.8%

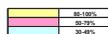
Numbers reflect the percent of respondents who rated the priority 4 or 5 on a 5 point scale. (Not Important to Very Important)



### 2008 Garfield County Community Survey Public Facilities Upgrades and Improvements

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=151	Parachute area n=128	COUNTY n=1048
Open space/parks acquisition and preservation	79.6%	89.1%	80.8%	48.4%	48.6%	42.1%	67.2%
County road improvements	49.0%	43.3%	49.5%	58.9%	56.1%	62.6%	50.9%
Visual corridor/protection of views	62.9%	61.6%	47.1%	43.8%	41.6%	45.1%	50.9%
Development of more trails and bike paths	54.9%	47.2%	33.9%	39.2%	37.6%	29.2%	43.9%
County-wide public transit service (BFTA) improvements and expansion	65.0%	40.6%	37.6%	28.6%	33.3%	35.2%	45.1%
Develop more affordable workforce housing	55.9%	49.1%	44.9%	29.0%	34.7%	31.4%	29.8%
Add code enforcement staff	32.4%	23.8%	28.7%	21.3%	29.0%	38.7%	28.1%

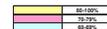
Numbers reflect the percent of respondents who rated the priority 4 or 5 on a 5 point scale. (Not Important to Very Important)



### 2008 Garfield County Community Survey Land Use

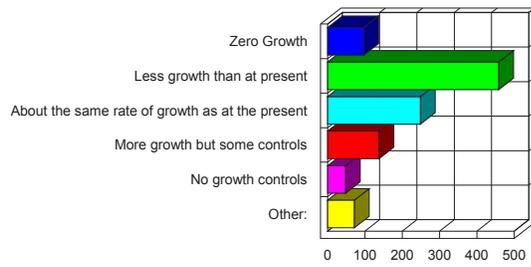
	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=151	Parachute area n=128	COUNTY n=1048
Require development in areas without existing central water and sewer service to provide adequate and safe provisions for these services before project approval	89.0%	83.0%	84.4%	82.6%	82.4%	74.8%	83.5%
Encourage protection of river-deltas and wetland areas	80.3%	85.7%	74.8%	84.6%	80.1%	78.9%	83.5%
Encourage the development of energy efficient design, including solar	86.6%	78.0%	78.6%	85.4%	76.5%	63.6%	78.2%
Ensure that wildlife habitat is a component of the review process and reasonable protection measures are imposed on projects that negatively impact critical habitat	84.9%	78.6%	73.8%	81.1%	72.9%	70.7%	77.8%
Maintain and expand access to public lands	62.6%	76.9%	73.5%	75.4%	71.6%	58.2%	76.1%
Target development to suitable land in and around existing communities	77.7%	84.8%	63.1%	79.5%	68.6%	62.0%	68.3%
Interconnected trail system through the county with community trail systems	47.8%	67.6%	55.4%	58.9%	48.1%	45.6%	56.7%
Encourage mix of housing types within a development	72.0%	67.1%	53.4%	38.9%	46.4%	37.2%	53.7%
Extend trail system along river corridors	66.3%	64.9%	47.6%	46.4%	46.8%	43.1%	52.2%
Encourage mix of housing types within a development	60.6%	43.2%	44.1%	39.8%	33.3%	31.7%	43.9%

Numbers reflect the percent of respondents who rated the priority 4 or 5 on a 5 point scale. (Little Benefit to Great Benefit)



19. Garfield County has grown from 29,974 residents in 1990 to an estimated 55,063 in 2007. From the choices below, please indicate which policy you would endorse.

Voter List



### Growth

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=128	COUNTY n=1048
<b>Less growth than at present</b>	54.3%	45.2%	44.2%	43.0%	39.3%	34.4%	44.5%
<b>About the same rate of growth as at the present</b>	20.1%	26.7%	31.7%	26.3%	21.9%	20.0%	24.1%
<b>More growth but some controls</b>	9.6%	11.3%	14.4%	8.8%	15.7%	24.8%	13.4%
<b>Zero Growth</b>	10.6%	9.9%	4.8%	11.4%	10.1%	7.2%	9.4%
<b>Other:</b>	7.8%	6.9%	2.9%	10.5%	7.9%	4.8%	7.0%
<b>No growth controls</b>	0.5%	3.8%	5.8%	3.5%	7.3%	10.4%	4.7%

2008 Garfield County Community Survey  
Impact Fee Initiatives

	Carbondale area n=221	Glenwood Springs area n=298	New Castle area n=105	Silt area n=117	Rifle area n=181	Parachute area n=128	COUNTY n=1048
<b>Roads</b>							
Require new residential development to pay a fee to the County to be used towards impacts on the County's road system from the development.	75.1%	72.5%	62.1%	60.0%	61.9%	52.4%	66.4%
Require new commercial development to pay a fee to the County to be used towards impacts on the County's road system from the development.	87.1%	83.3%	78.6%	85.2%	78.7%	77.6%	82.4%
Require new Oil & Gas development to pay a fee to the County to be used towards impacts on the County's road system from the development.	84.0%	83.9%	81.4%	83.0%	82.1%	86.4%	82.4%
<b>Affordable Housing</b>							
Require a fee from residential development to construct a certain number of affordable housing units as a part of development.	59.8%	49.7%	48.5%	39.1%	45.7%	32.8%	47.8%
Require a fee from commercial development to construct a certain number of affordable housing units as a part of development.	71.4%	62.5%	60.2%	42.2%	63.4%	44.8%	61.2%
Require a fee from Oil & Gas development to construct a certain number of affordable housing units as a part of development.	78.3%	72.2%	71.2%	70.7%	69.3%	64.6%	73.8%
<b>Acquisition and preservation of open spaces/parks</b>							
Require a fee from residential development for the acquisition and preservation of open spaces/parks.	67.6%	63.2%	66.3%	61.7%	59.3%	44.0%	64.8%
Require a fee from commercial development for the acquisition and preservation of open spaces/parks.	77.8%	63.4%	62.1%	60.3%	60.4%	66.0%	64.4%
Require a fee from Oil & Gas development for the acquisition and preservation of open spaces/parks.	66.2%	77.9%	77.7%	75.9%	78.5%	68.0%	76.9%

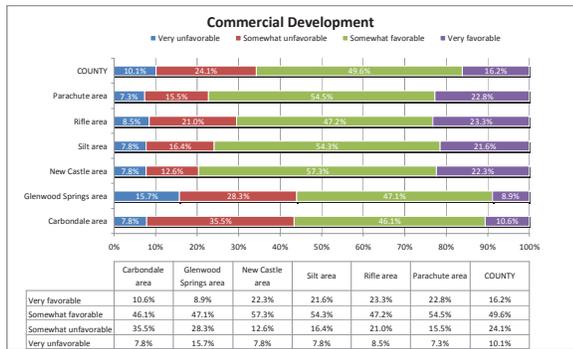
Numbers reflect the percent of respondents who rated the priority a four (4) or five (5) point scale. (Little Benefit to Great Benefit)

Very favorable	10%
Somewhat favorable	35%
Somewhat unfavorable	45%
Very unfavorable	10%

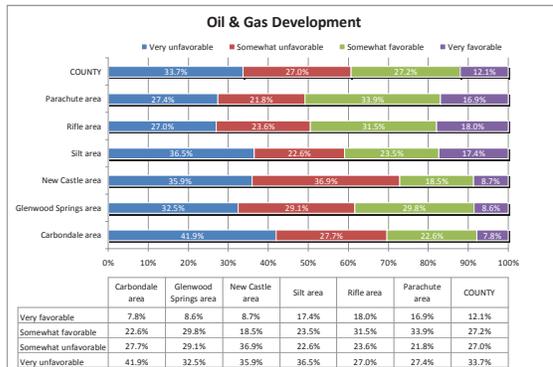
### Residential Development

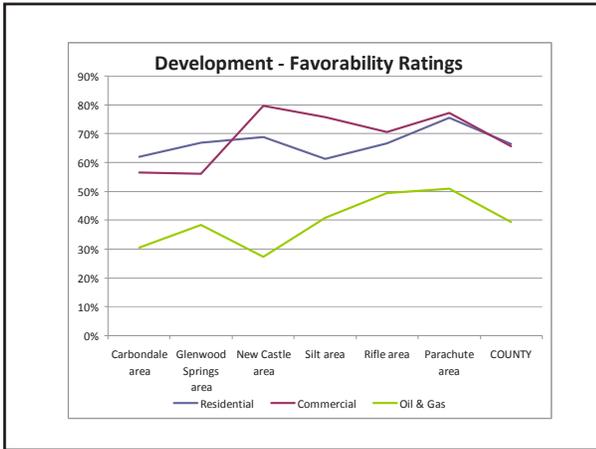


### Commercial Development

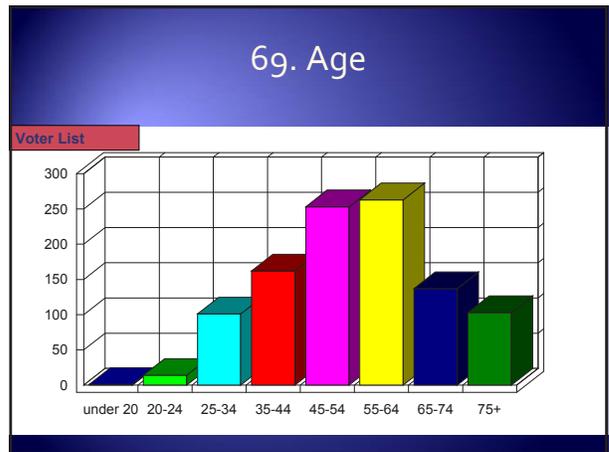
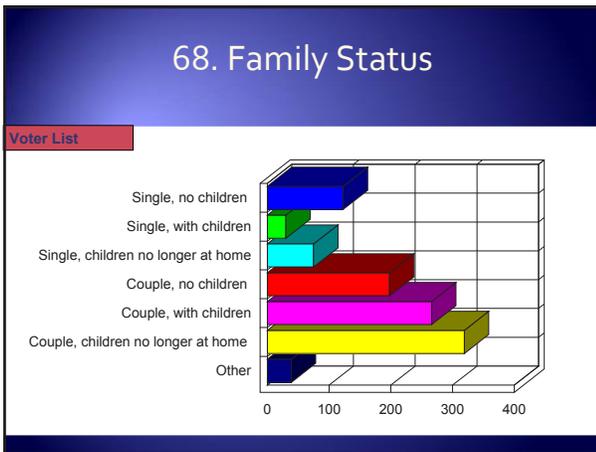
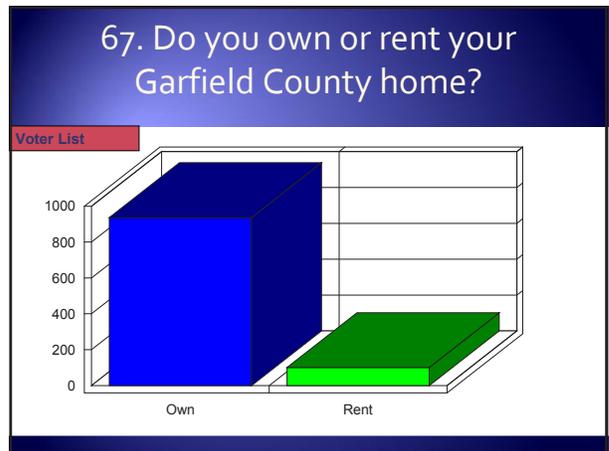
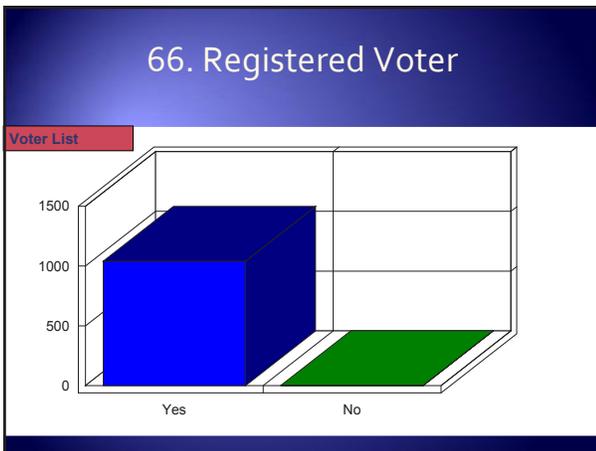


### Oil & Gas Development



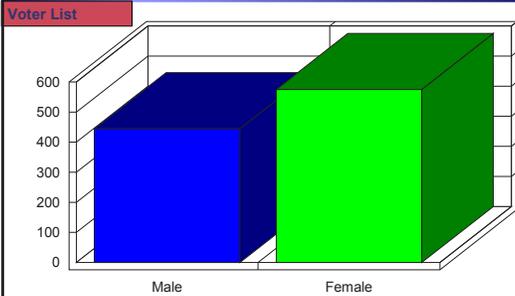


## Demographics

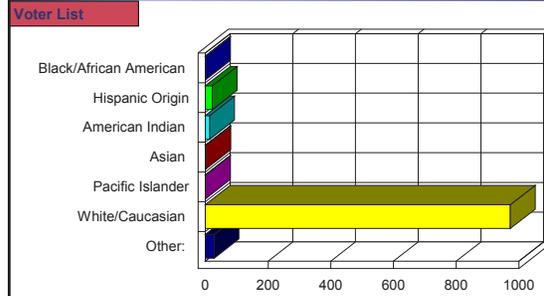


Venturoni Surveys and Research

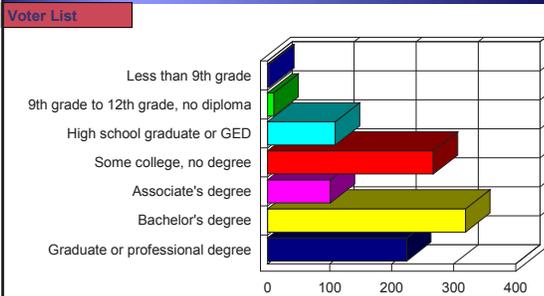
## 70. Gender



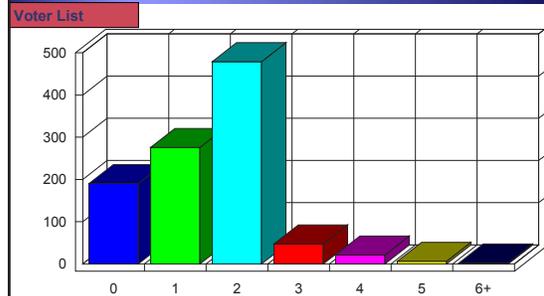
## 71. Ethnicity



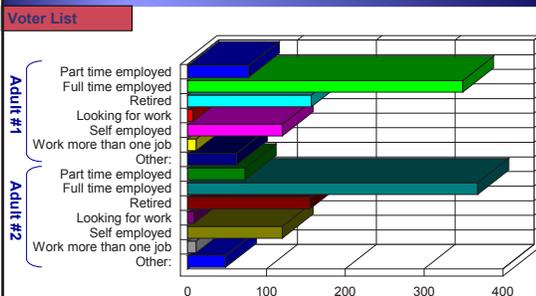
## 72. Level of Education



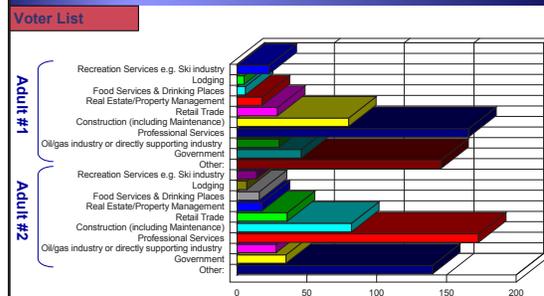
## 73. # Employed in Household



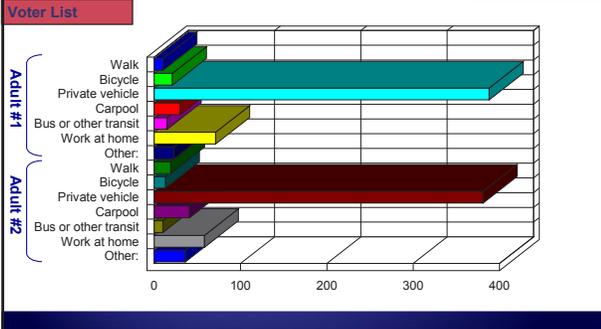
## 75. Employment Status



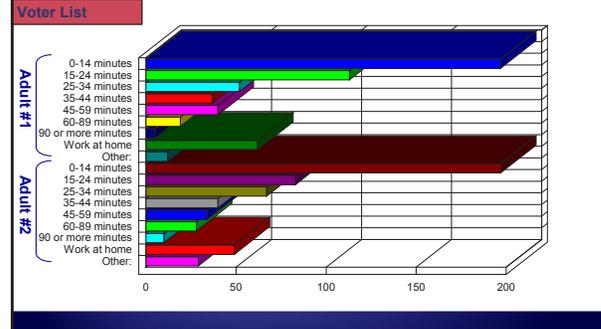
## 76. If employed, in what industry?



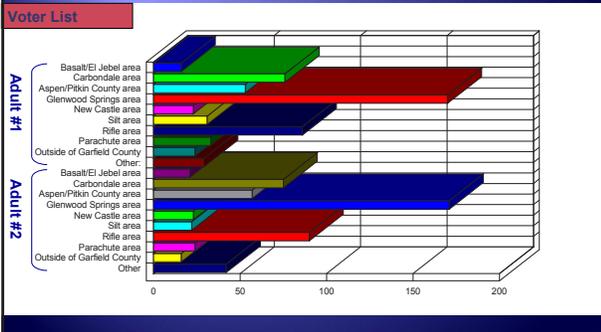
## 77. If employed, how do you typically get to work?



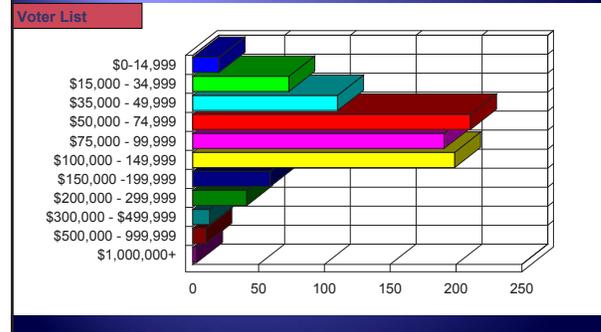
## 78. If employed, how long is your commute?



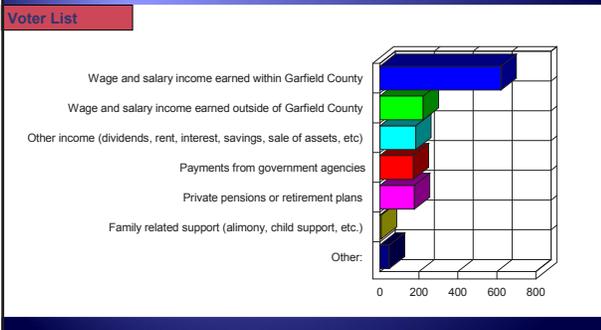
## 79. If employed, in which community is your primary job located?



## 80. Household Income



## 81. Sources of Income



2008 Garfield County Community Survey Assessment

	Carbondale area	Glenwood Springs area	New Castle area	Silt area	Rifle area	Parachute area	COUNTY
Recreation opportunities	88.9%	89.4%	88.0%	79.0%	68.5%	58.8%	75.7%
Scenic/visual quality	83.0%	80.1%	81.0%	64.9%	62.2%	65.3%	74.3%
River access	64.3%	70.7%	63.0%	59.4%	44.6%	44.1%	58.9%
Air quality	73.6%	69.2%	64.0%	43.9%	41.5%	40.5%	58.7%
Water quality/quantity	74.2%	70.6%	72.3%	35.1%	32.8%	44.4%	67.9%
Open space	66.6%	66.2%	74.6%	53.0%	46.6%	46.6%	67.1%
Hiking trails	74.6%	69.3%	69.8%	43.0%	36.6%	23.7%	59.6%
Biking Trails	73.4%	72.7%	66.8%	32.4%	27.4%	23.2%	54.0%
Public safety	89.1%	81.6%	42.4%	48.9%	41.8%	38.3%	48.2%
Public land access	62.6%	46.3%	46.9%	38.7%	37.4%	23.7%	45.2%
Historic preservation	39.3%	60.7%	43.8%	32.2%	31.7%	33.3%	40.3%
Sense of community	64.0%	42.1%	38.6%	24.1%	21.4%	28.0%	37.0%
Animal control	38.9%	41.6%	23.8%	24.6%	31.2%	21.6%	34.0%
Economic development	31.6%	32.2%	31.6%	32.7%	27.4%	28.8%	36.7%
Shopping opportunities	32.6%	44.0%	26.5%	23.7%	19.3%	13.6%	29.4%
Public transportation	45.4%	33.7%	24.0%	18.9%	14.2%	3.3%	29.2%
County road maintenance	40.0%	34.2%	28.1%	23.0%	20.6%	10.7%	28.8%
Recycling services	20.7%	33.9%	31.7%	22.1%	14.6%	11.4%	23.8%
Cultural integration	12.2%	17.3%	11.6%	13.1%	13.5%	16.4%	14.3%
Traffic	11.9%	8.6%	19.0%	11.2%	9.5%	6.4%	10.8%
Affordable housing	6.6%	6.3%	5.0%	4.6%	4.7%	6.6%	5.8%

Numbers reflect the percent of respondents who rated the priority 4 or 5 on a 5 point scale. (Very Poor to Very Good)

85-100%
66-84%



**2008 Garfield County Community Survey  
\$100**

	Carbondale area amt22	Glenwood Springs area amt28	New Castle area amt05	Silt area amt17	Rifle area amt18	Parachute area amt25	COUNTY amt048
Development of pedestrian/bicycle trails	\$13.92	\$12.48	\$9.76	\$8.47	\$9.32	\$8.70	\$11.05
Purchase of open space	\$21.56	\$20.69	\$15.92	\$15.80	\$17.07	\$11.72	\$18.17
Transit service improvements and expansion	\$15.42	\$12.24	\$13.71	\$10.28	\$9.56	\$12.92	\$12.46
Help provide affordable housing	\$21.13	\$20.02	\$21.48	\$15.34	\$20.74	\$15.42	\$19.39
Road system improvements	\$18.27	\$23.92	\$22.98	\$34.54	\$29.87	\$37.36	\$26.43
Economic development	\$9.87	\$10.02	\$15.85	\$14.94	\$13.77	\$11.20	\$11.96
<b>Total</b>	<b>\$100.17</b>	<b>\$99.37</b>	<b>\$99.70</b>	<b>\$99.37</b>	<b>\$100.33</b>	<b>\$97.22</b>	<b>\$99.46</b>

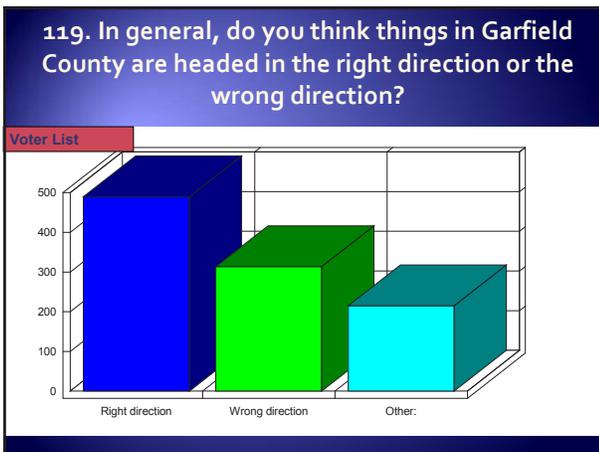
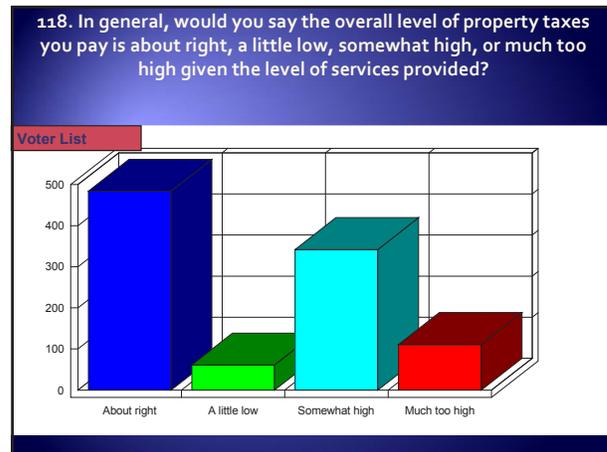
	1st Choice
	2nd Choice
	3rd Choice

**2008 Garfield County Community Survey  
Recreation**

	Carbondale area amt22	Glenwood Springs area amt28	New Castle area amt05	Silt area amt17	Rifle area amt18	Parachute area amt25	COUNTY amt048
Walking/Jogging	72.4%	73.3%	70.2%	66.6%	56.4%	66.4%	67.3%
Hiking	79.3%	72.3%	76.9%	62.2%	62.9%	49.6%	66.1%
Wildlife viewing	53.3%	52.3%	59.6%	69.7%	59.7%	68.9%	61.5%
Camping/Backpacking	59.0%	59.6%	61.5%	69.3%	64.5%	42.0%	59.6%
Fishing	42.8%	40.4%	50.0%	66.4%	59.9%	53.6%	48.7%
Picnic Areas	55.0%	47.3%	46.2%	49.6%	59.3%	63.9%	47.6%
Alpine Skiing	64.5%	58.9%	36.5%	29.2%	18.0%	21.0%	43.2%
Rafting/Kayaking/Boating	44.7%	48.6%	33.7%	38.9%	29.1%	13.9%	37.2%
Motorized sightseeing/jeeping	21.7%	30.5%	26.0%	31.9%	48.3%	39.9%	32.4%
Mountain Biking	42.9%	43.2%	32.7%	23.9%	19.8%	10.9%	32.2%
Golf	33.2%	20.8%	30.8%	25.7%	32.0%	31.1%	31.0%
Hunting	13.8%	19.5%	23.1%	54.0%	47.7%	33.6%	28.9%
Snow shoeing	36.9%	38.4%	33.7%	17.7%	18.0%	13.5%	28.7%
Road Biking	49.9%	33.3%	23.1%	11.6%	12.9%	14.3%	27.6%
Playgrounds	21.7%	21.6%	30.8%	30.1%	31.4%	22.7%	28.3%
Four wheeling	13.4%	20.9%	24.0%	34.6%	36.1%	33.6%	28.2%
Nordic Skiing	43.8%	29.8%	14.4%	15.9%	6.1%	10.1%	23.4%
Climbing/Mountaineering	20.3%	16.4%	10.8%	13.3%	10.5%	8.4%	14.4%
Other	11.9%	10.3%	8.8%	17.7%	16.9%	11.8%	12.6%
Snowboarding	12.4%	14.0%	16.4%	10.6%	9.9%	6.7%	12.0%
Ice Skating	14.3%	16.8%	8.7%	12.4%	5.2%	3.4%	11.4%
Tennis	14.8%	14.7%	10.6%	6.2%	4.1%	9.2%	10.9%
Dirt biking - motorized	6.3%	6.5%	10.6%	10.6%	6.1%	10.9%	8.6%
In-line skating	5.8%	4.1%	2.9%	1.8%	0.0%	0.0%	2.9%
Skate boarding	2.3%	2.7%	3.9%	2.7%	2.9%	2.9%	2.9%

Numbers reflect frequency responses

	66-100%
	50-65%
	40-49%



Venturoni Surveys and Research

## Conclusions & Recommendations

### Most Important Issues

- There is agreement on the “most important issues” that will facing the County in the next five years
  - Cost of living
  - Affordable housing
  - Traffic mobility and circulation
  - Preservation of rural character
  - Water availability

## Conclusions & Recommendations

### Growth

- There is agreement from all areas of the county on “Less growth than at present”
  - “Less growth than at present” averaged a 44.5% response county-wide
  - “About the same rate of growth as at the present” was next at 24.1%
  - “More growth but some controls” drew a 13.4% response
  - The extremes of “Zero Growth” and “No growth controls” drew only 9.4% and 4.7% respectively

## Conclusions & Recommendations

### Land Use

- There is agreement and support for zoning limitations
  - Require development in areas without existing central water and sewer service to provide adequate and safe provisions for these services before project approval (83.5%)
  - Encourage protection of river-fronts and wetland areas (83.5%)
  - Encourage the development of energy efficient design, including solar access (78.2%)
  - Retain rural character outside of community limits (77.8%)
  - Protection of wildlife habitat (76.1%)
  - Maintain and expand access to public lands (68.3%)

## Conclusions & Recommendations

### Impact Fee Initiatives

- There is agreement and support for impact fee initiatives
  - Require new Oil & Gas development to pay a fee to the County to be used towards impacts on the County's road system from the development (92.4%)
  - Require new commercial development to pay a fee to the County to be used towards impacts on the County's road system from the development (82.4%)
  - Require a fee from Oil & Gas development for the acquisition and preservation of open space/parks (76.9%)
  - Require a fee from Oil & Gas development to construct a certain number of affordable housing units as a part of development (71.8%)

## Conclusions & Recommendations

### \$100

- There is agreement on the allocation of the \$100 from all areas of the county
  - Road system improvements
  - Help provide affordable housing
  - Purchase of open space

## Conclusions & Recommendations

### Values & Assessment

- Highest Values:
  - Water quality/quantity
  - Scenic/visual quality
  - Traffic
  - Air Quality
  - Public safety
  - Open space
  - Public land access

Venturoni Surveys and Research

## Conclusions & Recommendations

### Values & Assessment

- ◆ Scattergram results display consistent problem areas:
- ◆ Problem areas identified:
  - Traffic (-73%)
  - Affordable housing (-52%)
  - Recycling services (-44%)
  - County road maintenance (-41%)
  - Public safety (-30%)

## Conclusions & Recommendations

- Use the results
- Review the write-in responses
- Share the information
- Future Surveys: Trend analysis
  - Testing of strategies
  - Questions retained for consistency
  - New questions added

## Survey Notebook



- Full Survey Findings
- PowerPoint presentation
- Spreadsheet Analysis
- Cross-tab analysis
- Back-up materials
- Computer disks
- Write-in responses
  - 125+ pages
  - Input on impact fees and development
  - Concerns addressed in the "What would cause you to leave Garfield County?" question
  - Complaints and compliments
  - Additional details to responses
  - Comments and recommendations

[www.surveycopro.org/Garfield.html](http://www.surveycopro.org/Garfield.html)

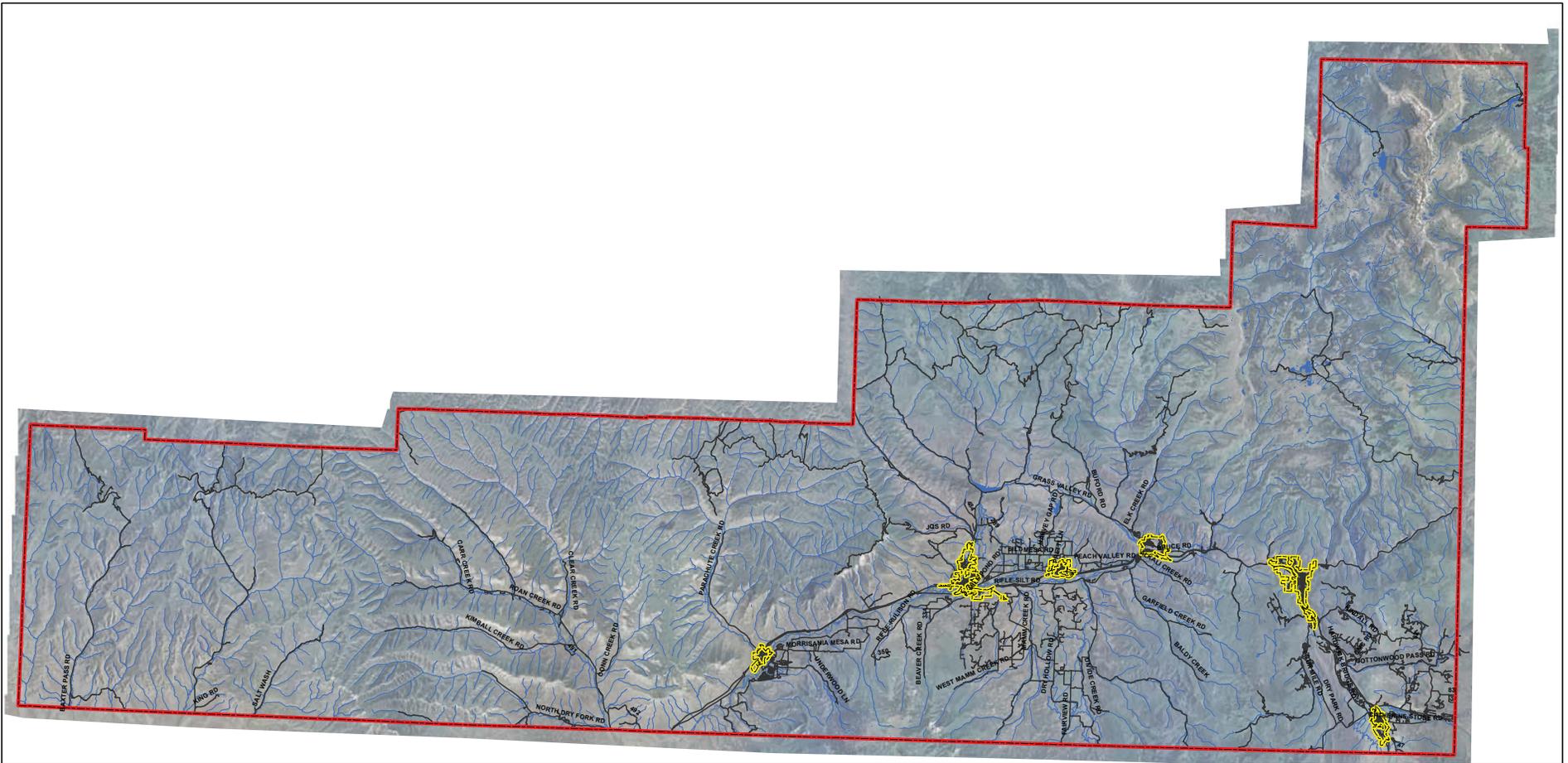
# APPENDIX C: COUNTY ATLAS

GARFIELD COUNTY COMPREHENSIVE PLAN 2030

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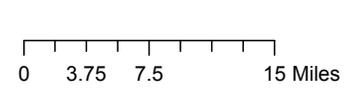
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Map 22: Slope Analysis	24		
Map 23: Watersheds	25		

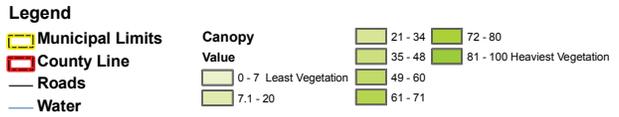


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water

(Source: Garfield County GIS)

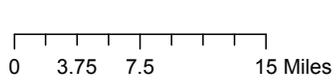
**Atlas Map 1**  
**Aerial & Political Boundaries**

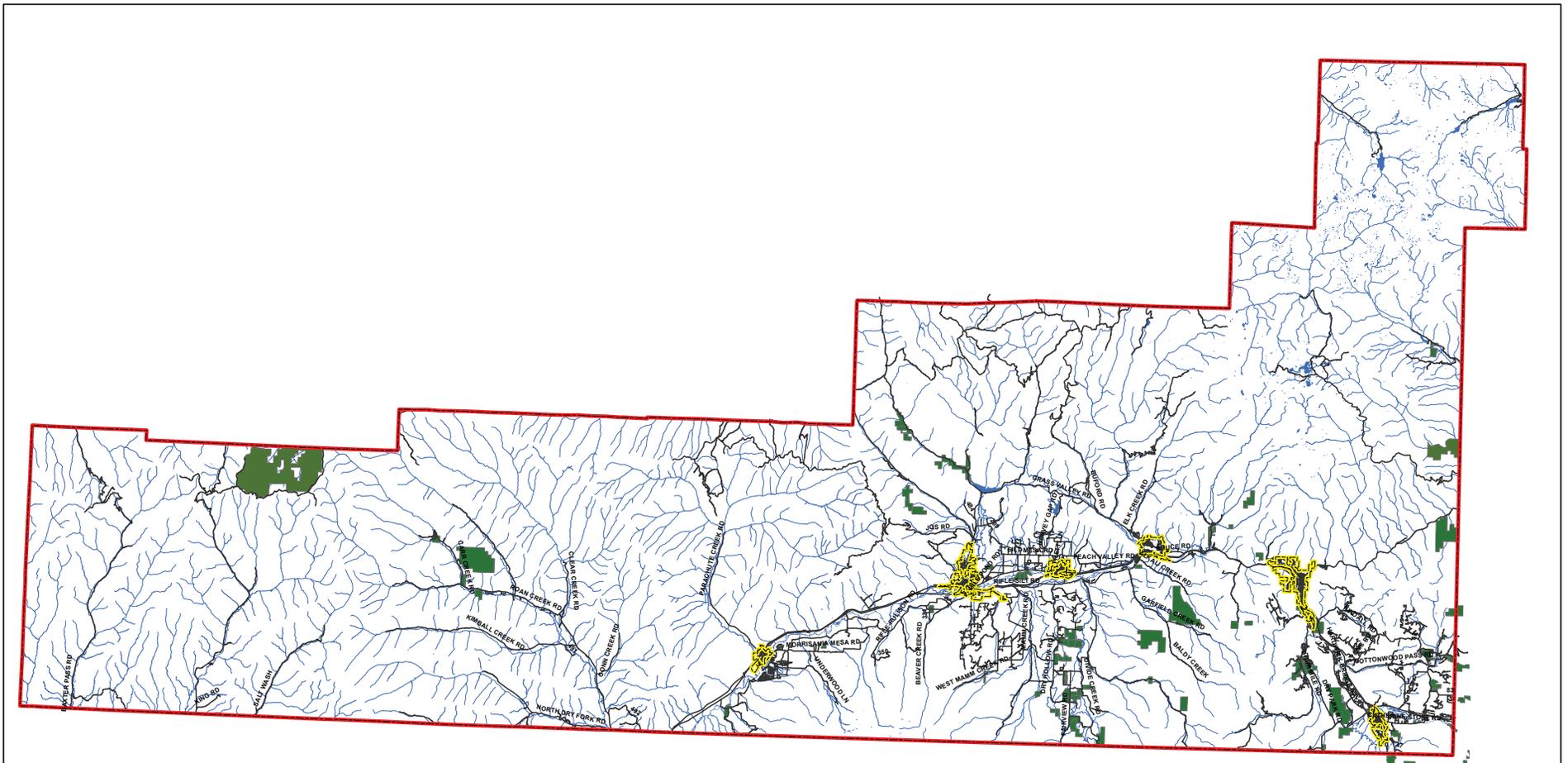




(Source: Garfield County GIS)

## Atlas Map 2 Vegetation Canopy

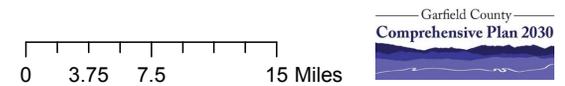


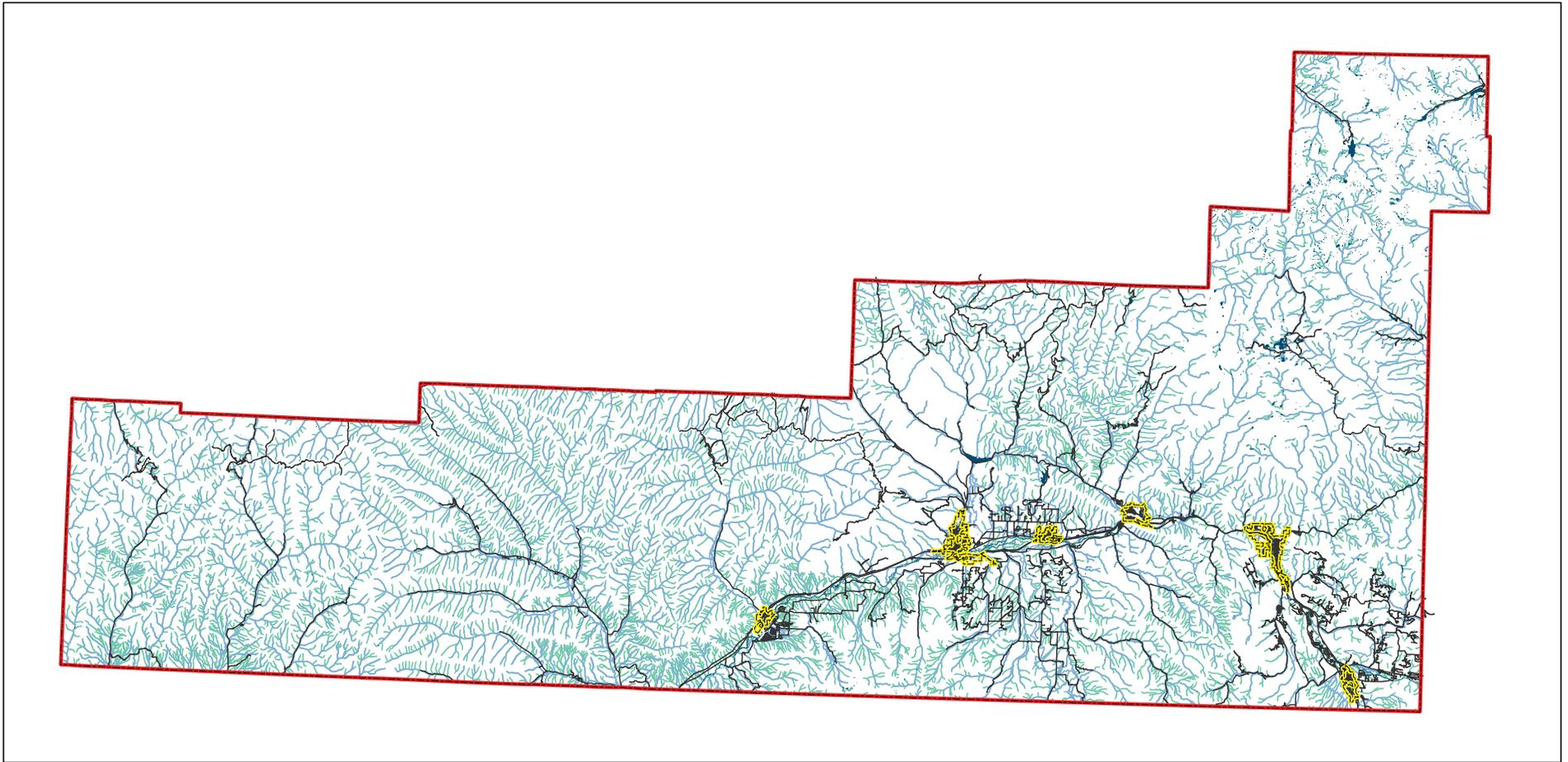


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Conservation Easements

(Source: Garfield County GIS)

### Atlas Map 3 Conservation Easements





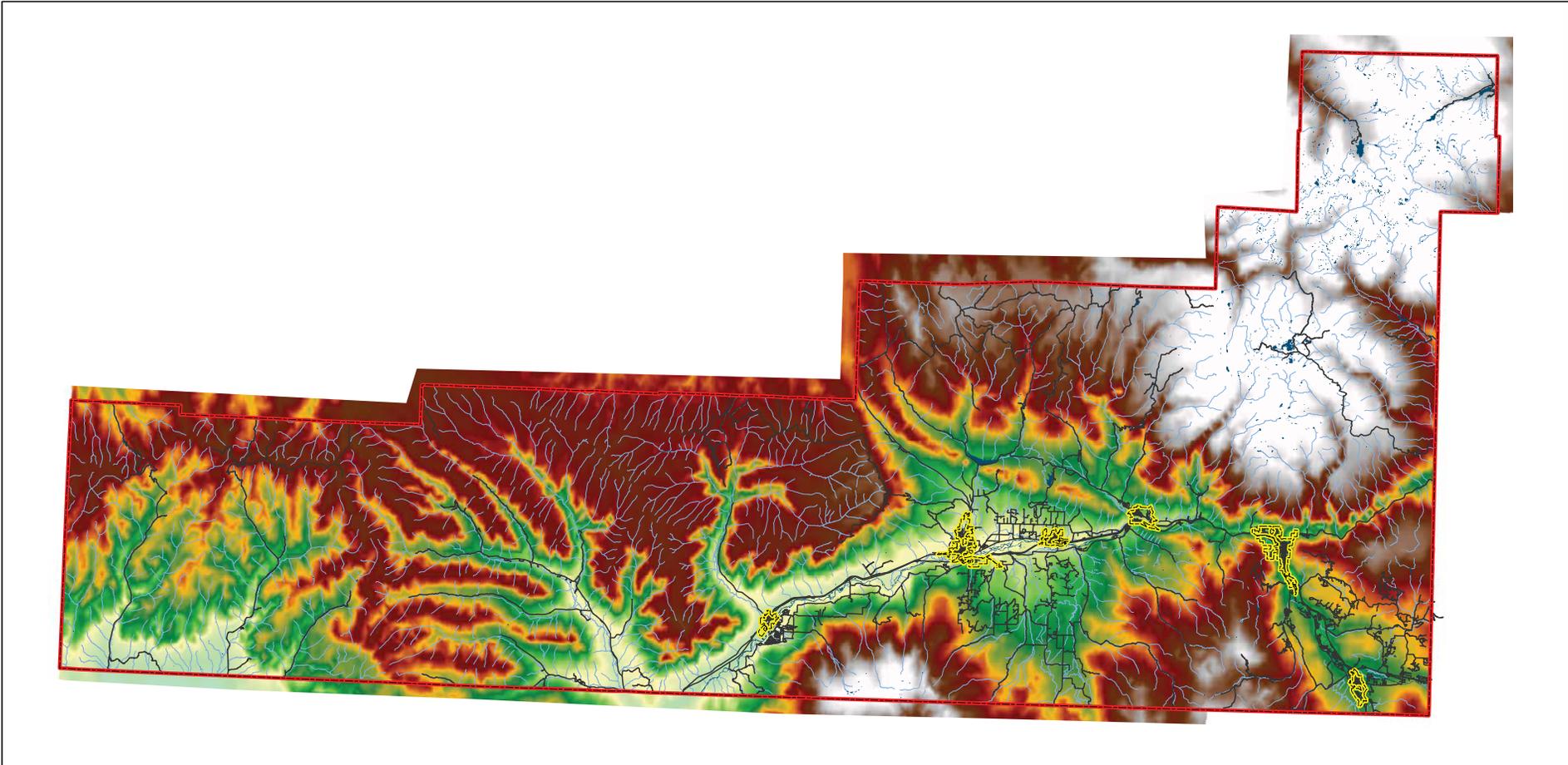
- Legend**
- Municipal Limits
  - County Line
  - Roads

- Creeks Detailed
- Rivers Lakes
- Water

## Atlas Map 4 Creek Drainages

(Source: Garfield County GIS)





- Legend**
-  Municipal Limits
  -  County Line
  -  Roads
  -  Water

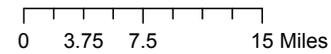
**Elevation Value**

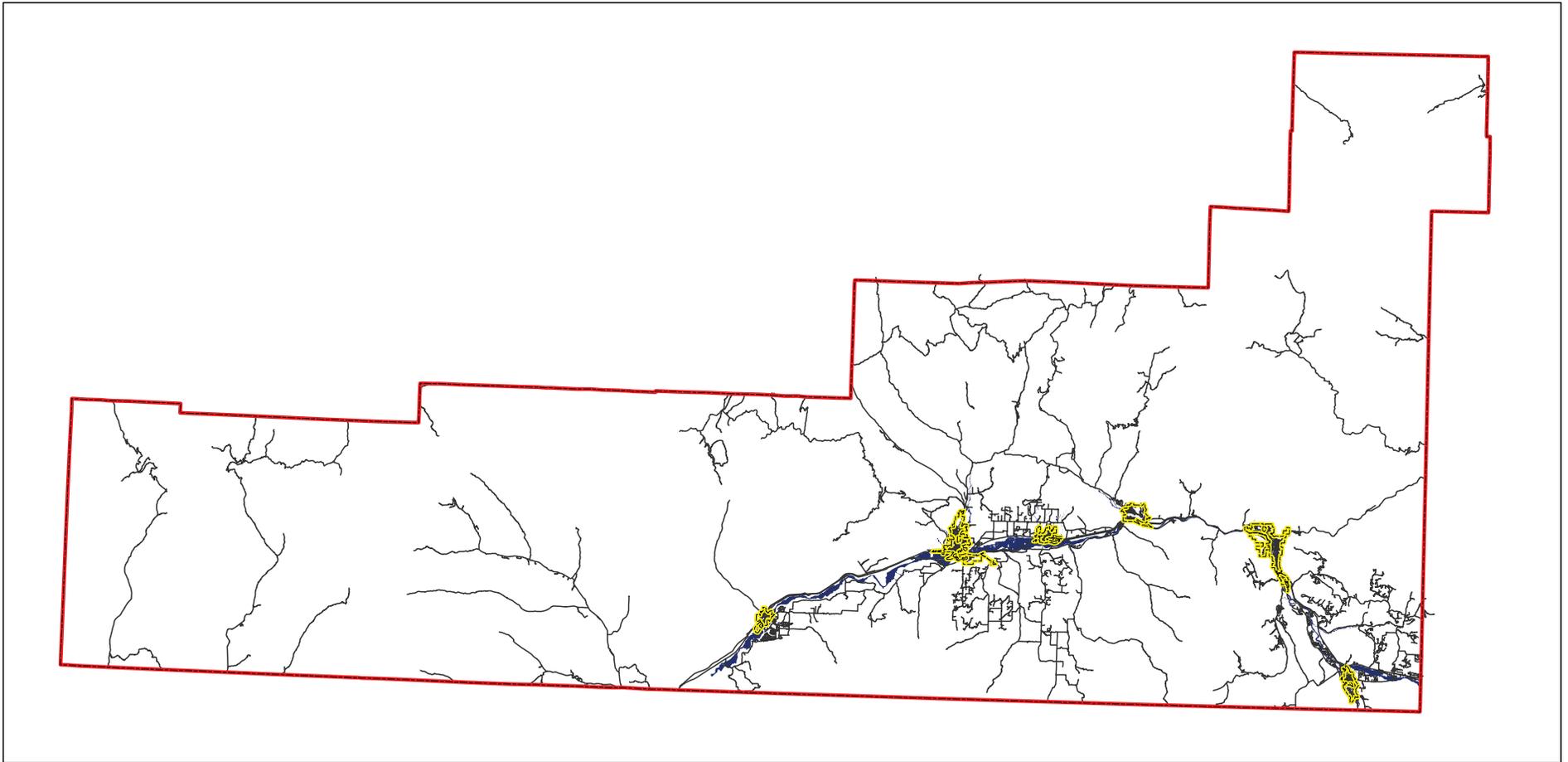
 High : 12,352 feet

 Low : 4,812 feet

## Atlas Map 5 Elevation

(Source: Garfield County GIS)

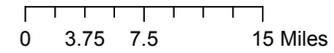


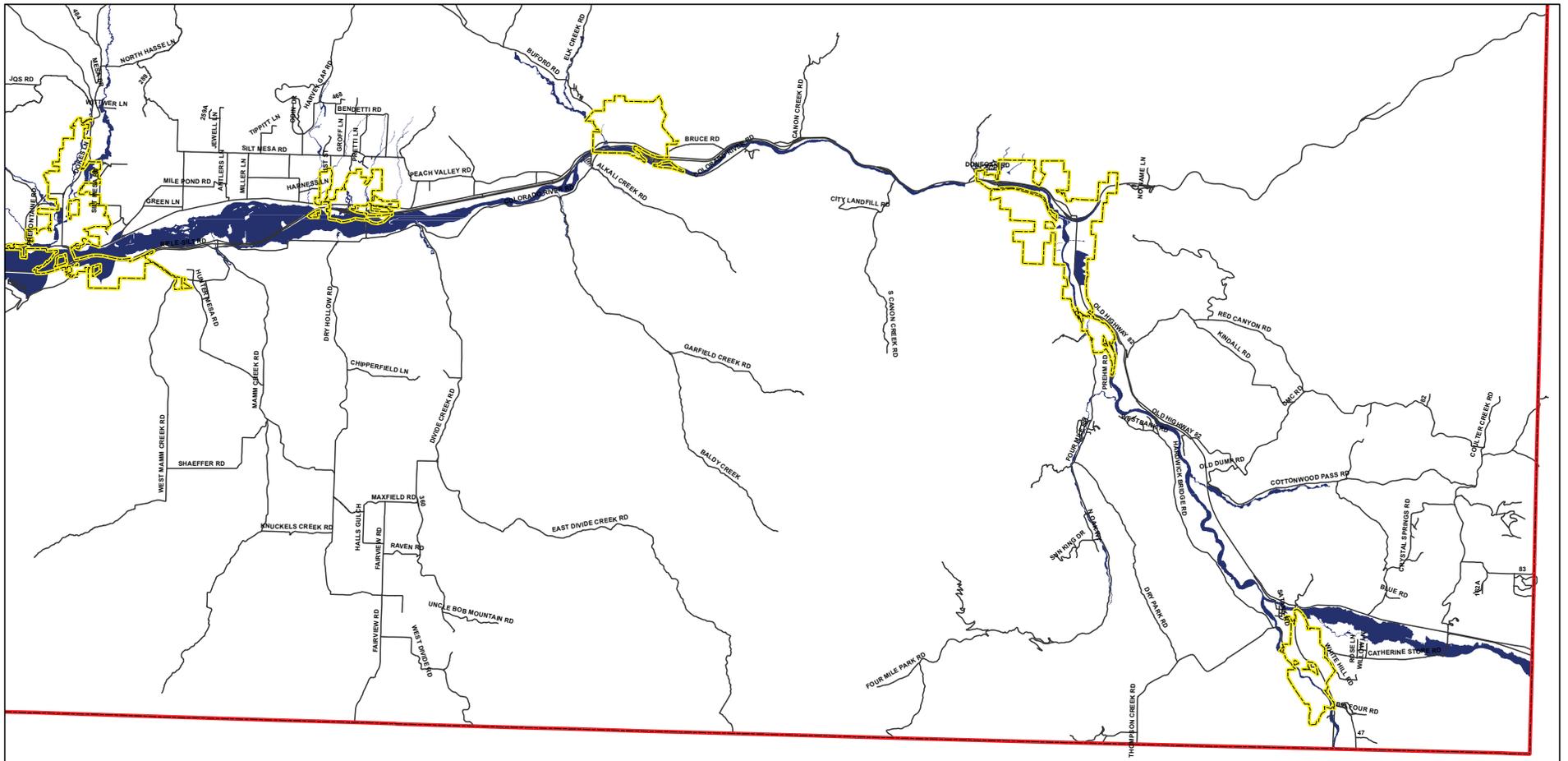


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Flood Plain

(Source: Garfield County GIS)

**Atlas Map 6**  
**Floodplains - 100 year**

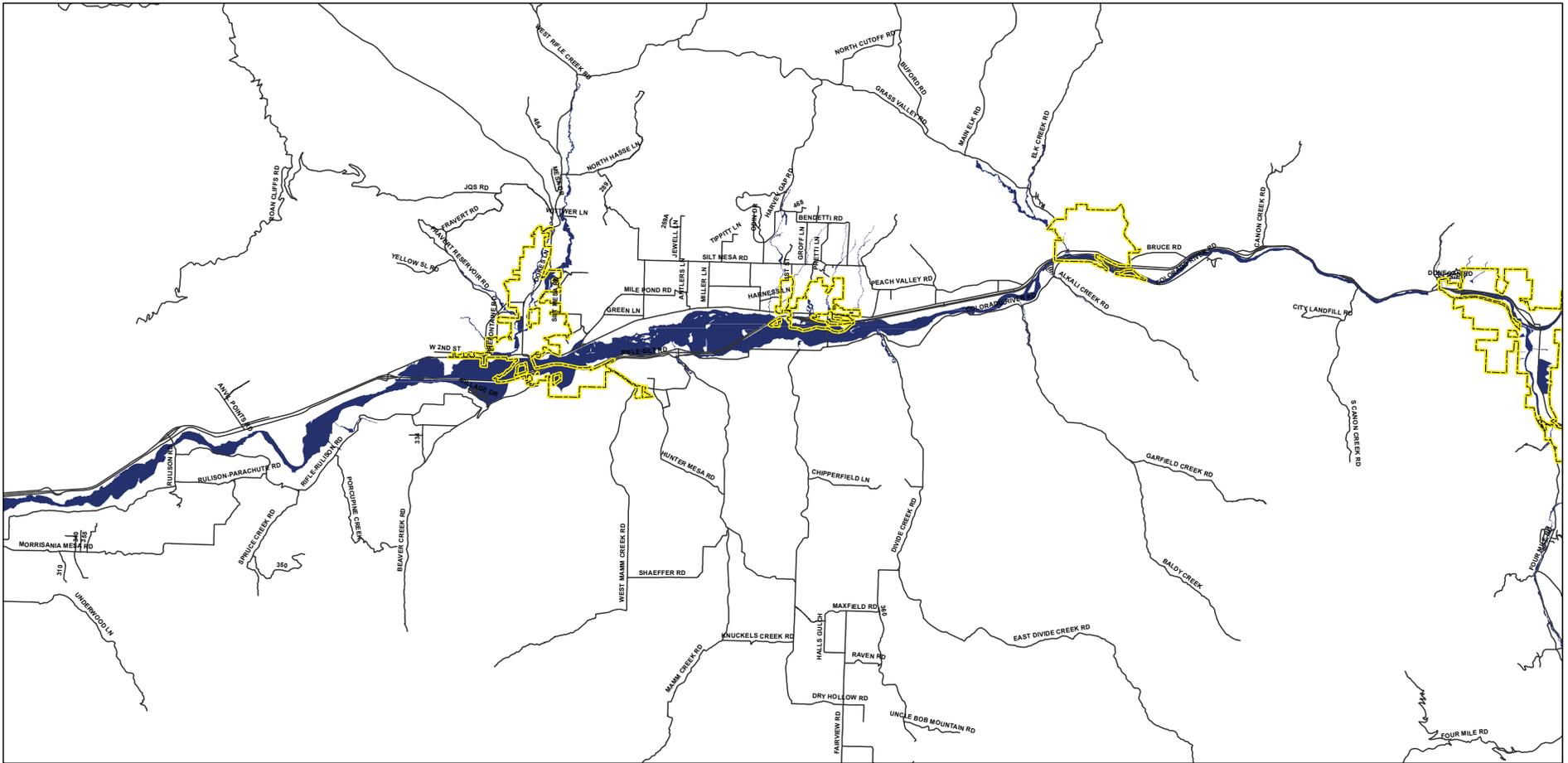




- Legend**
- Municipal Limits
  - County Line
  - Flood Plain
  - Roads

## Atlas Map 7 Floodplains - East

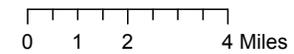


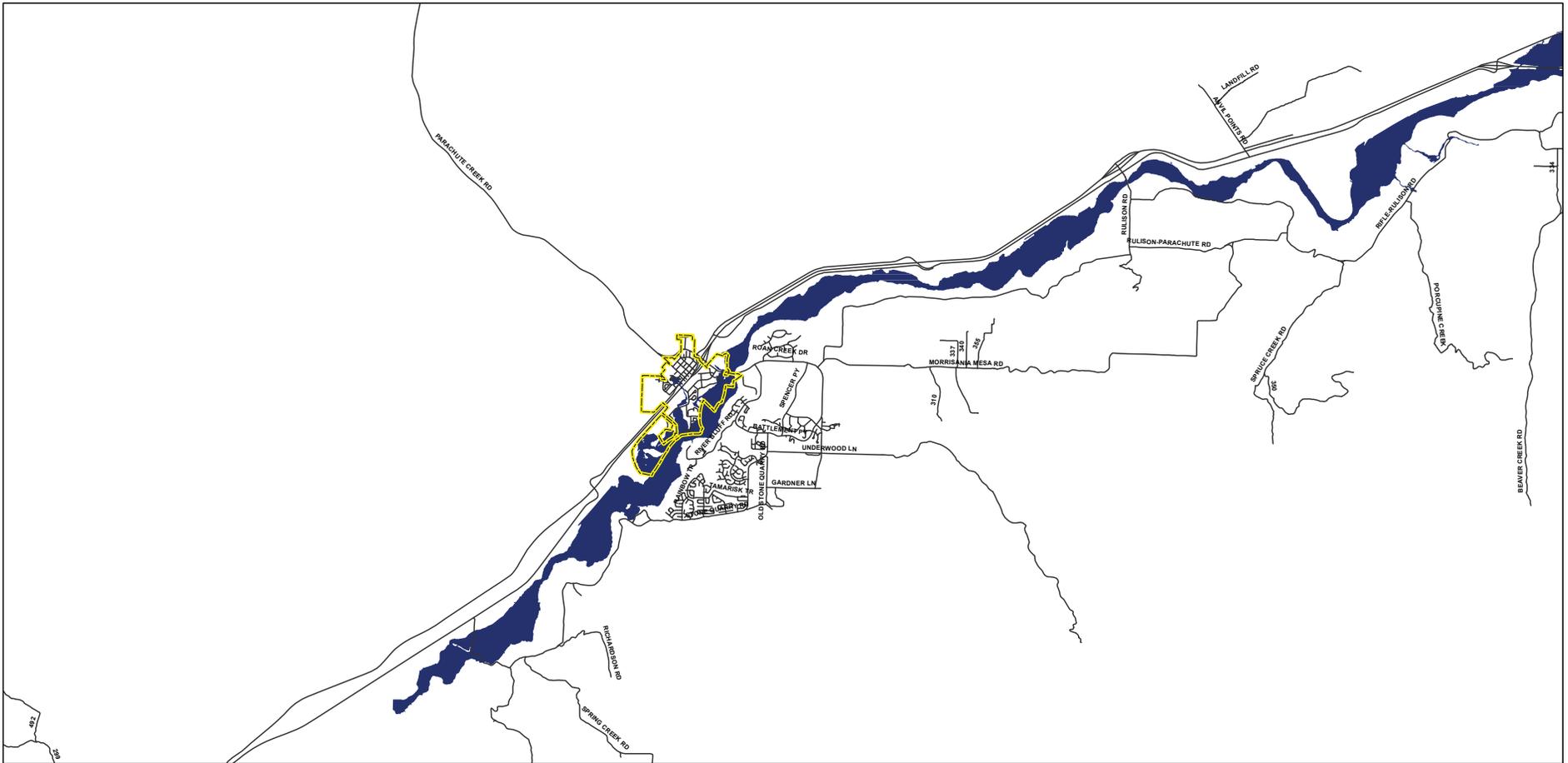


- Legend**
- Municipal Limits
  - Flood Plain
  - County Line
  - Roads

(Source: Garfield County GIS)

## Atlas Map 8 Floodplains - Central

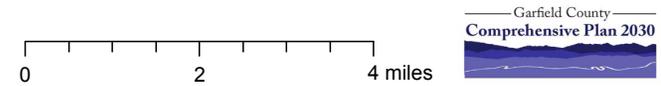


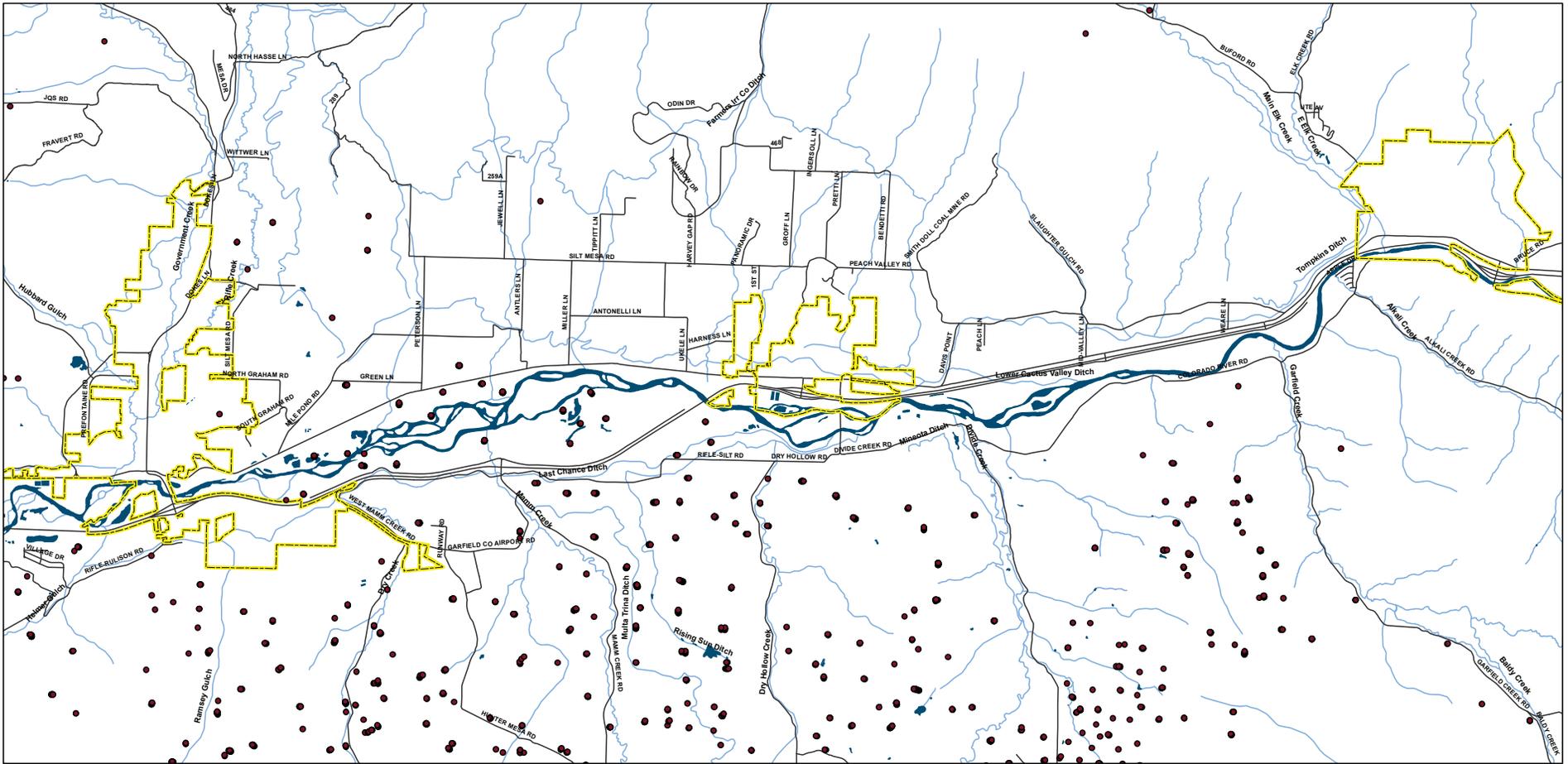


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Flood Plain

(Source: Garfield County GIS)

## Atlas Map 9 Floodplains - West



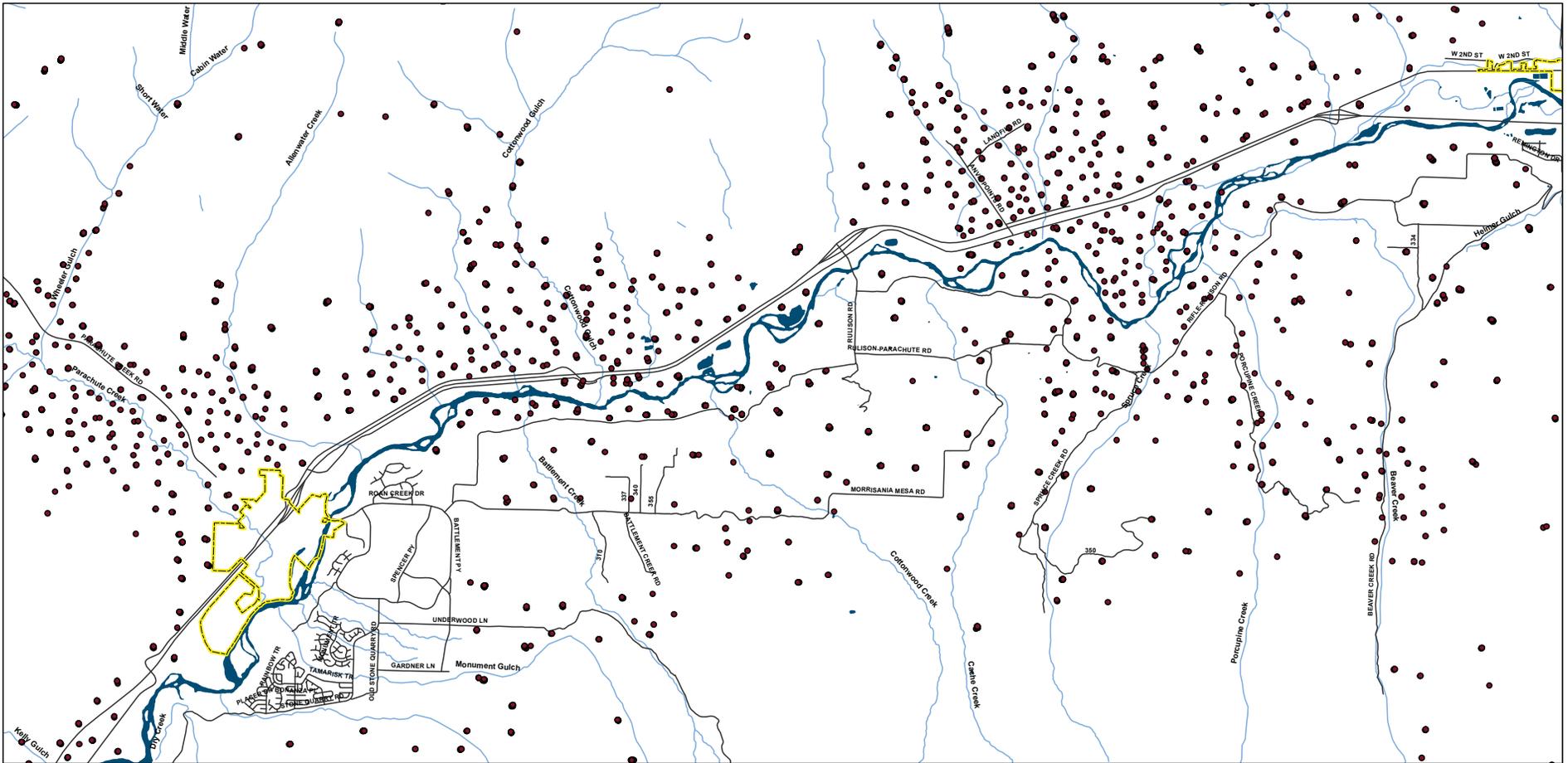


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Gas & Oil Well Locations

(Source: Garfield County GIS)

## Atlas Map 10 Gas & Oil Well Locations Eastern Area

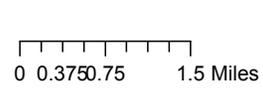


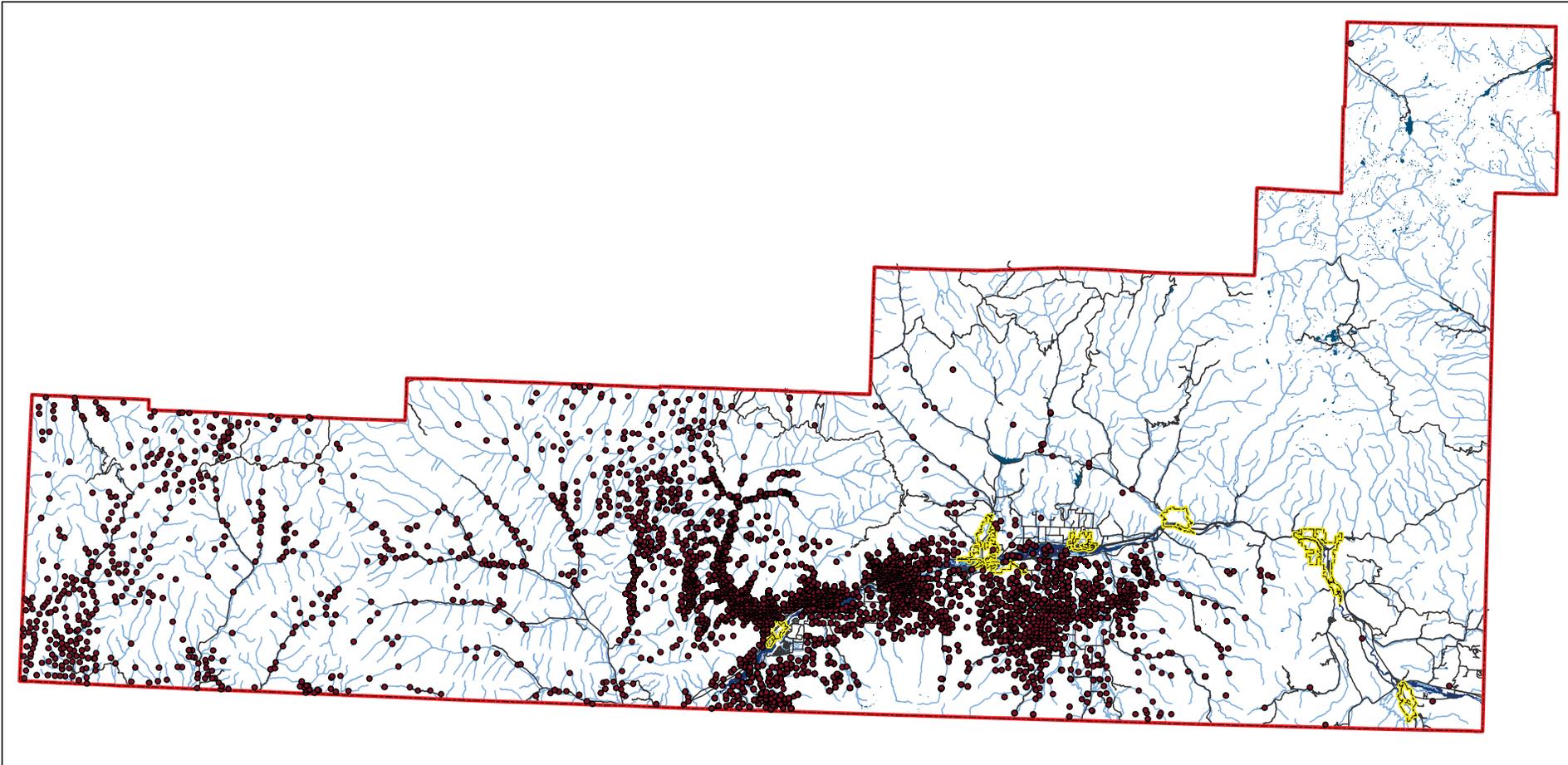


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Gas & Oil Well Locations

(Source: Garfield County GIS)

**Atlas Map 11**  
**Gas & Oil Well Locations**  
**Western I-70 Area**

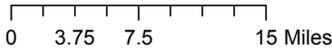


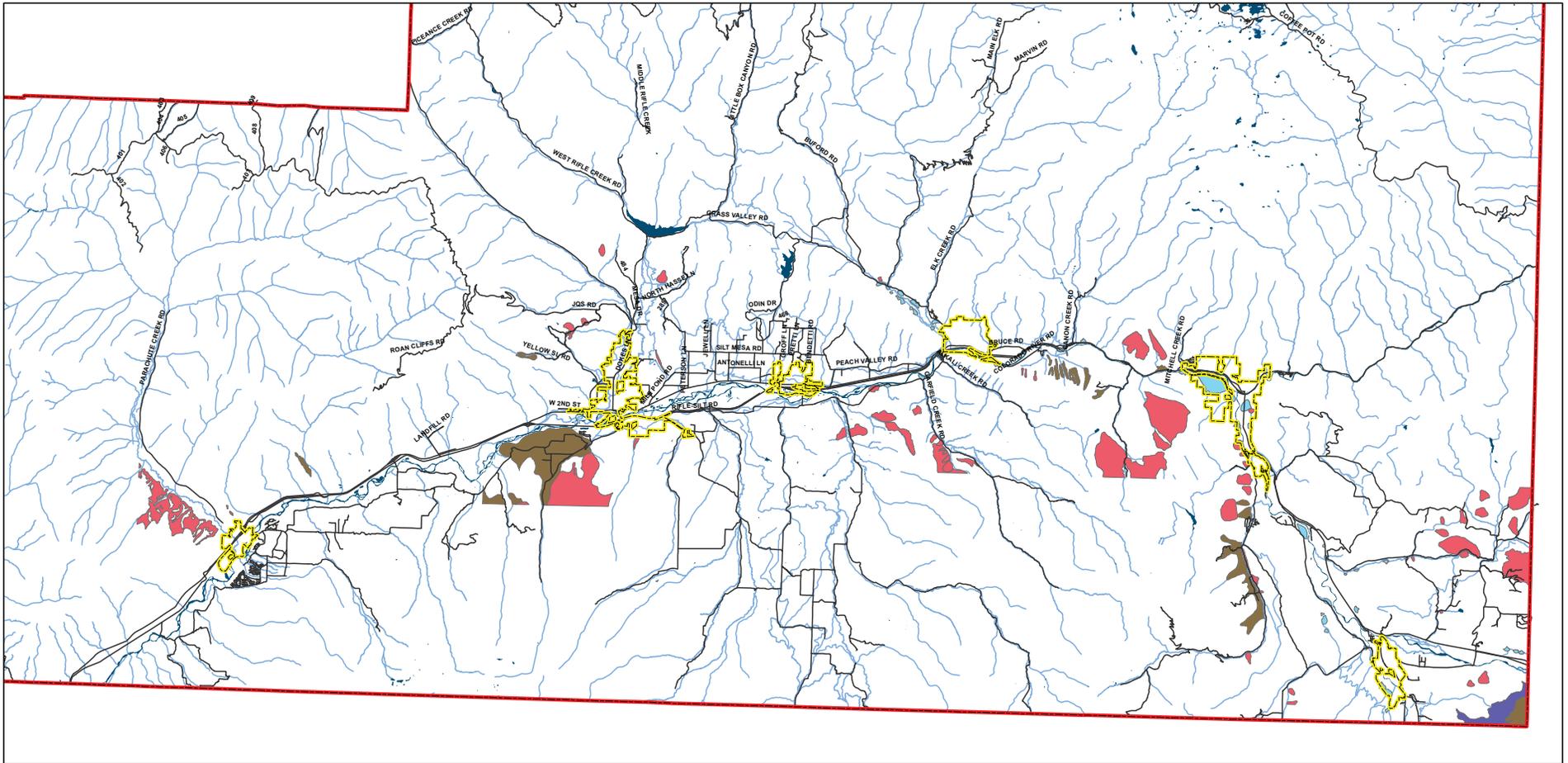


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Gas & Oil Well Locations

**Atlas Map 12**  
**Gas & Oil Well Locations**  
**County Wide**

(Source: Garfield County GIS)

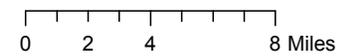


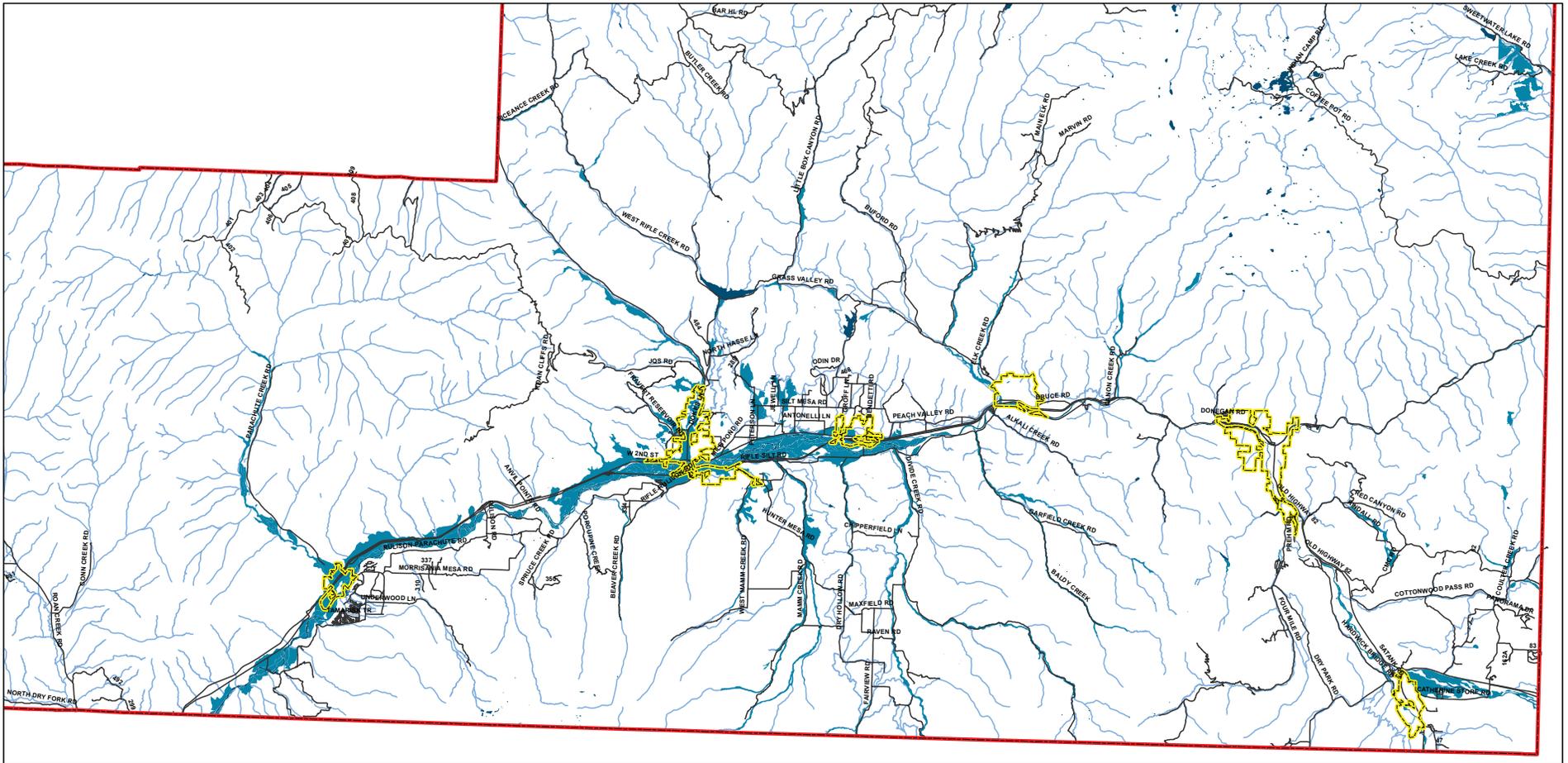


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Surficial Geology**
  - Fan
  - Land Slide
  - Mud Flow
  - Mud Flow/Slide

## Atlas Map 13 Geologic Hazards

(Source: Garfield County GIS)

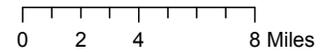




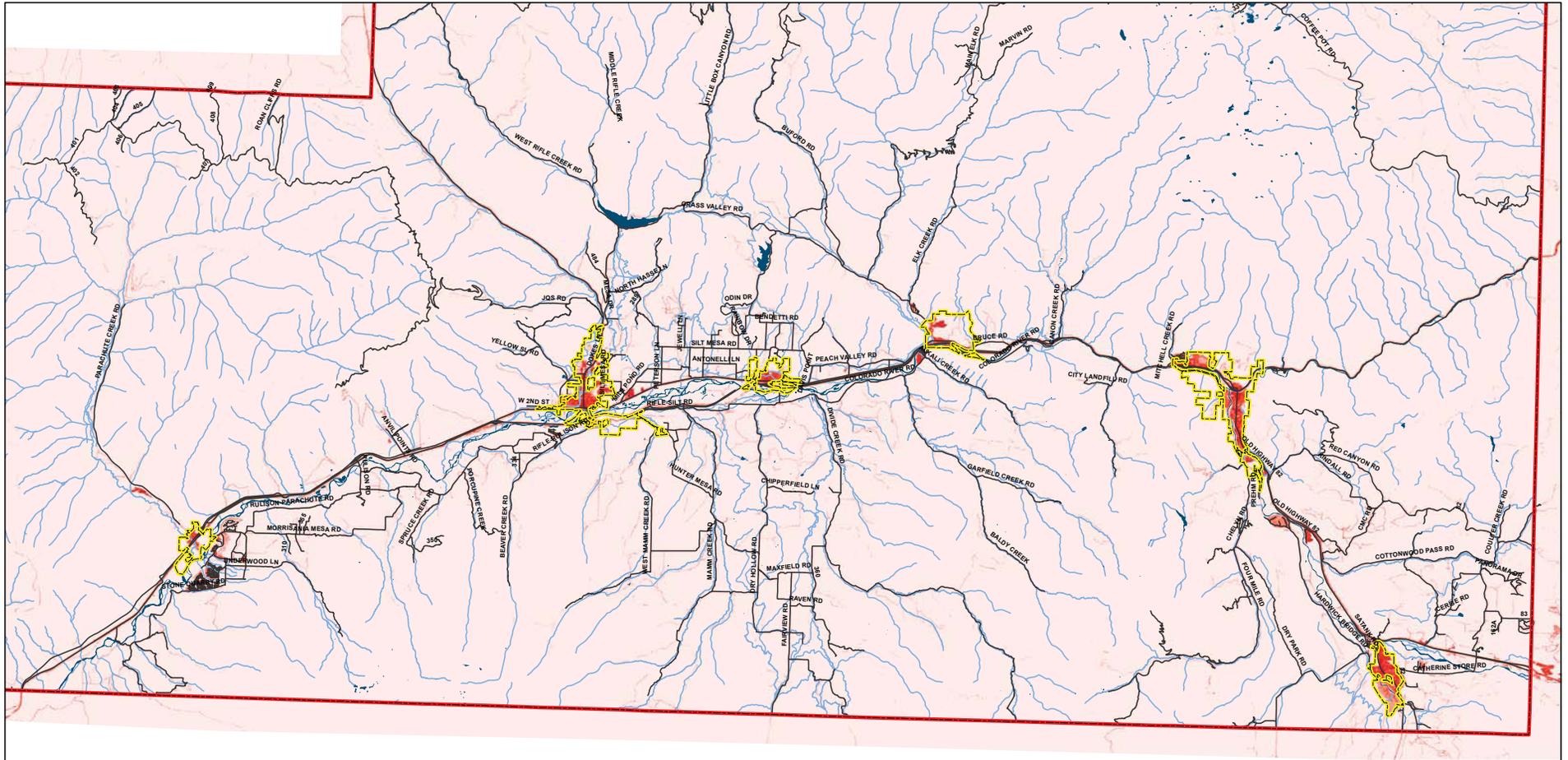
- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Hydric Soils

(Source: NRCS Soil Series)

## Atlas Map 14 Hydric Soils

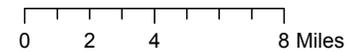


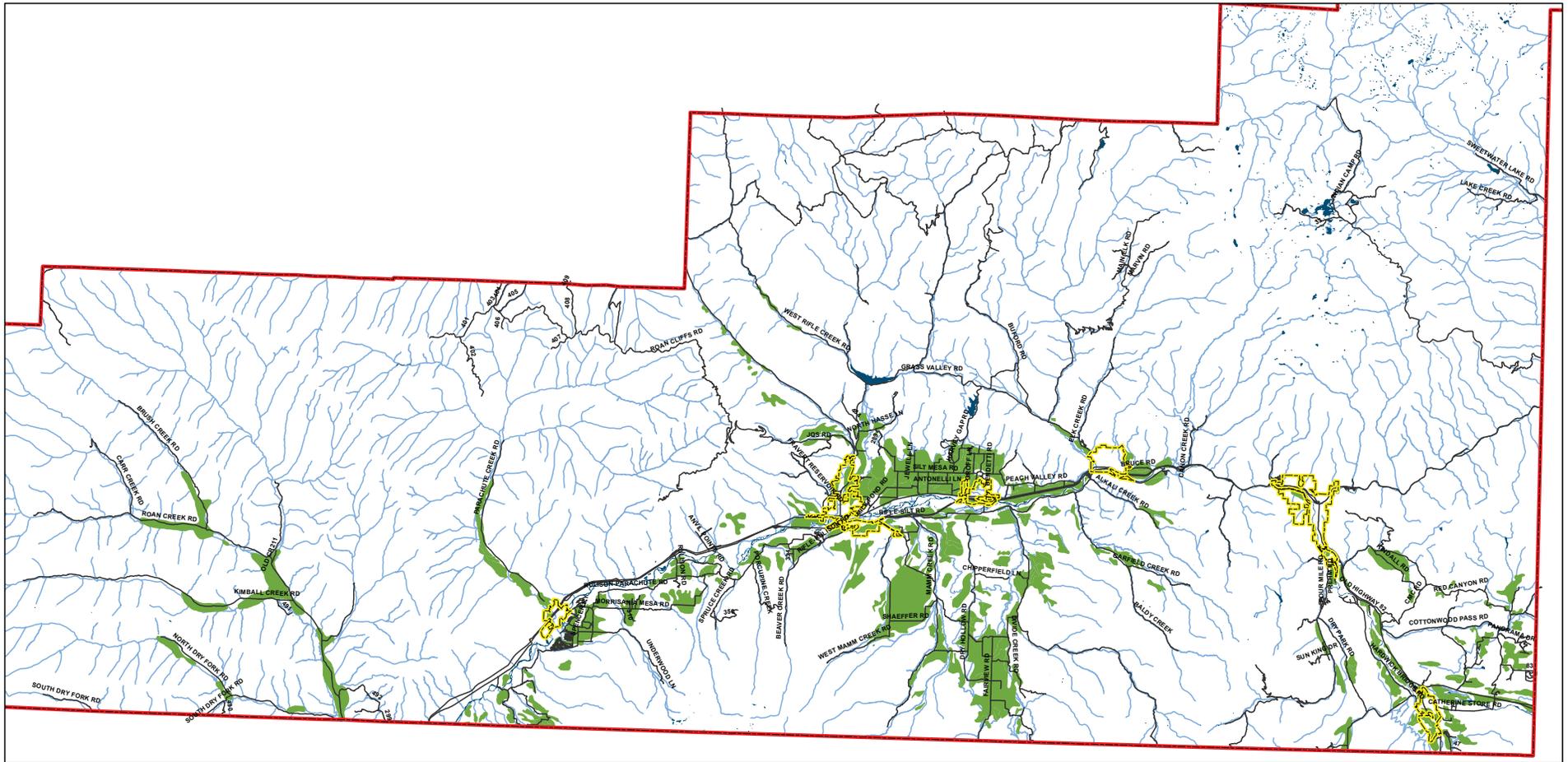
**MAP 14: HYDRIC SOILS**



(Source: USGS data)

## Atlas Map 15 Impermeable Surfaces



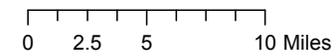


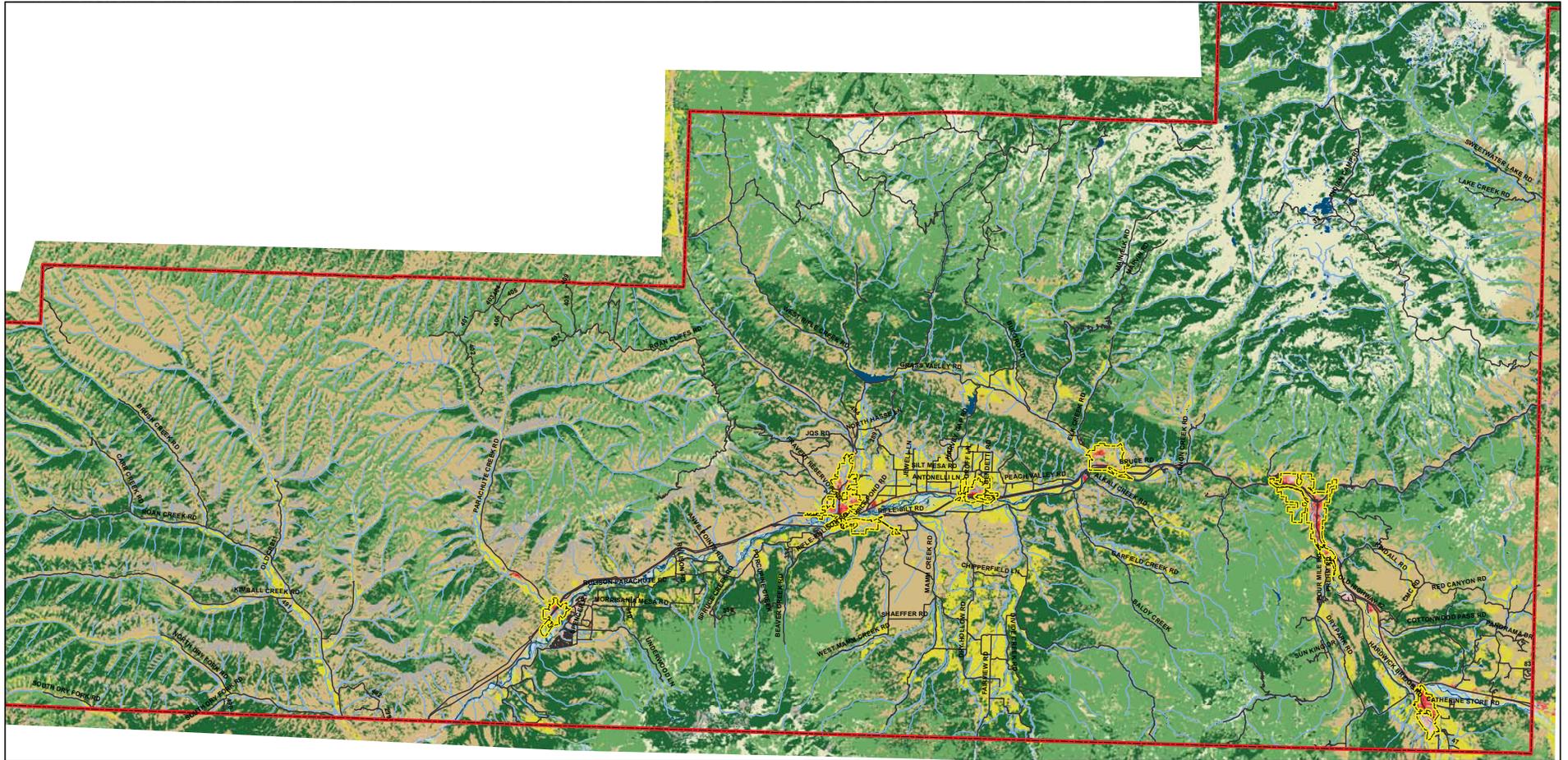
- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Important Farmland  
Garfield County supplied data,  
based upon NRCS soil series of statewide importance

(Source: Garfield County GIS)

**Atlas Map 16**

**Important Farmland**



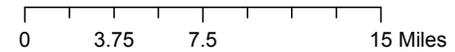


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water

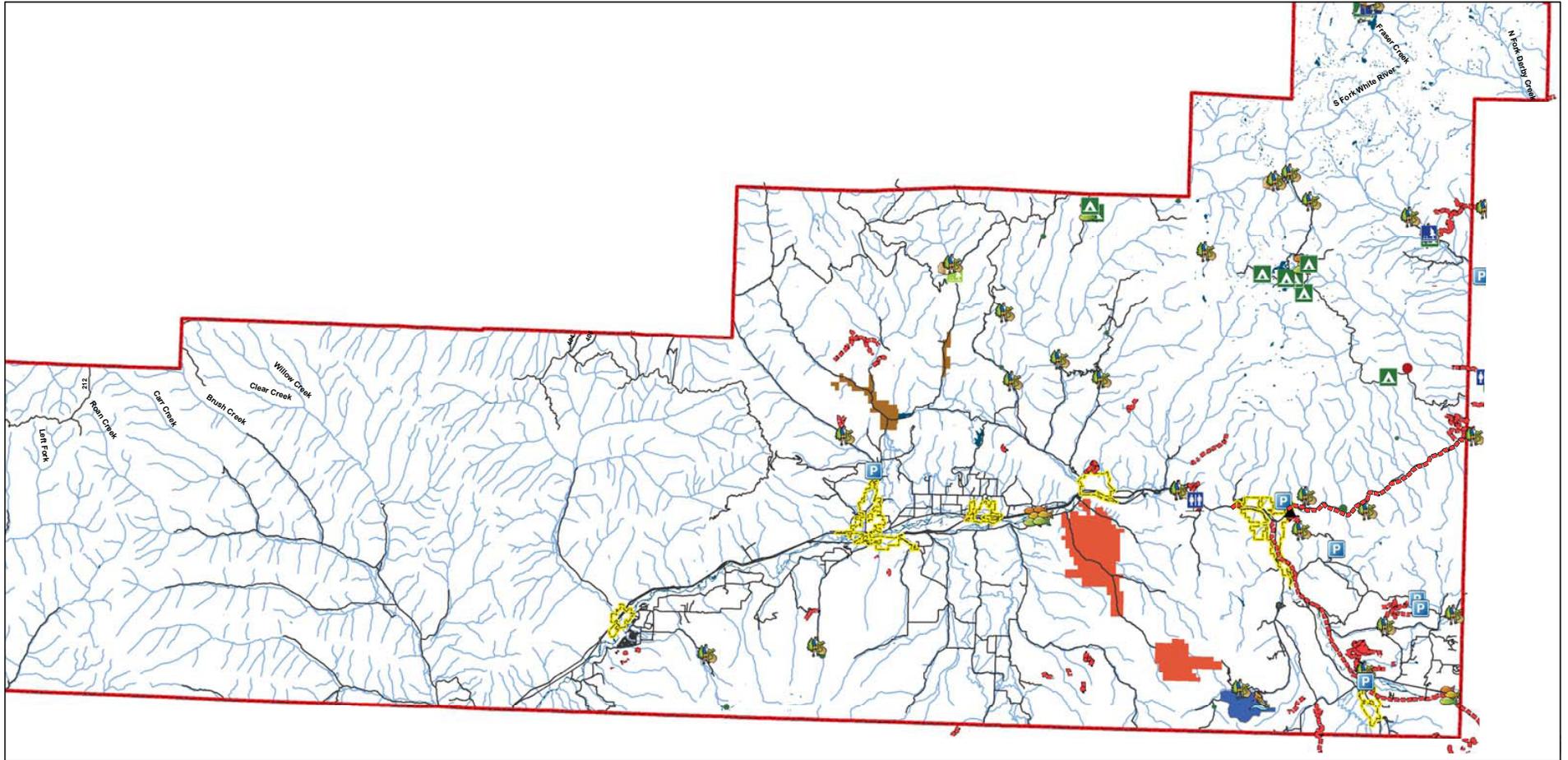
- Type**
- Grassland/Herbaceous
  - Shrub/Scrub
  - Mixed Forest
  - Open Water
  - Emergent Herbaceous Wetlands
  - Deciduous Forest
  - Woody Wetlands
  - Evergreen Forest
  - Cultivated Crops
  - Pasture/Hay
  - Developed
  - Barren Land (Rock/Sand/Clay)

(Source: USGS data)

## Atlas Map 17 Land Cover



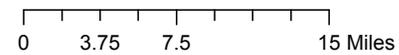


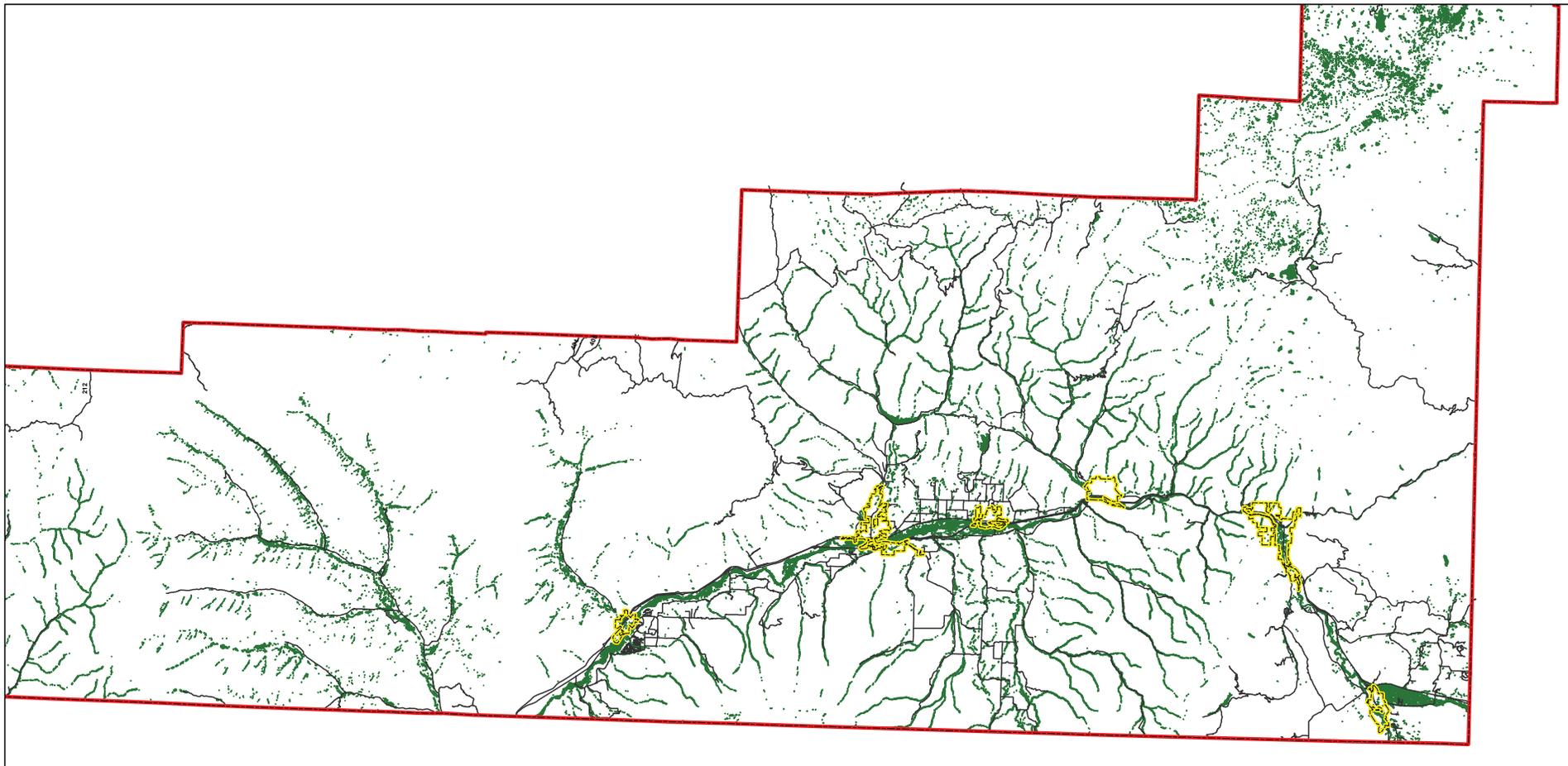


- |               |  |   |   |  |
|---------------|--|---|---|--|
| <b>Legend</b> | <ul style="list-style-type: none"> <li>--- Built Trails</li> <li>--- RFTA_CL</li> <li>▭ Municipal Limits</li> <li>▭ County Line</li> <li>— Roads</li> <li>— Water</li> </ul> | <ul style="list-style-type: none"> <li>▲ RECREATION POINTS USE</li> <li>▲ BOAT RAMP</li> <li>▲ CAMPING</li> <li>▲ DAY USE AREA</li> <li>▲ FISHING ACCESS</li> </ul> | <ul style="list-style-type: none"> <li>▲ GROUP PICNIC SITE</li> <li>▲ HORSE CAMP</li> <li>▲ HOTEL, LODGE, RESORT</li> <li>▲ INTERPRETIVE SITE</li> <li>▲ OBSERVATION SITE</li> <li>▲ PARKING</li> </ul> | <ul style="list-style-type: none"> <li>▲ REC SITE</li> <li>▲ SKI AREA ALPINE</li> <li>▲ TOILET</li> <li>▲ TRAILHEAD</li> <li>▲ Ski Resorts</li> <li>▲ Recreation Site</li> <li>▲ State Recreation Areas</li> <li>▲ State Wildlife Areas</li> </ul> |
|---------------|--|---|---|--|

## Atlas Map 19 Recreation Inventory

(Source: Garfield County GIS, BLM & NFS)

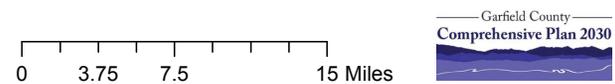


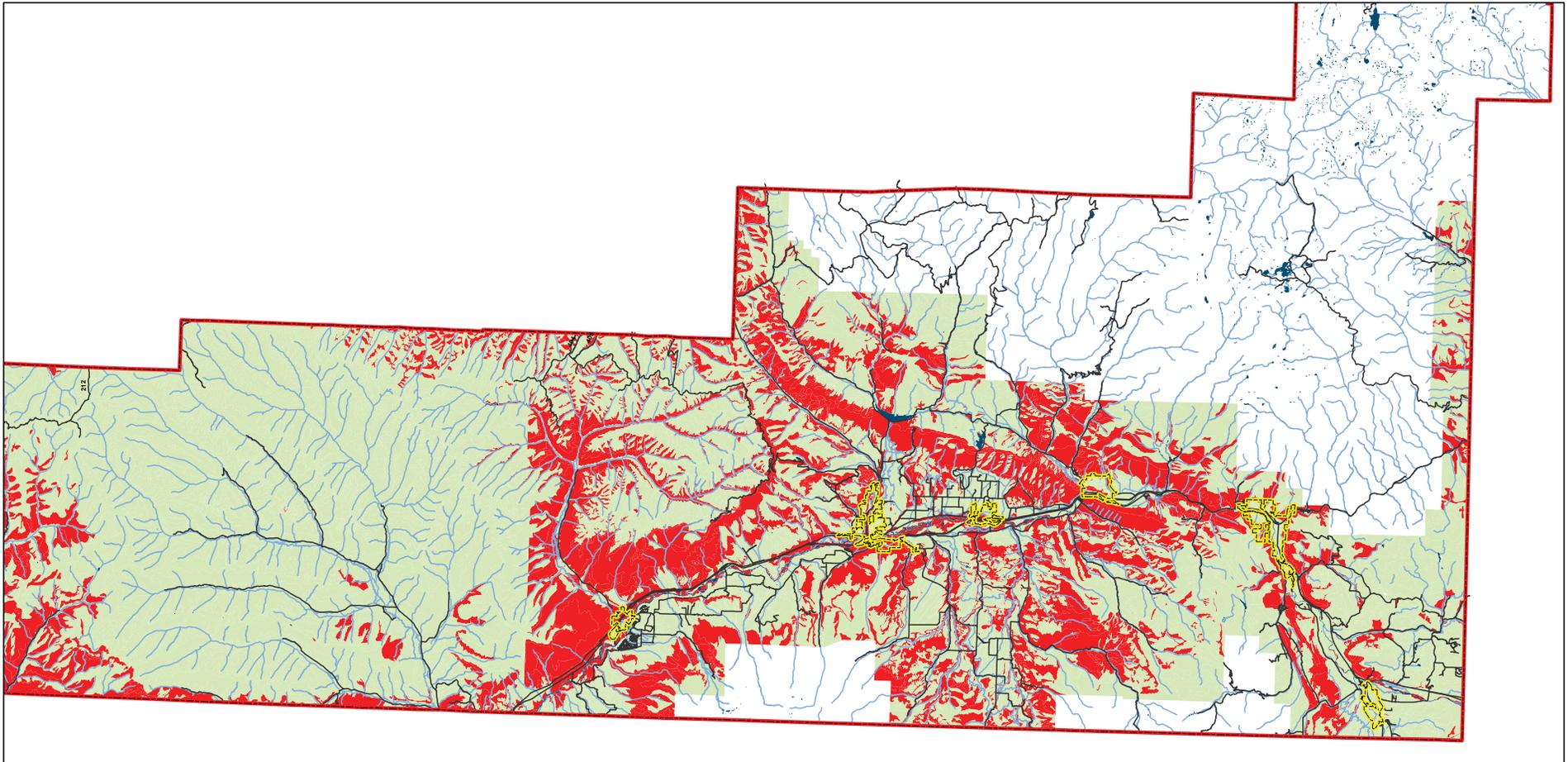


- Legend**
- Municipal Limits
  - riparian
  - County Line
  - Roads

(Source: CSU Riparian Inventory)

## Atlas Map 20 Riparian Resources

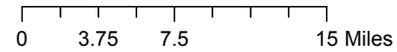


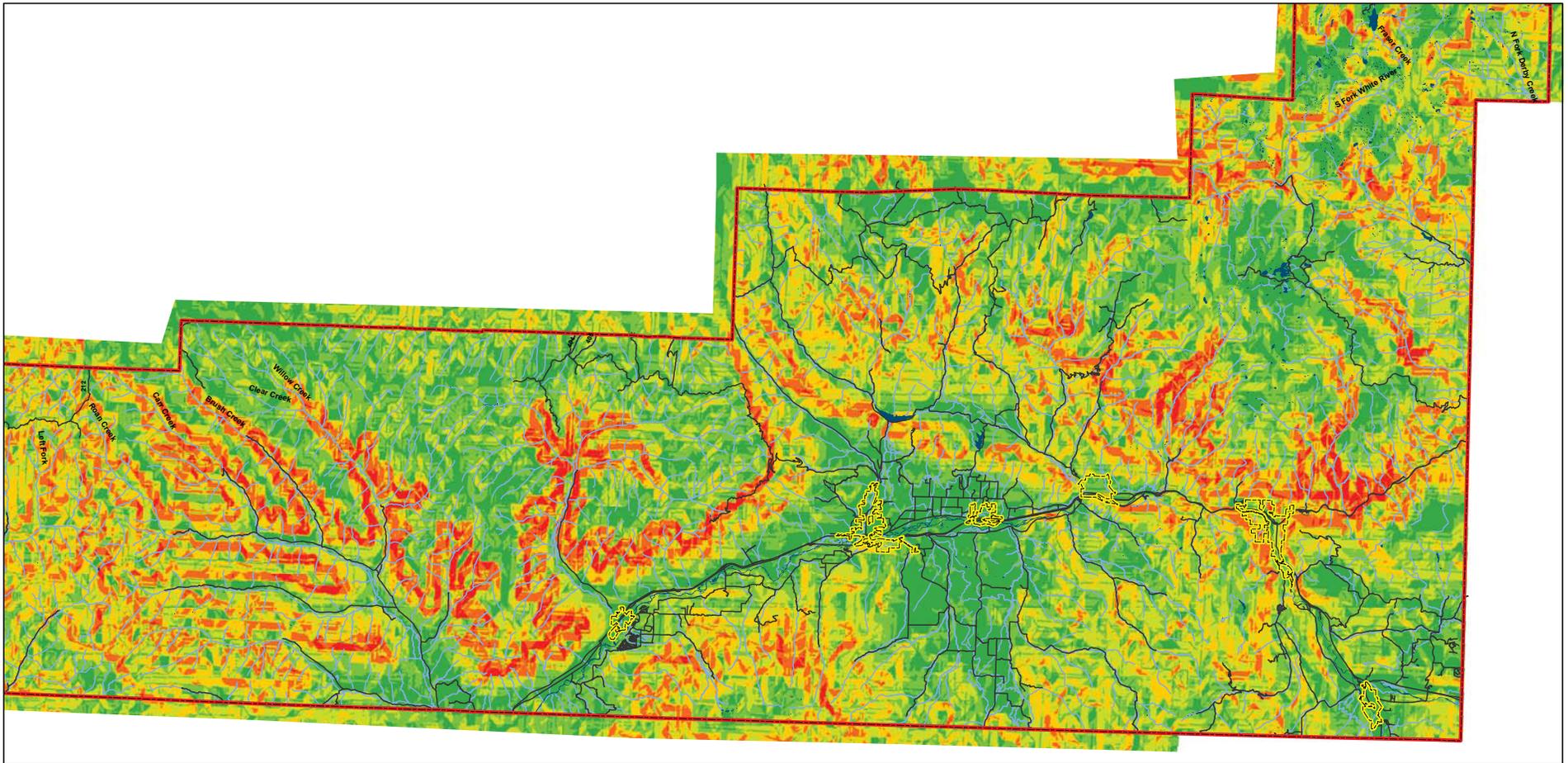


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- Soil Series**
- Poor Suitability
  - Good Suitability

**Atlas Map 21**  
**Septic Suitability**

(Source: Garfield County GIS)



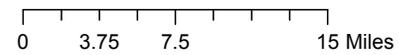


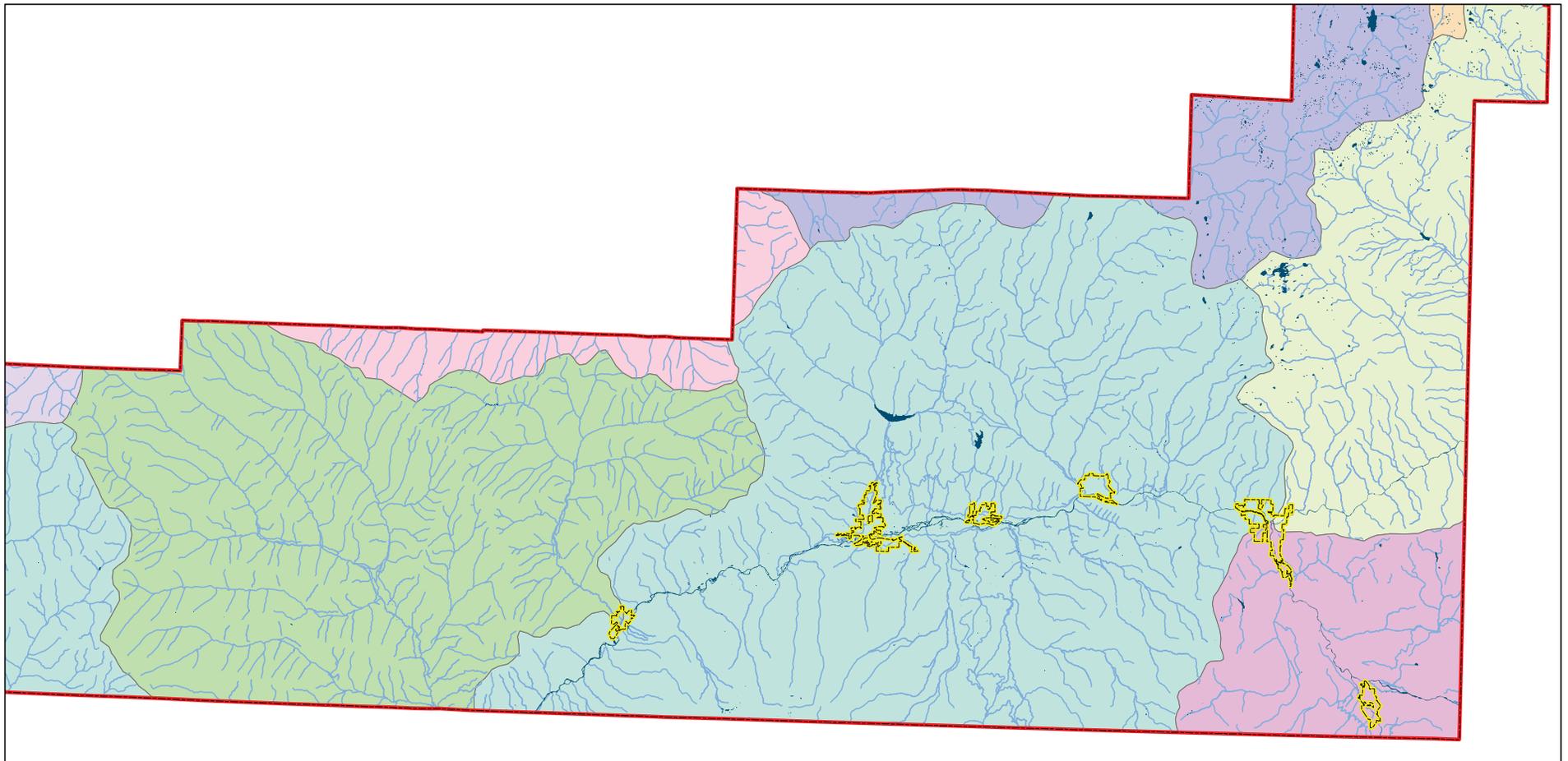
- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water

(Source: Garfield County GIS)

- Slope Percent**
- 0 - 6
  - 6.1 - 12
  - 13 - 20
  - 21 - 30
  - 31 - 50
  - 51 - 140

## Atlas Map 22 Slope Analysis



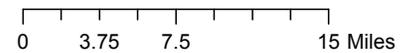


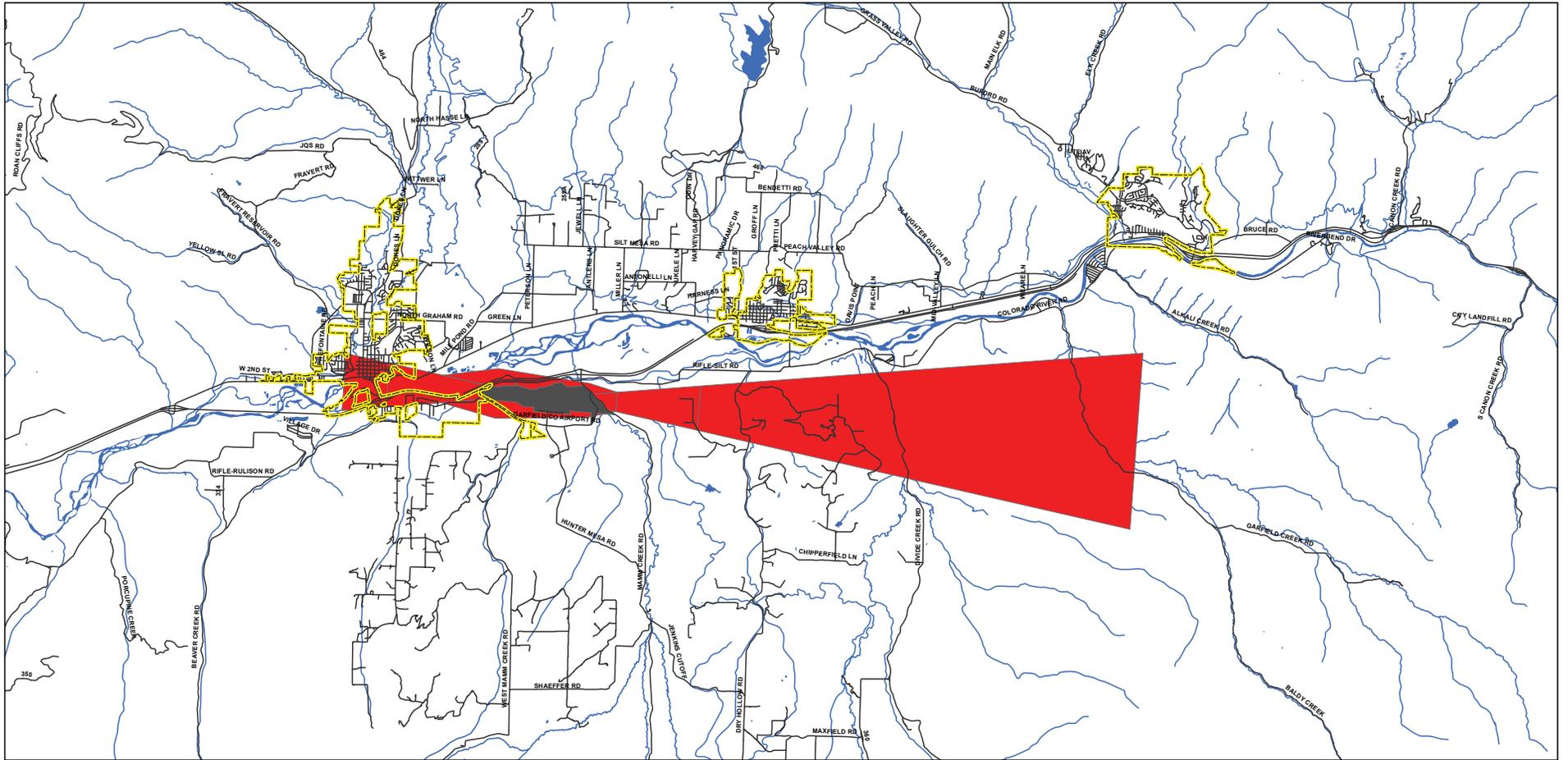
**Legend**  
 Municipal Limits  
 County Line  
 Water

**Watersheds**  
 Colorado Headwaters  
 Colorado Headwaters-Plateau  
 Lower White  
 Parachute  
 Piceance-Yellow  
 Roaring Fork  
 Upper White  
 Upper Yampa  
 Westwater Canyon

## Atlas Map 23 Watersheds

(Source: Garfield County GIS)

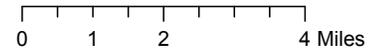


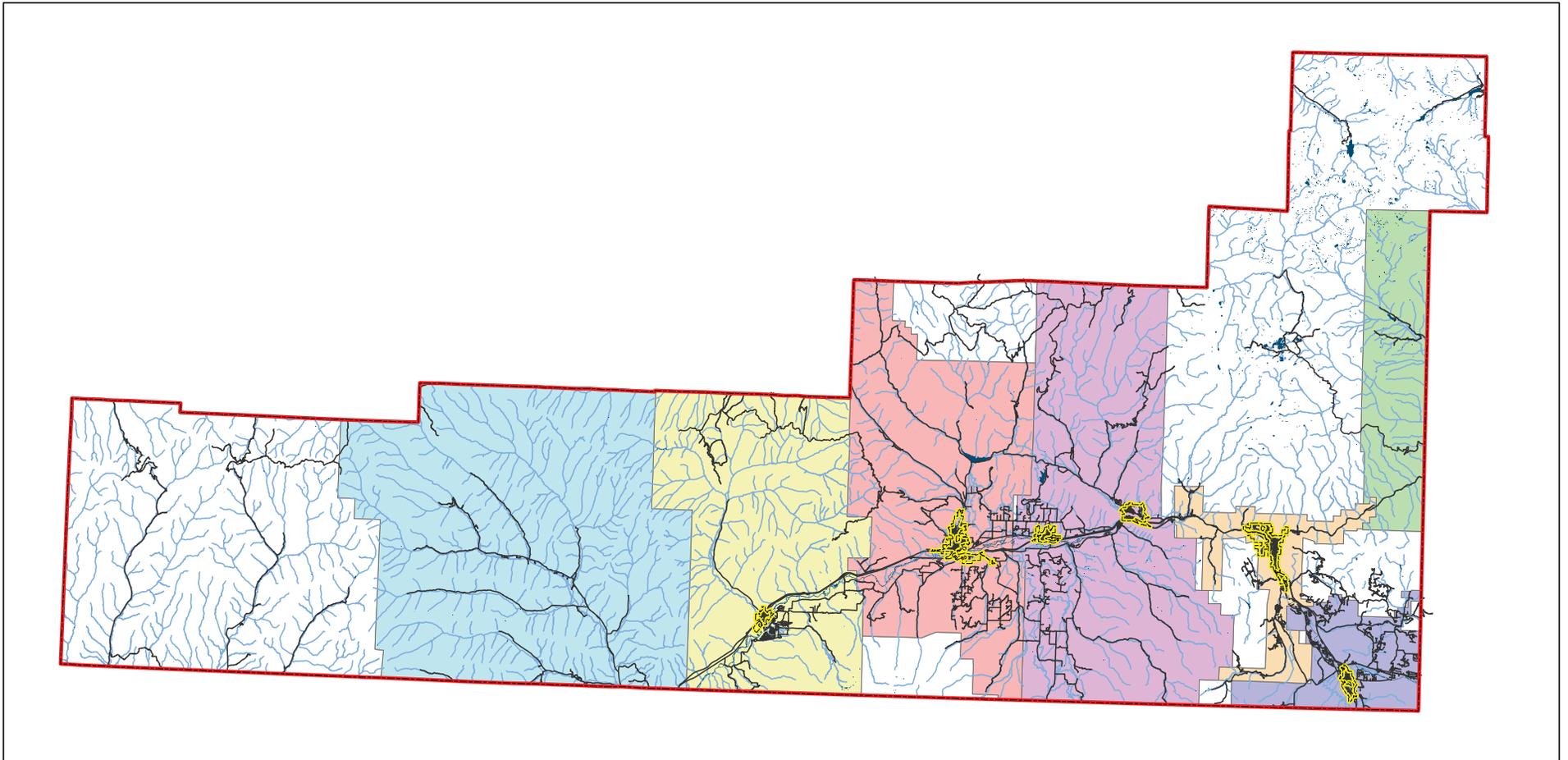


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Regional Airport Boundary
  - Regional Airport Approach Zones

## Atlas Map 24 County Airport

(Source: Garfield County GIS)



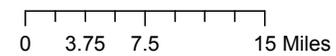


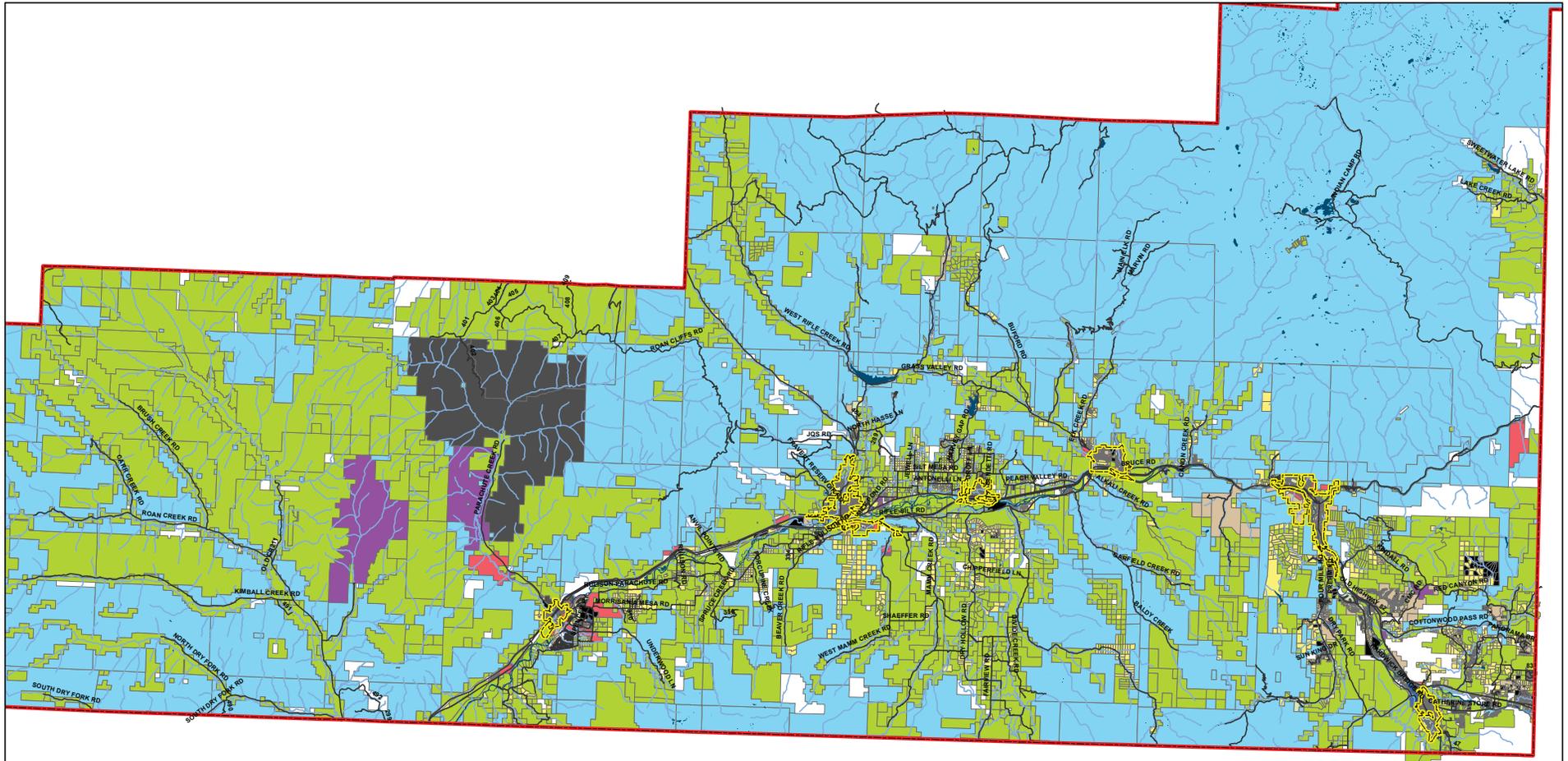
**Legend**

- Municipal Limits
  - County Line
  - Roads
  - Water
- Fire Districts Garfield County**
- Debeque Fire District
  - Burning Mountain Fire Protection District
  - Glenwood Springs Rural Fire Protection District
  - Carbondale Rural Fire Protection District
  - Grand Valley Fire Protection District
  - Gypsum Fire Protection District
  - Rifle Fire Protection District
  - Not Covered

**Atlas Map 25  
Fire Districts**

(Source: Garfield County GIS)

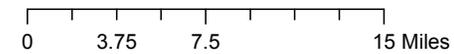


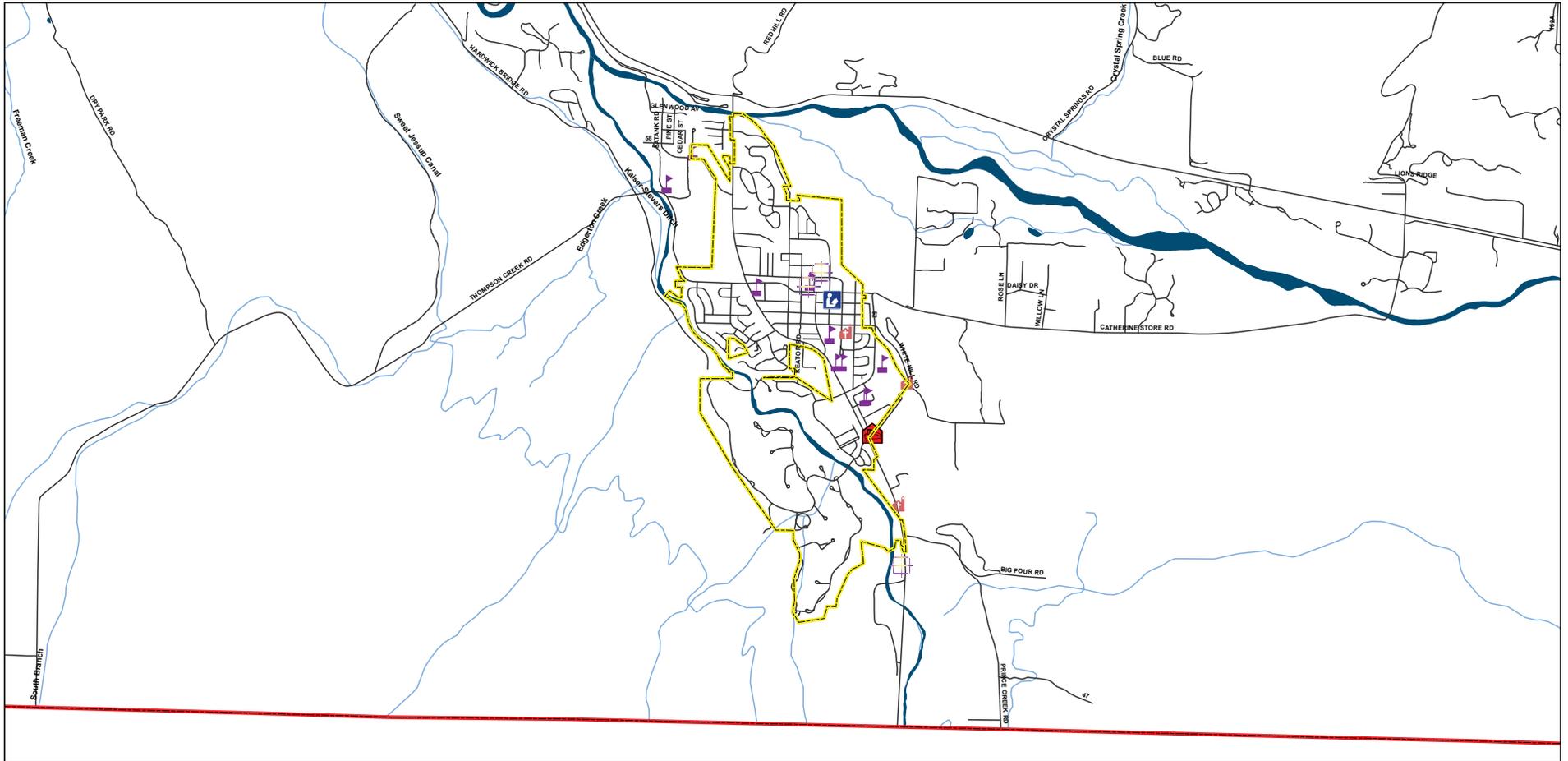


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- Parcels Land Use**
- |  |  |  |  |
|--|--|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Residential    | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Agriculture             | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Public Lands    | <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> ROW              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Commercial        | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Recreation         | <span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black; margin-right: 5px;"></span> Resource Extraction | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black; margin-right: 5px;"></span> School Lands |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black; margin-right: 5px;"></span> Light Industry | <span style="display: inline-block; width: 15px; height: 10px; background-color: tan; border: 1px solid black; margin-right: 5px;"></span> Exempt (Pay no local tax) | <span style="display: inline-block; width: 15px; height: 10px; background-color: black; border: 1px solid black; margin-right: 5px;"></span> Vacant              |  |

**Atlas Map 26**  
**Existing Land Use**

(Source: Garfield County GIS)





**Legend**  
 [Yellow Outline] Municipal Limits  
 [Red Line] County Line  
 [Black Line] Roads  
 [Blue Line] Water

**Public Facilities**  
 [Church Icon] Church  
 [Federal Government Icon] Federal Government  
 [Fire Icon] Fire

[Hospital Icon] Hospital  
 [Landfill Icon] Landfill  
 [Law Enforcement Icon] Law Enforcement  
 [Library Icon] Library  
 [Municipal Icon] Municipal

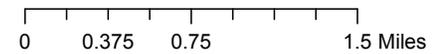
[Museum Icon] Museum  
 [Nursing Home Icon] Nursing Home  
 [Police Icon] Police  
 [Public Building Icon] Public Building

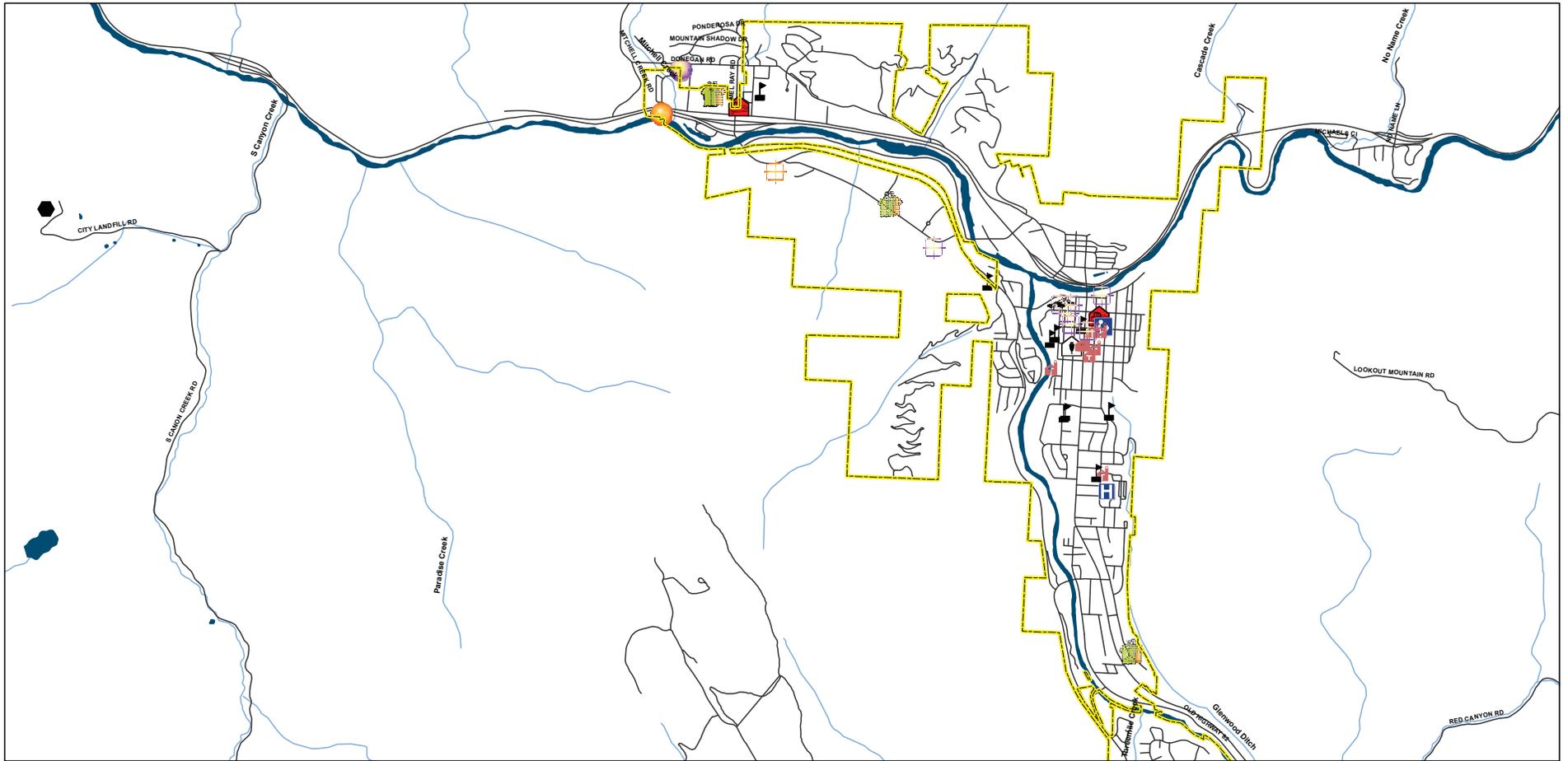
[School Icon] School  
 [Shopping Mall Icon] Shopping Mall

Atlas Map 27

**Public Facilities - Carbondale**

(Source: Garfield County GIS)





**Legend**

- |                  |                    |         |                 |
|------------------|--------------------|---------|-----------------|
| Municipal Limits | County Line        | Roads   | Water           |
| Church           | Federal Government | Fire    | Hospital        |
| Landfill         | Law Enforcement    | Library | Municipal       |
| Museum           | Nursing Home       | Police  | Public Building |
| School           | Shopping Mall      |         |                 |

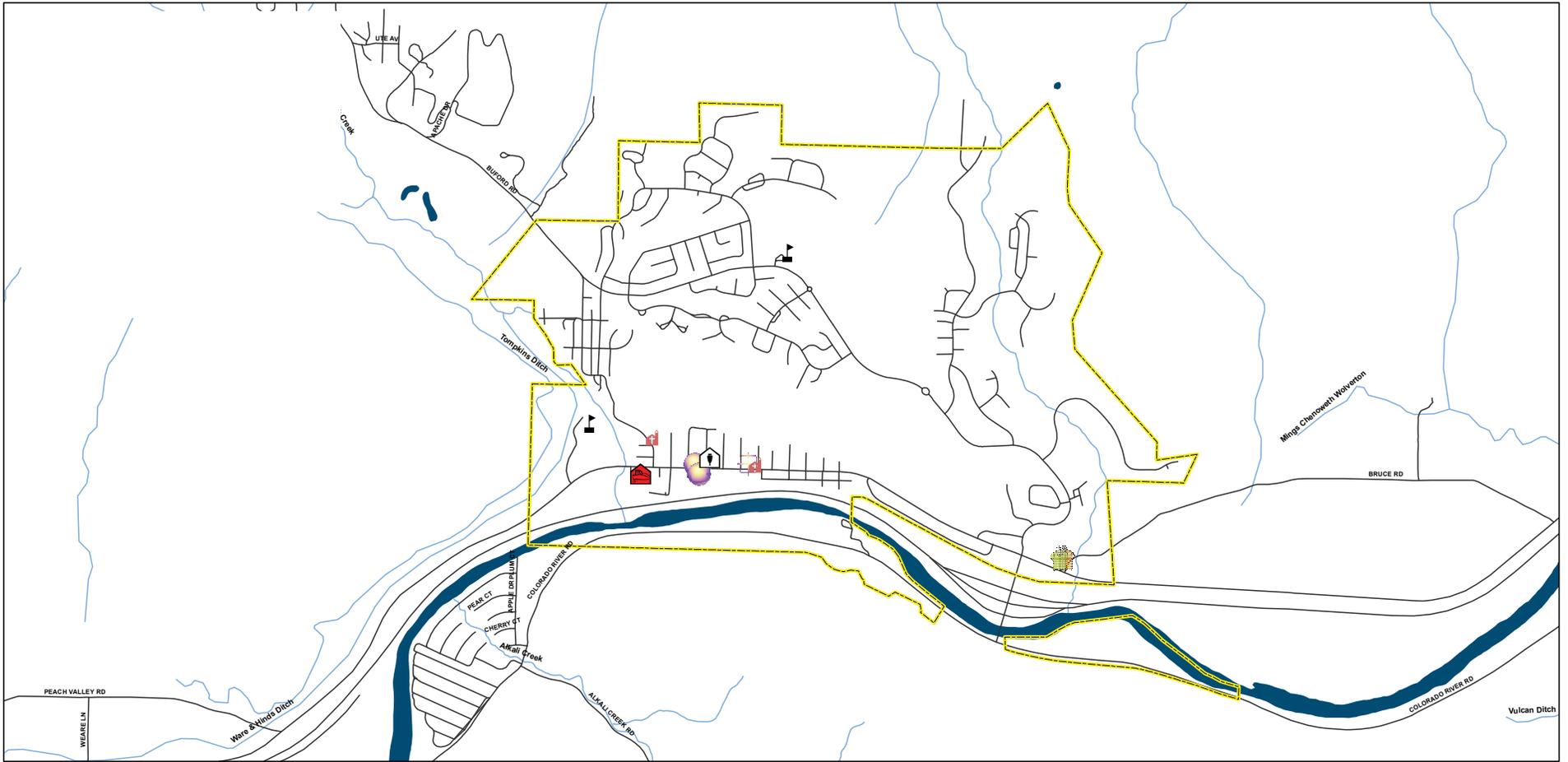
**Atlas Map 28**

**Public Facilities - Glenwood Springs**

(Source: Garfield County GIS)

0 0.375 0.75 1.5 Miles





**Legend**  
 [Yellow Outline] Municipal Limits  
 [Red Outline] County Line  
 [Black Line] Roads  
 [Blue Line] Water

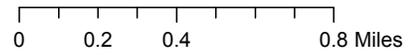
**Public Facilities**  
 [Church Icon] Church  
 [Federal Building Icon] Federal Government  
 [Fire Station Icon] Fire

[Hospital Icon] Hospital  
 [Landfill Icon] Landfill  
 [Law Enforcement Icon] Law Enforcement  
 [Library Icon] Library  
 [Municipal Icon] Municipal

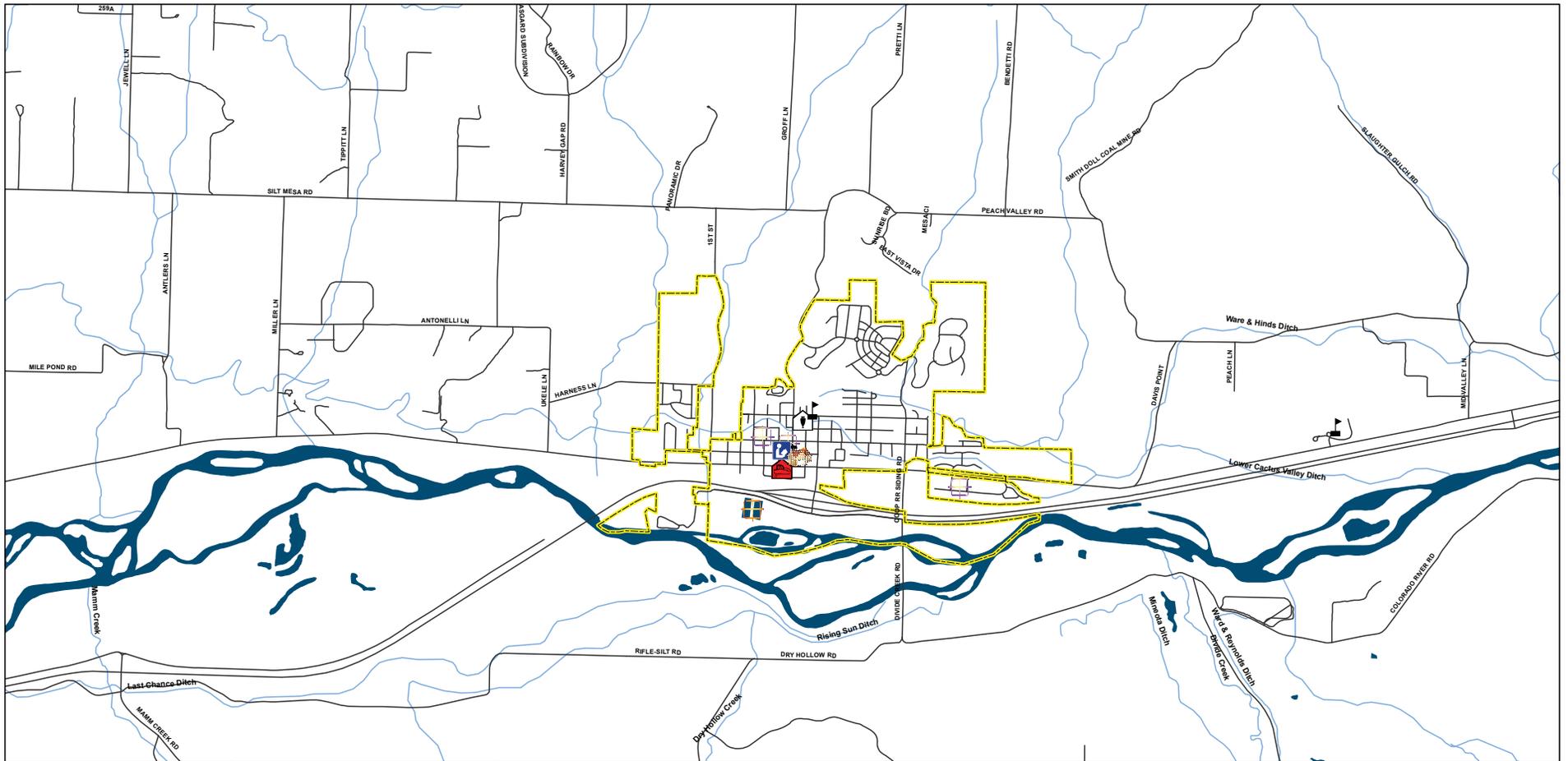
[Museum Icon] Museum  
 [Nursing Home Icon] Nursing Home  
 [Police Icon] Police  
 [Public Building Icon] Public Building

[School Icon] School  
 [Shopping Mall Icon] Shopping Mall

**Atlas Map 29**  
**Public Facilities - New Castle**



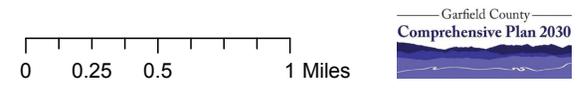
(Source: Garfield County GIS)

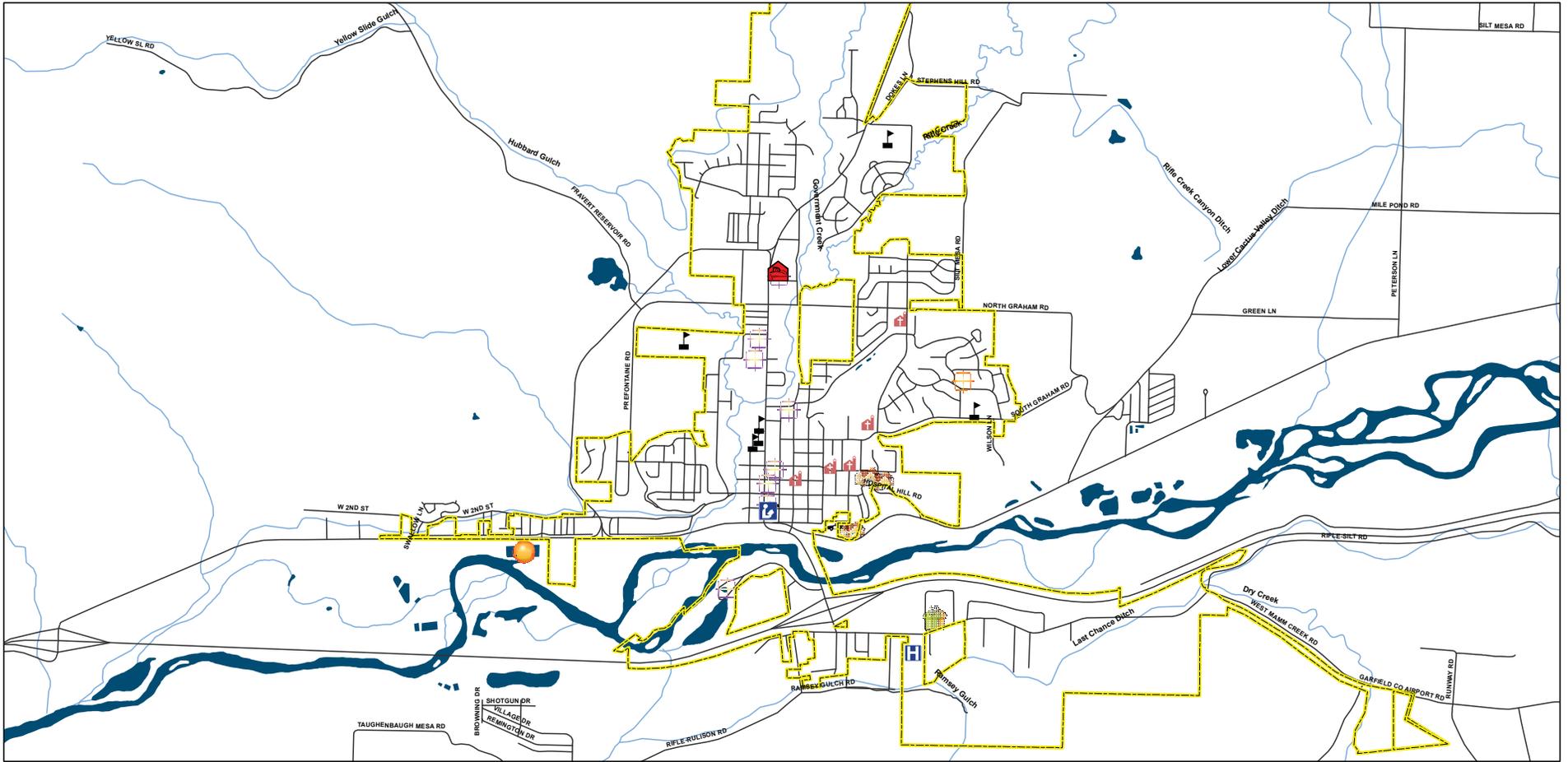


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- |  |   |  |
|--|---|--|
| <p><b>Public Facilities</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">🏰</span> Church</li> <li><span style="color: green;">🏛️</span> Federal Government</li> <li><span style="color: red;">🚒</span> Fire</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">🏥</span> Hospital</li> <li><span style="color: black;">🗑️</span> Landfill</li> <li><span style="color: blue;">👮</span> Law Enforcement</li> <li><span style="color: blue;">📖</span> Library</li> <li><span style="color: orange;">📍</span> Municipal</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: purple;">🏠</span> Museum</li> <li><span style="color: brown;">🏠</span> Nursing Home</li> <li><span style="color: black;">🚓</span> Police</li> <li><span style="color: purple;">🏢</span> Public Building</li> <li><span style="color: purple;">🎓</span> School</li> <li><span style="color: green;">🛍️</span> Shopping Mall</li> </ul> |
|--|---|--|

## Atlas Map 30 Public Facilities - Silt

(Source: Garfield County GIS)

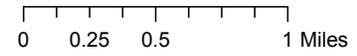


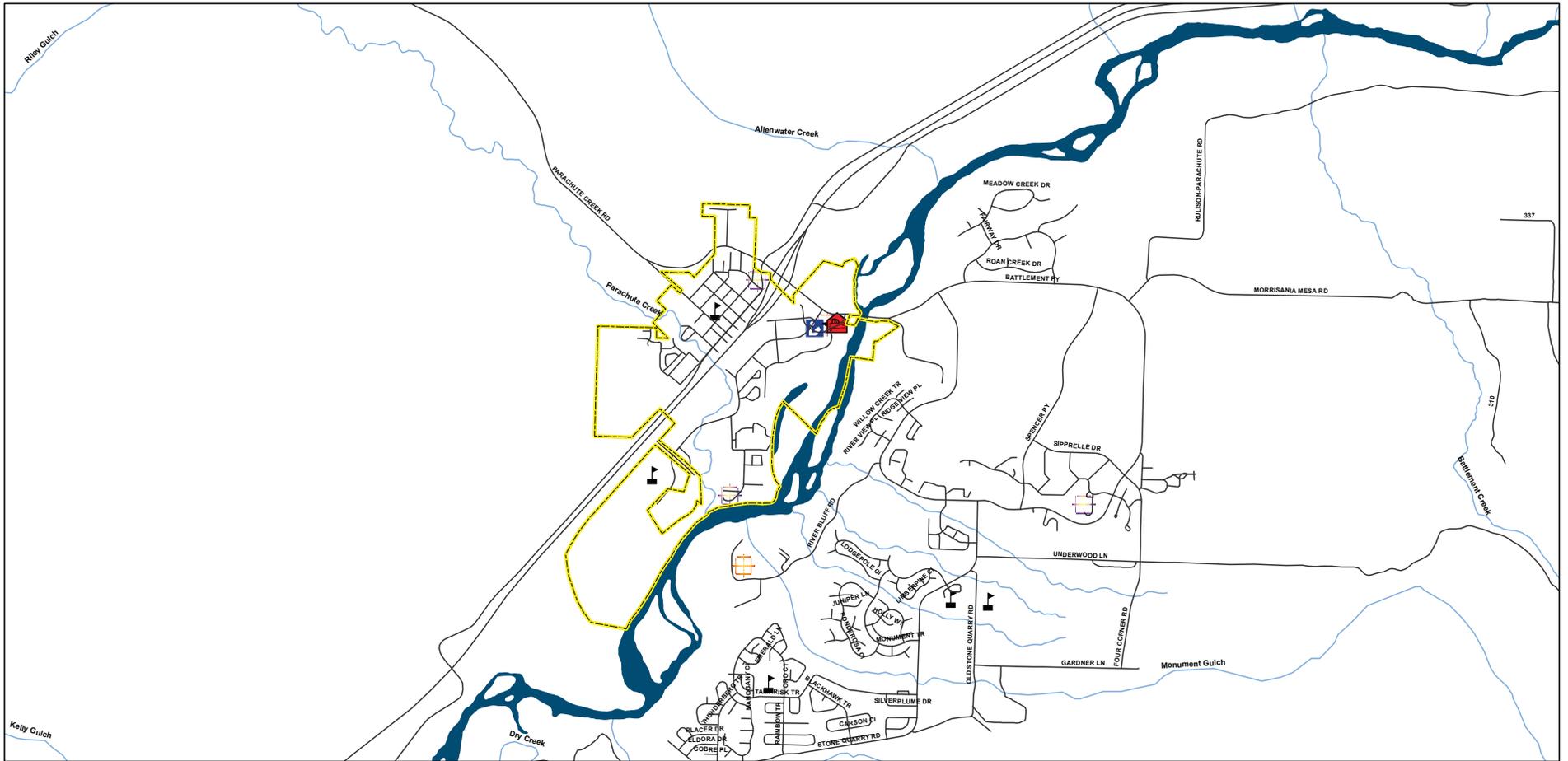


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- |   |   |   |
|---|---|---|
| <p><b>Public Facilities</b></p> <ul style="list-style-type: none"> <li><span style="color: red; font-size: 1.2em;">🏠</span> Church</li> <li><span style="color: yellow; font-size: 1.2em;">🏛️</span> Federal Government</li> <li><span style="color: red; font-size: 1.2em;">🔥</span> Fire</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue; font-size: 1.2em;">🏥</span> Hospital</li> <li><span style="color: black; font-size: 1.2em;">🗑️</span> Landfill</li> <li><span style="color: blue; font-size: 1.2em;">🚓</span> Law Enforcement</li> <li><span style="color: blue; font-size: 1.2em;">📖</span> Library</li> <li><span style="color: orange; font-size: 1.2em;">📍</span> Municipal</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: purple; font-size: 1.2em;">🏠</span> Museum</li> <li><span style="color: brown; font-size: 1.2em;">🏠</span> Nursing Home</li> <li><span style="color: black; font-size: 1.2em;">🚓</span> Police</li> <li><span style="color: purple; font-size: 1.2em;">🏛️</span> Public Building</li> <li><span style="color: purple; font-size: 1.2em;">🎓</span> School</li> <li><span style="color: green; font-size: 1.2em;">🛍️</span> Shopping Mall</li> </ul> |
|---|---|---|

(Source: Garfield County GIS)

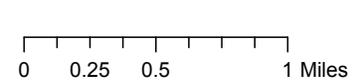
## Atlas Map 31 Public Facilities - Rifle



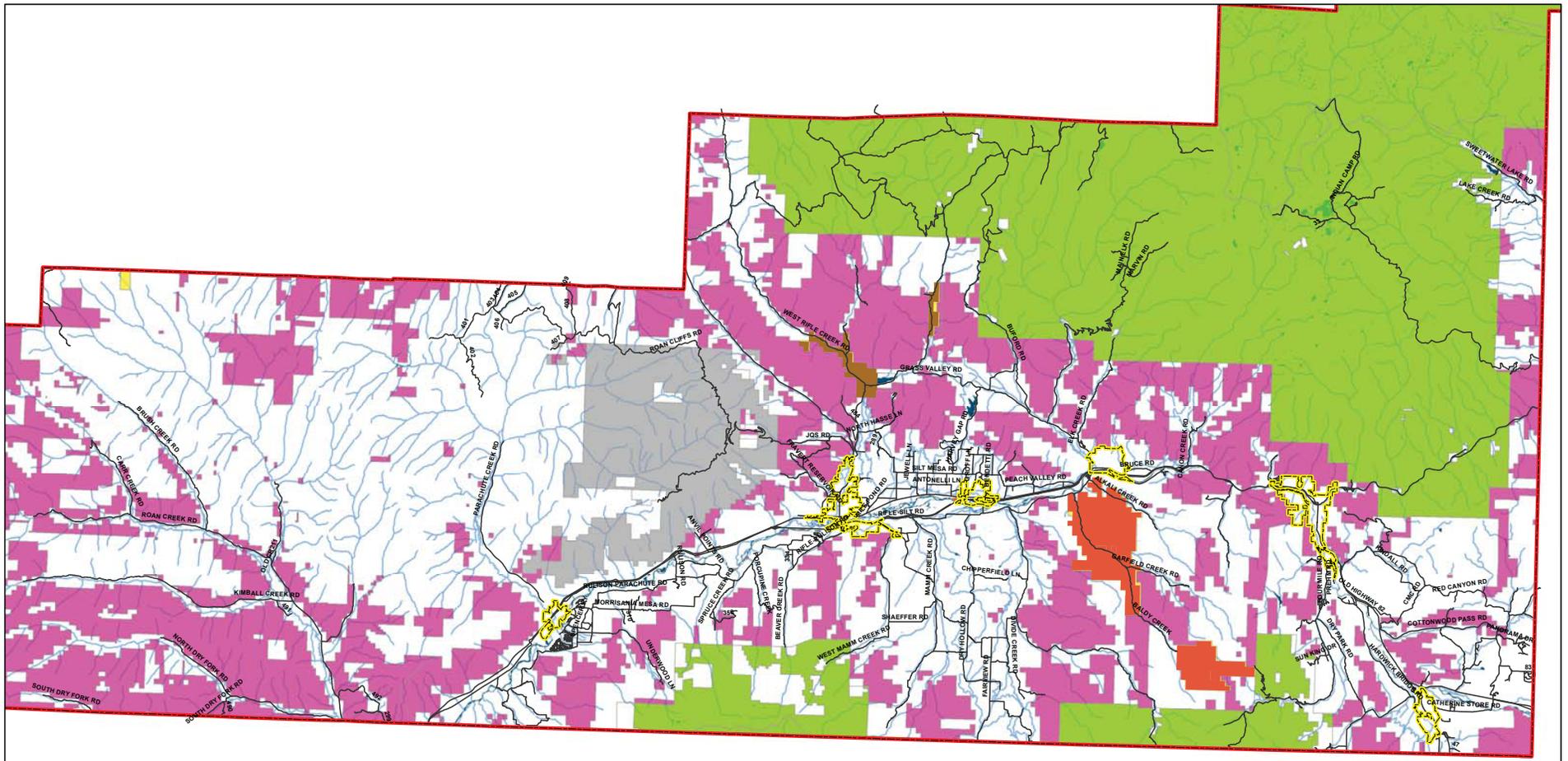


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- Public Facilities**
- 🏠 Church
  - 🏛️ Federal Government
  - 🔥 Fire
  - 🏥 Hospital
  - 🗑️ Landfill
  - 🚓 Law Enforcement
  - 📖 Library
  - 🌐 Municipal
  - 🏛️ Museum
  - 🏠 Nursing Home
  - 🚗 Police
  - 🏛️ Public Building
  - 🎓 School
  - 🛒 Shopping Mall

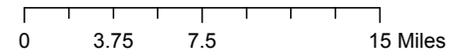
## Atlas Map 32 Public Facilities - Parachute



(Source: Garfield County GIS)

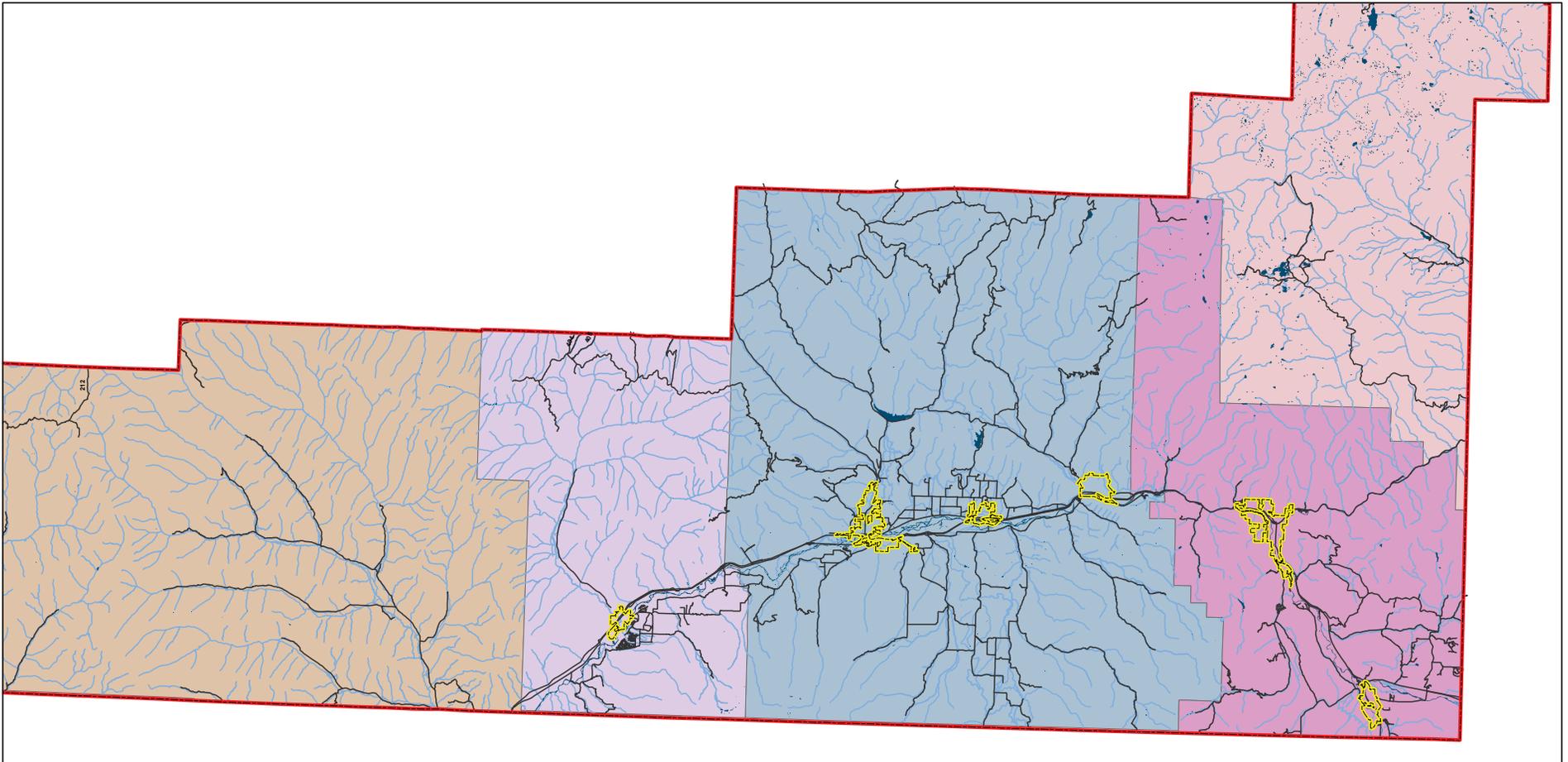


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - State Recreation Areas
  - State Wildlife Areas
- OWNERSHIP**
- Land Owner**
- Bureau of Land Management
  - City lands
  - Colorado State Lands
  - Department of Defense
  - National Park Service
  - Private Lands
  - US Forest Service
  - US Fish & Wildlife Service
- (Source: Garfield County GIS)



## Atlas Map 33 Public Land

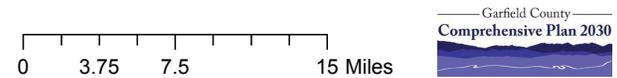


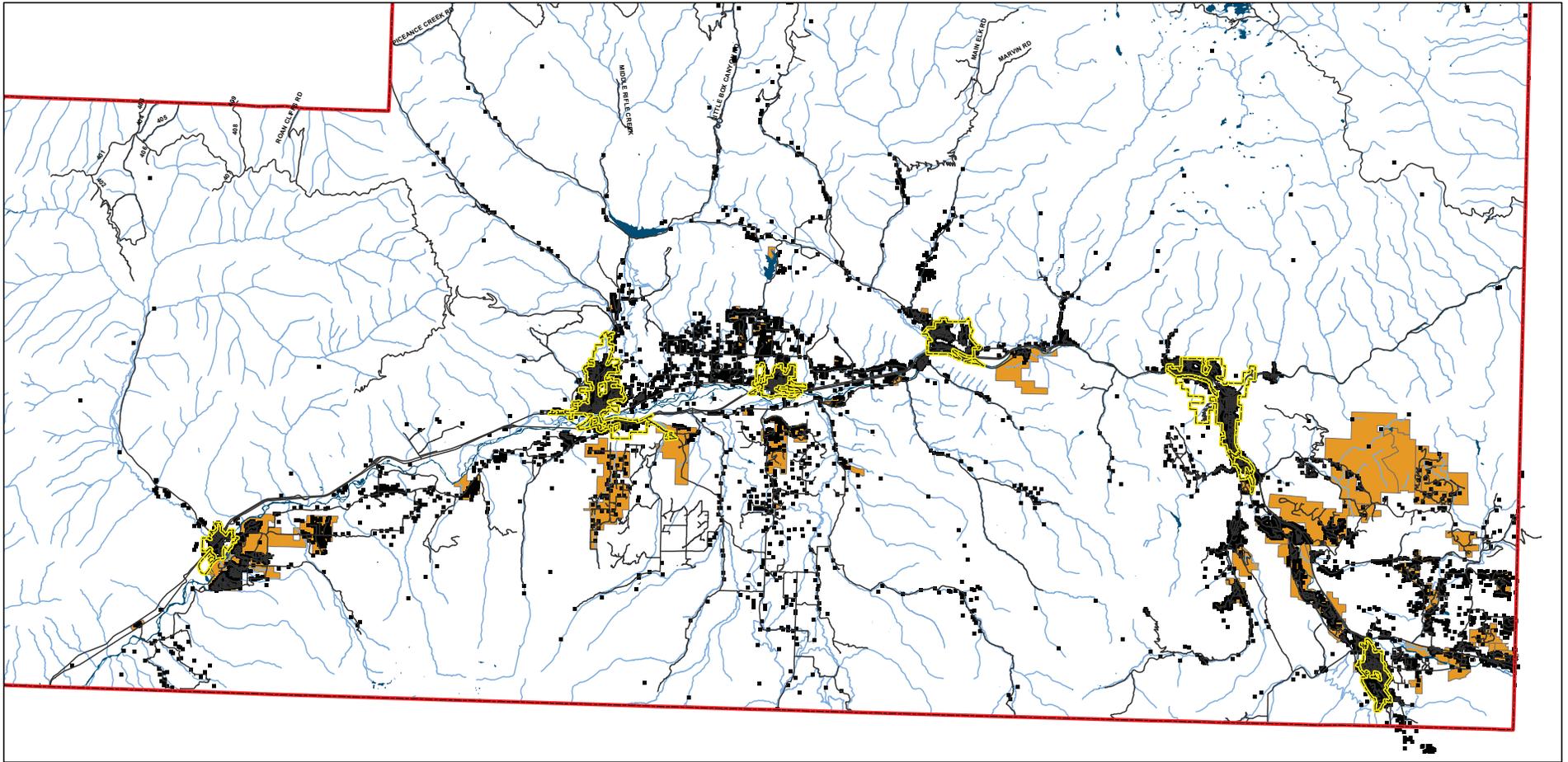


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- School Districts**
- |   |       |
|---|-------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; border: 1px solid black; margin-right: 5px;"></span> DEBEQUE      | 49JT  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f0c0c0; border: 1px solid black; margin-right: 5px;"></span> EAGLE COUNTY | RE 50 |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #c0c0ff; border: 1px solid black; margin-right: 5px;"></span> GARFIELD     | 16    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> GARFIELD     | RE-2  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #e06699; border: 1px solid black; margin-right: 5px;"></span> ROARING FORK | RE-1  |

**Atlas Map 34**  
**School Districts**

(Source: Garfield County GIS)

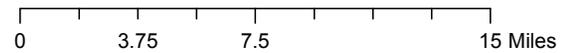


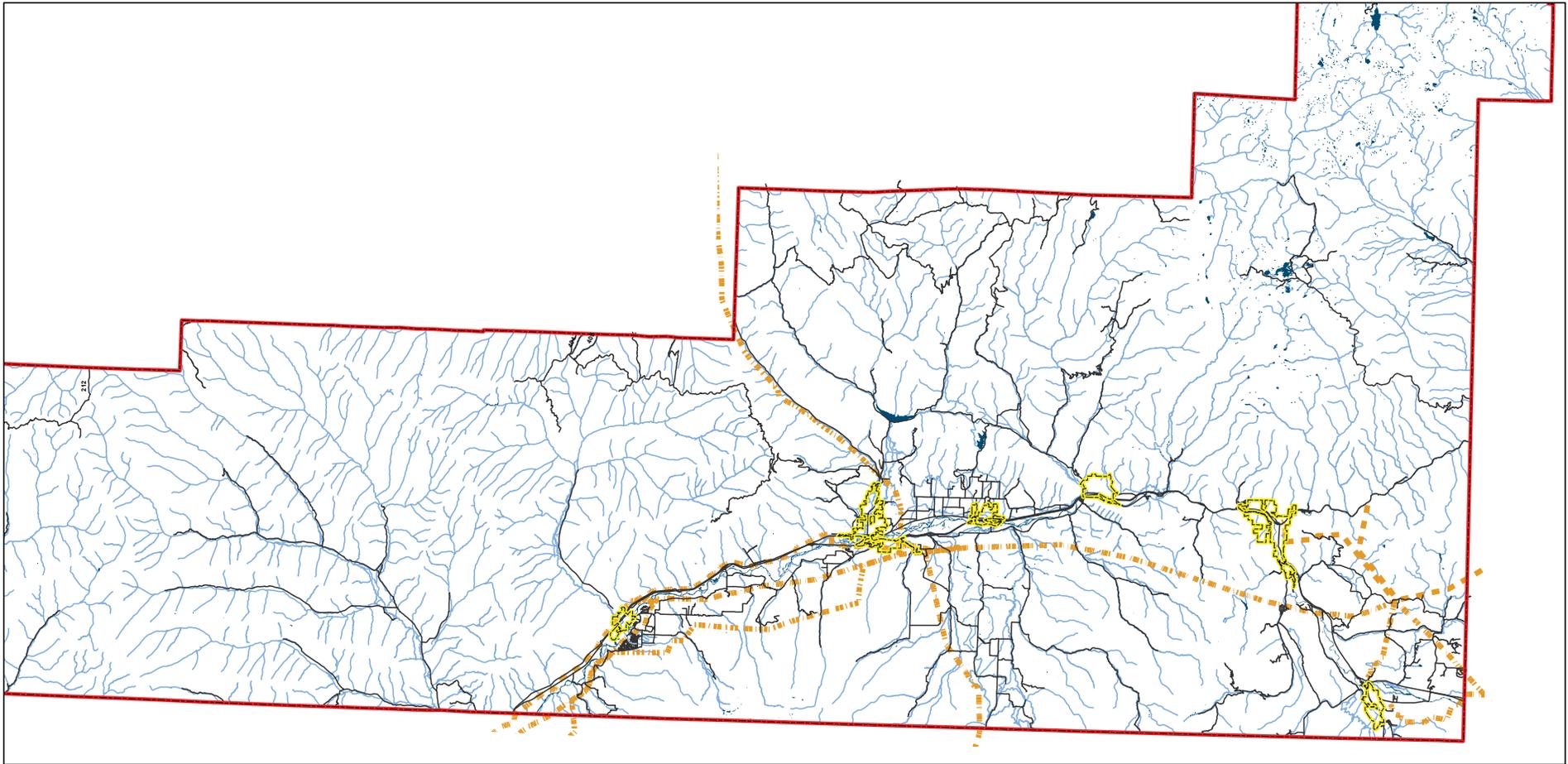


- Legend**
- Municipal Limits
  - Subdivisions
  - County Line
  - Structures
  - Roads
  - Water

(Source: Garfield County GIS)

## Atlas Map 35 Subdivisions and Structures

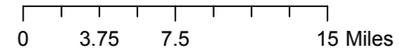


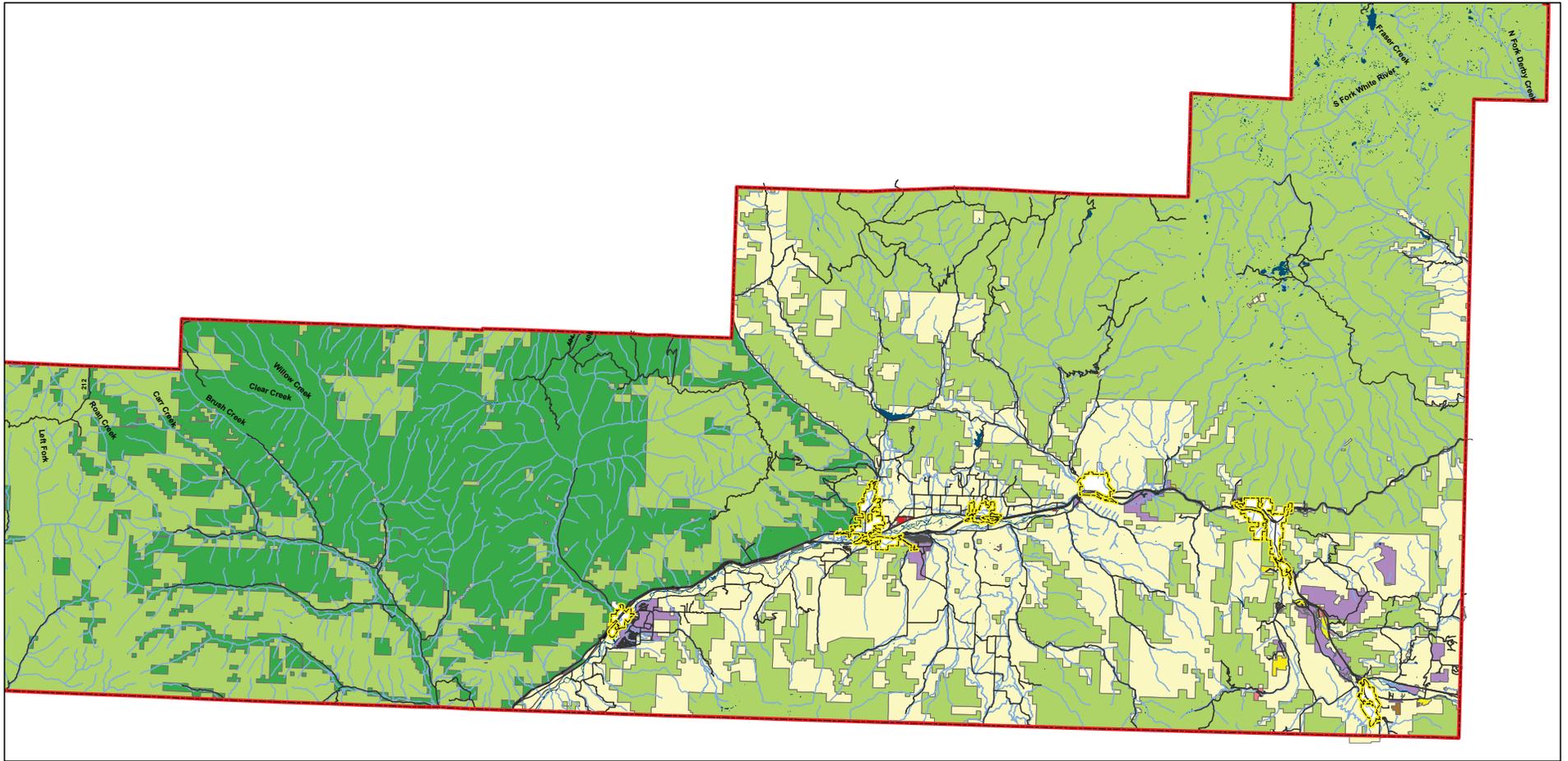


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
  - Electric Line Corridors

(Source: Garfield County GIS)

**Atlas Map 36**  
**Major Electric Corridors**

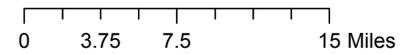


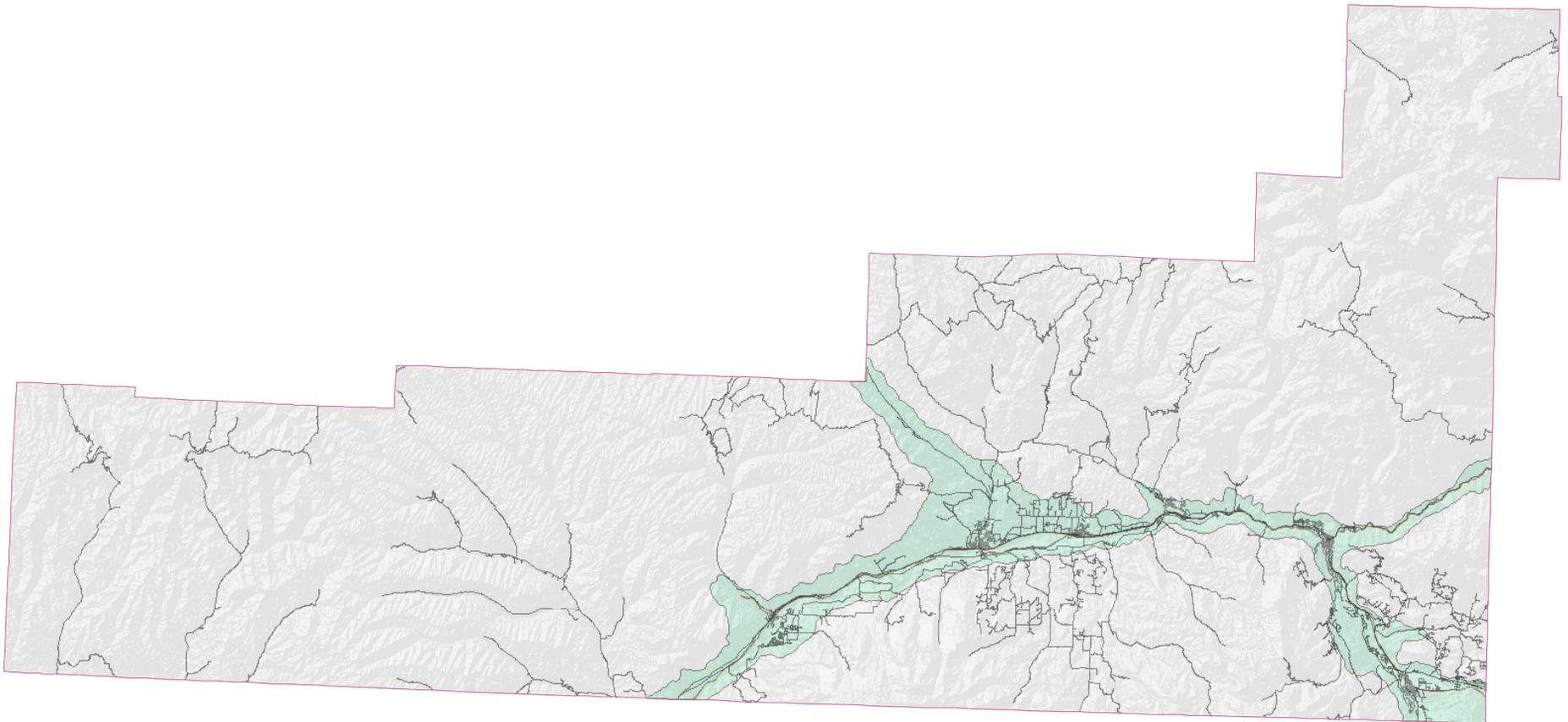


- Legend**
- Municipal Limits
  - County Line
  - Roads
  - Water
- Zoning**
- City Zoning
  - Commercial/General
  - Commercial/Limited
  - Industrial
  - Planned Unit Development
  - Public Airport
  - Residential/Urban
  - Residential/Mobile Home Park
  - Residential/Suburban
  - Rural
  - Resource Lands
  - Right-of-Way
  - Public Land

**Atlas Map 37**  
**Zoning**

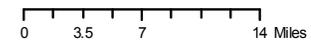
(Source: Garfield County GIS)

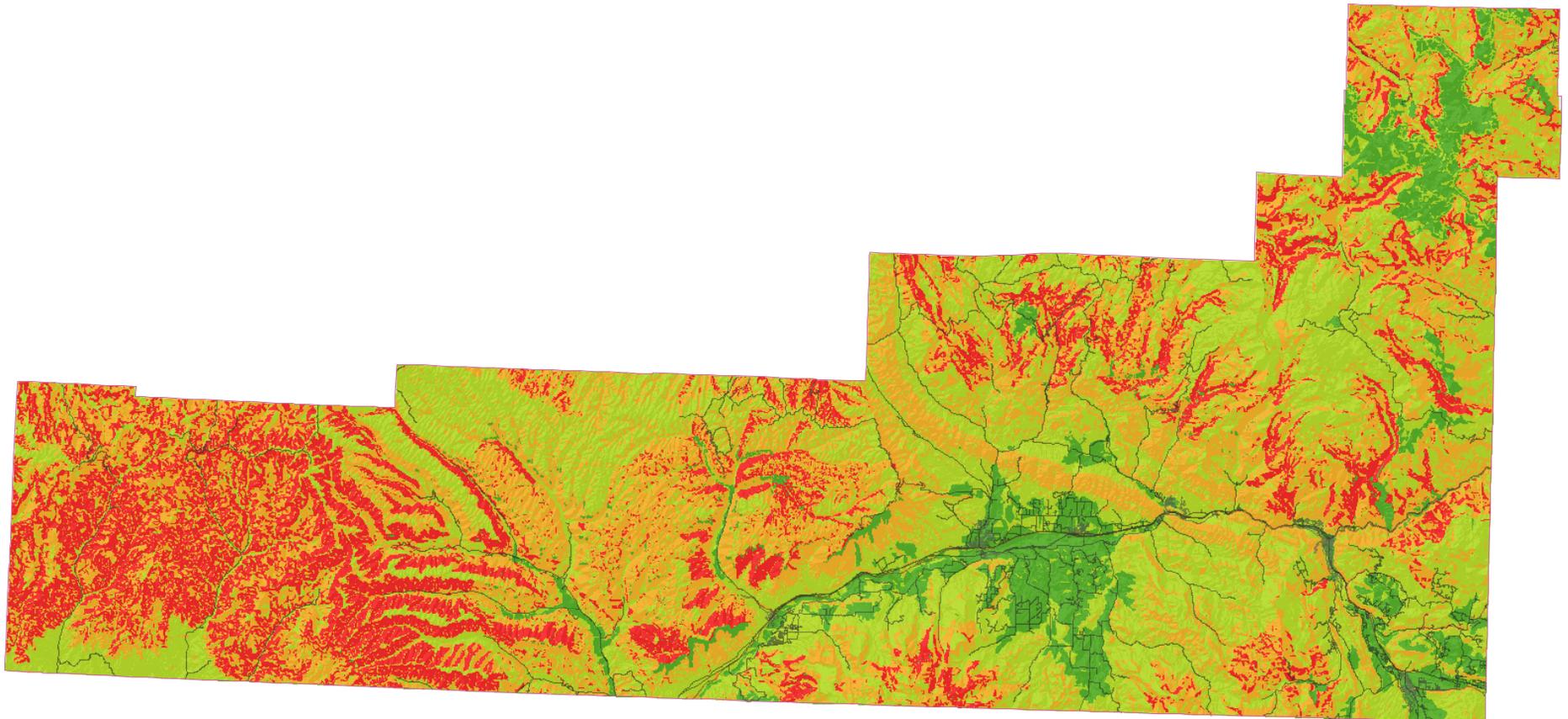




-  Visual Corridor
-  Roads

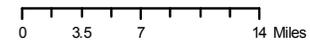
### Atlas Map 38 Visual Corridor





- Extreme
- High
- Moderate
- Low
- Roads

**Atlas Map 39**  
**Wildfire Hazard**



# APPENDIX D: ECONOMIC REPORT

## GARFIELD COUNTY COMPREHENSIVE PLAN 2030

### WHITE PAPER: Garfield County Fiscal Conditions

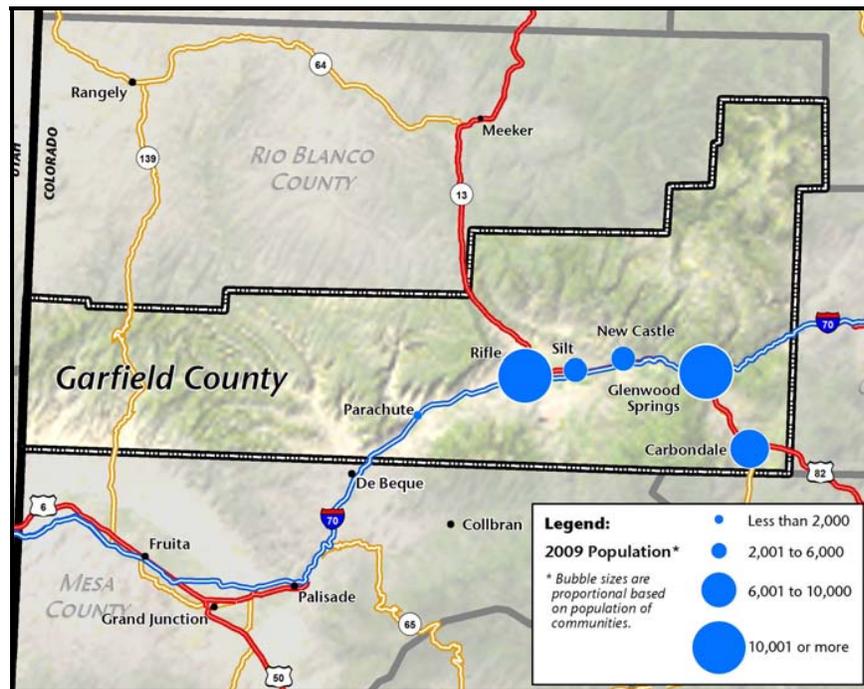
This White Paper provides an overview of Garfield County’s fiscal position focusing on county service costs and revenue sources, particularly as they relate to county growth and development patterns. Comments are offered on the structure of county funds and how key revenue sources and costs react to development location and patterns, as input into a larger discussion about county growth strategies.

#### General Conditions

Garfield County is a large county with a relatively small population. Most residents reside in one of six local municipalities; the unincorporated county is home to about 40 percent of the county’s 56,000 residents. The resident population in unincorporated areas is concentrated in the Roaring Fork Valley between Carbondale and Glenwood Springs and along the I-70 corridor between Glenwood and Parachute. Exhibit 1 shows Garfield County, northwest Colorado and incorporated municipalities.

**Exhibit 1.**  
**Garfield County, Incorporated Municipalities and the Northwest Colorado Region**

Source:  
BBC Research & Consulting.



Garfield County has experienced substantial urbanization and population growth over the past decade. This growth was largely the result of natural gas exploration and development. Drilling sites occur almost exclusively in rural areas in the unincorporated county. Gas development has benefitted Garfield County through job creation and rising property taxes but has also stressed the county's provision of law enforcement, road maintenance and emergency services in rural areas. Gas exploration and development often conflicts with rural resident lifestyles but once developed, gas production and distribution activity tends to produce fewer conflicts with other land uses.<sup>1</sup> The county's gas industry is an increasingly mature industry with less developed and less associated with new drilling activity.

Beginning in early 2008, the pace of gas development slowed as national and local prices declined precipitously. Over the past 18 months, the county has had to adjust from a period of rapid economic expansion to a period of economic contraction. This form of boom and bust cycle has occurred periodically over the years and this cyclical behavior is common in natural resource based economies.

Parachute and Rifle are in the heart of the energy development area and have dealt with both rapid population growth and significant pass through traffic. New Castle and Silt are small communities that have future growth potential but limited current infrastructure. Glenwood Springs and Carbondale are closely tied to the resort and recreation industries in Eagle and Pitkin counties. Both towns have substantial physical and public land barriers to further development

## **Garfield County Budget**

Garfield County maintains a complex budgetary system with multiple segregated funds and a variety of dedicated revenues. The general fund accounts for the majority of direct services. The county's 13 special revenues funds allow segregation of special purposes and revenues. In most years the largest special revenue funds are road and bridge, human services and the county airport. The county maintains a separate capital expenditures fund, which accounts for large infrastructure investments. These funds provide for basic governmental services and general capital projects, and are primarily supported by property tax, sales tax, and user charges. All county expenditures from all funds are projected to reach \$119 million in 2010.<sup>2</sup> The county has modest debt levels and all debt is issued in the form of Certificates of Participation (COP).

## **General Fund Revenues**

The county provides most of its general government services through its general fund, including sheriff, planning, assessor and general administrative services. General fund revenue in 2009 was about \$42.5 million and is expected to reach \$50 million in 2010. The county general fund is largely funded by property tax, which contributes about two-thirds of county general fund revenue, as shown in Exhibit 2 on the following page.

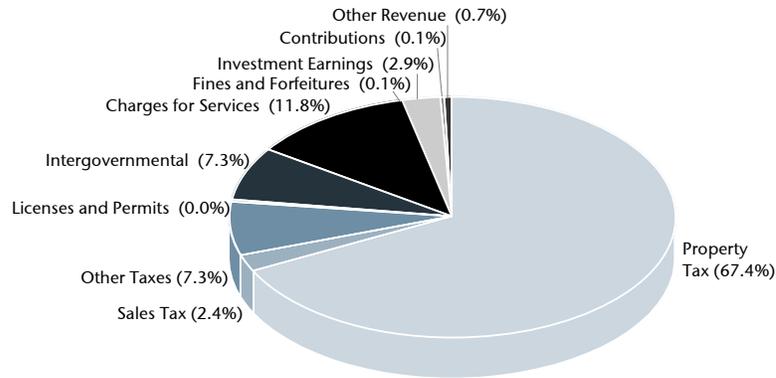
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<sup>1</sup> Gas production requires far less vehicle and road activity than does drilling activity. The removal of the drilling rig reduces visual impacts. Environmental issues, particularly water and air quality concerns, can remain.

<sup>2</sup> The county has budgeted expenditures for 2010 of \$113.6 million, providing a small cushion if revenues fail to meet expectations.

**Exhibit 2.  
Garfield County  
Sources of General  
Fund Revenue, 2009**

Source:  
Garfield County.



The Colorado Department of Local Affairs (DOLA) produces a County Financial Compendium, which provides a comparison of financial accounting for all Colorado Counties. The latest data available are for 2007.<sup>3</sup> According to the DOLA analysis, Garfield County’s percentage use of property tax to fund local services is among the highest in Colorado.

**Exhibit 3.  
Colorado County  
Reliance on Property Tax**

Source:  
Colorado Department of Local Affairs,  
County Financial Compendium.

	2007 Total Operating Revenue (\$Million)	2007 Property Tax Revenue (\$Million)	Percent of Total Operating Revenue
<b>Garfield</b>	<b>78,730,386</b>	<b>34,973,522</b>	<b>44.4%</b>
Weld	157,727,808	68,316,070	43.3%
La Plata	63,802,725	24,978,169	39.1%
Montrose	30,148,354	9,072,825	30.1%
<b>State Average</b>	<b>73,142,233</b>	<b>21,260,366</b>	<b>29.1%</b>
Moffat	28,763,625	8,199,150	28.5%
Routt	44,451,948	12,288,952	27.6%
Mesa	127,184,490	24,841,580	19.5%
Delta	23,585,167	4,541,179	19.3%
Rio Blanco	28,104,623	5,231,405	18.6%
El Paso	230,194,232	38,997,001	16.9%

Most counties have a greater reliance on sales tax. It is notable that the three counties with strong property tax reliance also have large quantities of natural resources.

**General fund revenue analysis.** A good measure for comparative fiscal health between counties in Colorado is the total amount of revenue available per household. High revenue per household indicates an ability to provide higher levels of service. Exhibit 4 shows revenue per household in Garfield County and comparable Colorado Counties, taken from the Colorado Department of Local Affairs’ County Financial Compendium.

<sup>3</sup> Because DOLA attempts to consolidate accounts and put all counties on a common accounting system, DOLA’s data may not correspond with an individual county’s reporting, but comparability between counties is maintained.

**Exhibit 4.  
County Revenue per Household,  
Garfield County and Comparable  
Counties, 2007**

Source:  
Colorado Department of Local Affairs,  
County Financial Compendium.

County	2007 Operating Revenue	2007 Households	Revenue per Household
<b>Garfield</b>	<b>\$78,730,386</b>	<b>21,287</b>	<b>\$3,699</b>
La Plata	\$63,802,725	4,417	\$14,445
Rio Blanco	\$28,104,623	3,071	\$9,152
Moffat	\$28,763,625	6,071	\$4,738
Routt	\$44,451,948	14,679	\$3,028
Mesa	\$127,184,490	59,924	\$2,122
Montrose	\$30,148,354	17,027	\$1,771
Weld	\$157,727,808	92,256	\$1,710
Delta	\$23,585,167	13,984	\$1,687
El Paso	\$230,194,232	246,074	\$935

Garfield County generates strong revenue per household when compared with other Colorado counties and this measure is likely to have risen dramatically in the last two years. It is notable that all of the high revenue per household counties have significant natural resource extraction industries.

In the case of Garfield County, the oil and gas industry generates large amounts of revenue through property tax and indirectly through sales tax. In Colorado, oil and gas producing property is assessed based on resource production amounts and resource value. As demonstrated below, oil and gas accounted for nearly 70 percent of county assessed value in 2008.

**Exhibit 5.  
Oil and Gas Assessed Value**

Note:  
Data are from 2008.

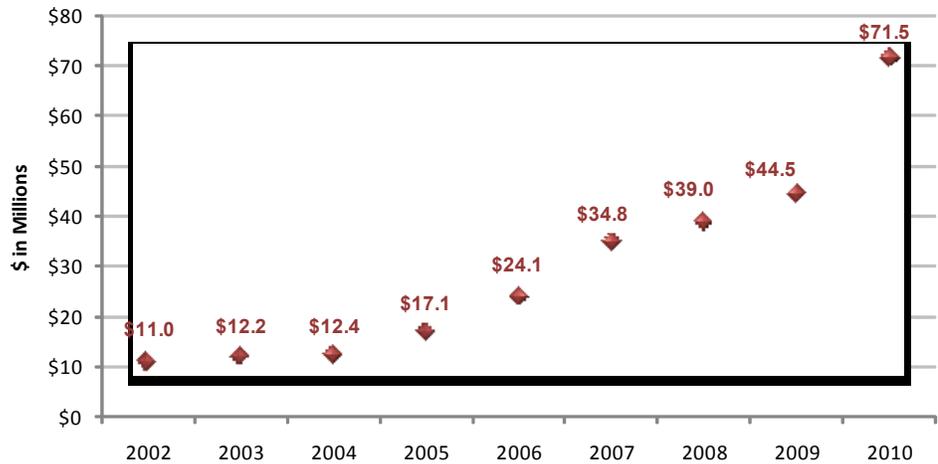
Source:  
Colorado Department of Local Affairs,  
Division of Property Taxation.

	2008 Total Assessed Value (\$Million)	2008 Oil & Gas Assessed Value (\$Million)	Percent of Total Assessed Value
<b>Garfield</b>	<b>3,261</b>	<b>2,231</b>	<b>68.4%</b>
Rio Blanco	821	577	70.2%
La Plata	2,969	1,639	55.2%
Weld	4,579	1,710	37.3%
Moffat	443	90	20.3%
Mesa	1,882	140	7.4%
Routt	1,124	5	0.4%
Delta	318	1	0.2%
Montrose	578	-	0.0%
El Paso	6,583	-	0.0%

As noted in Exhibit 6, over the years, property tax revenue has increased its proportionate share of county revenues with additional growth foreseen in 2010 based on January 2009 assessments.

**Exhibit 6.  
Garfield Count  
Property Tax Trend**

Source:  
Garfield County Budget  
Presentation, 2009.



The continued health of the oil and gas industry is of great importance to county’s fiscal well-being as well as an important provider of employment to county residents. Gas prices have declined significantly over the past two years, a trend that is not yet reflected in property tax receipts because of time lags between market values, assessed values and tax receipts. The impending drop in energy-associated property taxes is well understood by the county and the subject of considerably discussion and financial strategizing.

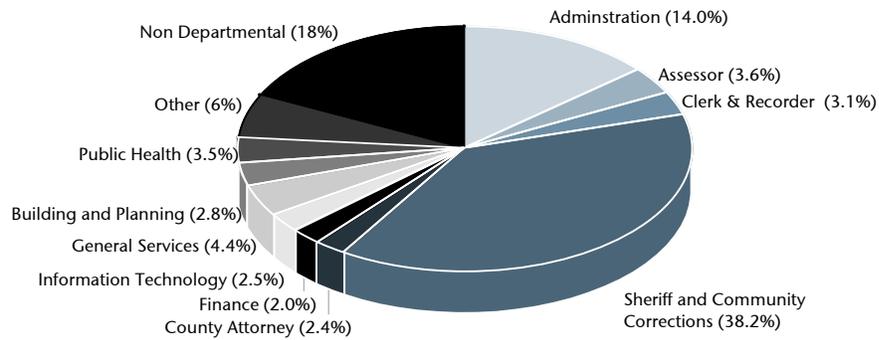
For Garfield County residents, the county’s reliance on property taxes shifts the tax burden away from residents and on to commercial development and natural resource properties, which are assessed at far higher percentage of actual market value. The risk of this strategy is that natural resource valuations are volatile and thus, property tax, which is generally considered a very stable tax revenue source, is in practice quite unstable. On the other hand, reliance on property taxes has allowed the county to maintain a high level of services despite a local decline in retail sales of over 30%.

The county general fund has a projected fund balance of over \$17 million at the end of 2009. This fund balance is about 40 percent of general fund revenue collected in 2009 and represents healthy operating protection against a volatile economy. All funds combined had projected reserves of over \$84 million at year end 2009, a very high percentage of annual revenues.

**General Fund Expenditures**

As noted previously, the county operates on a budget of about \$140 million per year (projected 2010 all funds) and maintains a complex set of dedicated purpose funds. The general fund is the largest county fund and is used to account for most direct services. Exhibit 7 shows county general fund expenditure in 2009.

**Exhibit 7.  
Garfield County  
General Fund  
Expenditure,  
2009**



Source:  
Garfield County.

The county spends about 38 percent of its annual general fund on law enforcement and community corrections. Other significant elements of general fund spending include county administration and non-departmental expenses such as inter-fund transfers and insurance. General fund expenditures were about \$42.5 million in 2009.

From a development and long term planning perspective a few points are notable:

- Many general fund services, such as the assessor, treasurer, public health and county clerk operations, are provided to the entire county population (city and unincorporated areas). These services are not sensitive to the location or form of development and some of these services are partially self-funding by fees and charges.
- Other service costs, such as general administration, county attorney and planning, are primarily driven by demand from residents and businesses in the unincorporated county, but these costs are also affected, perhaps to a lesser degree, by growth in municipalities.
- The sheriff is the most costly service in the general fund. The sheriff primarily serves the unincorporated county although many law enforcement functions, such as community corrections one of the largest single costs in the sheriff's department, are tied to overall county population growth. Similarly, a large share of patrol costs is tied to the road networks near urbanized areas and incidents often involve municipal residents traveling on county roads.

In sum, land use policies that encourage growth in municipalities rather than in the unincorporated county would modestly reduce, but not eliminate, growth related cost burdens on the county general fund.

**Other Major Funds**

Garfield County operates several other special revenue and capital funds. Segregated funds are used to keep certain functions and associated revenues separated from general government. These funds are typically limited purpose services and supported by certain dedicated revenues. The county's other major funds are: (with 2010 budgeted expenditures).

- Road and Bridge: \$ 23.3 million
- Human Services: \$16.3 million
- Capital Expenditures: \$10.0 million

Annual expenditures by fund can vary considerably as many funds rely on one-time grants or are completing major capital infrastructure investments. For example the airport fund will spend over \$20.0 million in 2010, which involves a one time grant from the federal government for certain capital improvements.

Expenditures in these funds are less sensitive to growth patterns than the direct services accounted for in the general fund.

**Road and Bridge.** In most years, the road and bridge fund receives the majority of its revenue from property tax and is thus very much influenced by the volume and value of the oil and gas production. Other sources of road and bridge fund revenue include sales tax, the Colorado State Highway Users Trust Fund (HUTF) and voluntary contributions from the energy industry for special road and bridge projects. HUTF funding is derived from state gasoline taxes and distributed to local governments based on a formula that rewards road mileage and population. Annual expenditures can vary dramatically depending on the timing of large capital projects.

Oil and gas companies sometimes provide additional funds to the county for road projects that are directly affected by nearby gas development. These projects, often road system improvements or expansions in gas development areas, are generally accounted for in the road and bridge fund. Garfield County has an informal process for collecting direct contributions from natural gas operators for special road improvement projects. In general, the industry is asked to directly support projects for rural road improvements that clearly benefit gas development projects. The county resists funding capital projects outside those identified and prioritized in the capital improvement plan (CIP).

Direct company contributions vary widely from year to year. If direct contributions are not considered, property taxes accounted for about 54 percent of road and bridge revenue in 2009. Sales tax and HUTF revenue each accounted for 20 percent of road and bridge revenue.

Like the general fund, the road and bridge fund has a large fund balance. At the end of 2009, the road and bridge fund is projected to have a \$12.6 million fund balance.

Maintaining the county transportation system is one of the largest ongoing county expenditures. Road maintenance, expansion and repair cost fall particularly hard on large relatively rural counties that have extensive road networks including large stretches of unpaved roads. The energy industry requires many personal vehicles and the transportation of heavy equipment, which can accelerate the deterioration of rural roads. The major revenue source of the road and bridge fund, property tax, is directly linked to oil and gas activity and will grow or decline in line with the intensity of gas development and the value of the resources. Property taxes and vehicle traffic from residential growth are far less consequential than gas activity for road and bridge costs and revenues.

Road maintenance costs are partially tied to the amount of vehicle activity and partially tied to unavoidable deterioration associated with time, soil conditions, water and weather. Expansion and improvement of the road system is most often associated with increased vehicle use, which can be tied to both residential growth in the rural county or overall growth in the county as a whole. The gas industry, which relies on heavy trucks and equipment, is particularly hard on rural roads that were typically not designed for industrial uses.

Garfield County has a road improvement and maintenance master plan in draft form that has not been accepted by the county commissioners. Among other recommendations, the draft plan suggests the imposition of a road impact fee on new development. An urbanization plan the concentrated development in and around municipalities would reduce vehicle miles traveled per household (VMT) and decrease wear and tear on isolated county roads, although energy development patterns are probably more consequential for both costs and revenues than the relatively minor effects of rural residential growth. Continued urbanization of low capacity county roads, near but not in municipalities, can force expensive, road surface improvements or very expensive capacity improvements (roundabouts, interchange improvements and new signalization).

**Human services.** The county's human services fund receives proceeds from a small dedicated mill levy and a share of sales tax,<sup>4</sup> which collectively produced \$750,000 in 2009. The fund also relies on over a dozen pass-through accounts (funds that are generated at the state or federal level and are distributed locally by formulae) and a variety of grants to maintain services. Approximately 80% of human services revenues were from grants and other non-local sources. Although human service needs may grow or diminish as the community grows, funding is relatively fixed and not particularly correlative to community needs.

Human services oversees a number of programs (child welfare, substance abuse programs, elderly assistance) intended to serve those most in need. Human service professionals tend to link service demand to fluctuations in the economy, or changes in demography. Most observers would agree that needs exceed service availability and, ironically, are often high in good economic times (because of new persons moving into the area) as well as difficult times. The county's services are provided for all county residents and not sensitive to urbanization patterns.

**Capital expenditures fund.** The capital expenditures fund is primarily used for debt payments and non-road related capital improvement projects; although, some projects are financed through other County funds, such as the road and bridge fund. Property tax, specific ownership tax, and state and local government grants are the major revenue sources for this fund. Total revenues in 2009 were approximately \$7.4 million. Property tax accounted for over 90 percent of revenue in 2009 and oil and gas assessments contributed nearly 70 percent of property tax allocated to the capital expenditures fund. In 2009, Garfield County undertook construction of new annex facilities for the sheriff and human services departments and land purchases for a new county facility in Glenwood Springs.

The capital expenditures fund is also used for debt service. Garfield County does not have any general obligation debt; however, it has issued certificates of participation that required payment of about \$2.5 million in 2009.

**Oil and gas mitigation fund.** Garfield County dedicates its share of severance tax collections to the oil and gas mitigation fund for use in special projects related to the impacts of oil and gas development. The county administers this fund to offset impacts that are projected to exist after oil and gas industry revenues decline. Annual revenue is roughly \$3 million (although there was

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<sup>4</sup> Sales tax revenue in the Human Services Fund is transferred from the General Fund and is used to fund grants. The Human Services Fund does not have a dedicated sales tax.

unusually high revenue recorded in 2009) and there is a healthy fund balance of about \$17 million at the end of 2009. No expenditures were recorded in 2009 and none are budgeted in 2010.

### Financial Forecasts

Garfield County is well aware of the boom/bust issues facing the community and has made efforts to manage the county's finances in a manner that eases the cash flow issues associated with resource valuation fluctuations. Property tax revenues lag valuation by two years, which produced a frustrating delay in revenues when prices were rising but now offers a delay in revenue losses as resource values decline.

The county's finance office has produced the following projections:

#### Exhibit 8. Garfield County Revenue Forecast

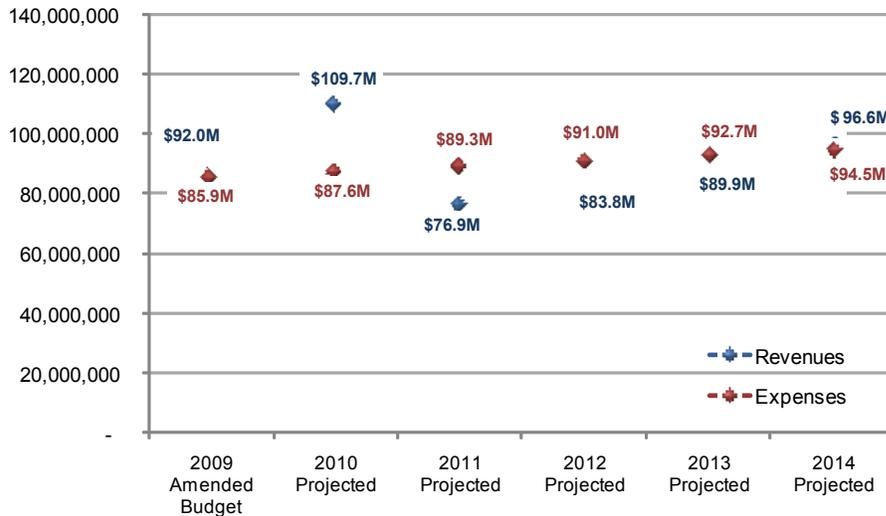
Forecasted Revenues						
	2009 Amended Budget	2010 Projected	2011 Projected	2012 Projected	2013 Projected	2014 Projected
Property Tax	\$ 44,659,839	\$ 70,000,000	\$ 33,081,362	\$ 35,727,871	\$ 38,834,643	\$ 42,533,180
Grants	21,552,439	20,526,132	21,552,439	22,630,061	23,707,683	24,785,305
Charges & Fees	10,535,943	8,104,572	9,161,690	10,034,231	10,535,943	11,062,740
Sales Tax	9,118,355	6,078,903	7,294,684	9,118,355	10,030,191	10,942,026
Contributions & Donations	1,265,036	843,357	1,204,796	1,328,288	1,454,791	1,581,295
Specific Ownership Tax	2,500,002	2,380,954	2,625,002	2,750,002	2,875,002	2,875,002
Interest Income	1,162,363	664,207	774,909	929,890	1,162,363	1,452,954
Licenses and Permits	335,775	258,288	291,978	319,786	335,775	352,564
Other Revenue	871,552	830,050	871,552	915,130	958,707	1,002,285
<b>Total</b>	<b>\$ 92,001,304</b>	<b>\$ 109,686,464</b>	<b>\$ 76,858,412</b>	<b>\$ 83,753,614</b>	<b>\$ 89,895,098</b>	<b>\$ 96,587,351</b>

Source: Garfield County Budget Presentation, 2009.

As shown in Exhibit 9, the county's property tax revenues are expected to rise dramatically in 2010 (reflecting 2008 assessed values) and then decline by roughly 50 percent in 2011. The county has devised a plan to accommodate this fluctuation, largely based on a carry-over fund balance that will soften the downturn, and some reductions in operating costs. Exhibit 10 shows the full county budget by year:

**Exhibit 9.  
Garfield County  
Budget Forecast**

Source:  
Garfield County Budget  
Presentation, 2009.



The overall impact of declining property values is mildly cushioned by sales tax receipts that are expected to regain growth just as the decline in property tax receipts are felt.

For long term comprehensive planning purposes, this situation merits a few observations:

- Garfield County’s revenue profile is largely driven by national gas pricing trends, far more so than local development pace or location. Even with depressed gas prices, the county’s continued evolution from a largely exploratory gas industry to a producing industry should ensure strong property tax revenues for many years to come.
- The county has done an aggressive job of financial planning and demonstrates that with planning and spending discipline, a political entity can make adjustment for wide swings in revenues.
- The county’s expenditure projections anticipate a high level of revenue increases with a return to modest prosperity and growth in the period after 2011,

**Urbanization, Growth and Public Finance**

The above data and prior work in northwest Colorado allows observations regarding how county costs and revenues react to growth and development. Certain observations have been presented throughout this section.

**Revenues**

- Garfield County’s revenue based is heavily dependent on property tax in general, and natural resources assessments specifically. Because residential property is assessed at far lower levels than commercial or resource properties (85 versus 29 percent of market value), residential growth does not materially affect county revenues.
- The county collects property tax from development in municipalities as well as in unincorporated areas.

- Garfield County is currently in good fiscal health; revenues on a per unit basis are high, there are relatively large fund balances and very modest debt obligations. Unfortunately, the county will experience a very predictable and dramatic drop in revenue in 2011 as new property valuations catch up with the recent decline in resource prices. Sales taxes have declined nearly 30 percent since 2007 but the county does not rely on sales taxes to any significant degree. The county has prepared itself for the anticipated decline but there is no certainty that prosperity will return even after valuations stabilize.
- The county's dramatic fluctuations in revenue underscore how county revenues are primarily dependent on large national economic forces and from a revenue perspective, local growth rates, urbanization patterns and the location of development are far less influential.

### **Expenditures**

- From an expenditure perspective, the county clearly benefits from development within local municipalities, by which the county still gets property and sales tax receipts but the municipality provides most public services.
- Although the county receives revenues from natural gas development, particularly after exploration and drilling are complete and well operations are started, gas extraction is demanding on road maintenance and sheriff's services. As the gas field matures, activities are less burdensome on county services.
- County service costs have a complex relationship to the nature and location of ongoing residential and urban development:
  - Some county costs (e.g. assessors office, airport or jail operations) grow in response to general county growth, regardless of development location;
  - Many county costs are closely associated with rural (unincorporated) growth, (e.g. sheriff services and rural road maintenance), but costs are still partially influenced by municipal growth.
  - Some county costs are simply determined by the amount of dedicated revenues (conservation trust fund, public health fund) and will fluctuate without relationship to local land uses.
  - Some funds (e.g. solid waste disposal) are operated as enterprise funds and are also largely unaffected by the location or nature of growth.
  - A large amount of capital costs (e.g. repair and replacement of facilities, roads and bridges) is required even if there is no new growth in either rural or municipal environments.
  - Some share of virtually all county costs (e.g. roads sheriff) are attributable to nonresidents, e.g. tourists, hunters or persons living in nearby communities, and are also generally unrelated to local land use decisions.

In sum, county revenues are increasingly tied to the price of natural gas and disassociated with urbanization patterns.

There are many interrelated factors that determine county service costs. Patterns of urbanization, and location of growth are an important, but not the sole factor, determining public service expense. As a rule, location of development near to municipal retail and services should reduce household travel and thus potentially reduce road costs and partially reduce sheriff patrol costs. As noted previously, county revenues are very modestly affected by urbanization patterns and thus the net fiscal position of the county in any given year may have little relationship to growth levels or growth patterns.

### **Growth Concentration**

A second issue related to the discussion of urbanization patterns and community services is the question as to whether the county benefits from encouraging concentrated development as opposed to sprawling development, even if the concentrated development is in the unincorporated county. In essence, the question could be restated: is Battlement Mesa a more fiscally responsible urban form than the same number of units spread out on larger rural lots. The answer is yes, Battlement Mesa, or a similar even more concentrated product, should reduce county service delivery costs while producing the same revenues.

Critical and expensive services: such as sheriff and road maintenance, should be more efficiently provided to reasonably concentrated development. As noted above many expenses, (jail operations, human services, assessor's services, airport operations, et.) are not affected by urban form; regardless the strongest arguments for promoting concentrated development is in the reduced costs of housing; reduced environmental damage; reduced auto travel requirements; the enhanced prospects for small scale convenient retailing and the preservation of rural landscapes, agricultural operations and wildlife territory.

# APPENDIX E: TRANSPORTATION REPORT

## GARFIELD COUNTY COMPREHENSIVE PLAN 2030

### INTRODUCTION

The Garfield County Transportation Master Plan was designed to set the direction for development of county roadways over the next 20 to 25 years. The Preliminary Plan provides the background information, inventory of existing transportation facilities, existing and future deficiencies, and planned improvements.

Chapters I through IV provide the background information for development of the plan. Chapter V presents the recommended functional classification definitions and designations for the county roads. Roadway cross sections and standards are also recommended for each roadway classification in Chapter VI. Chapter VII describes the existing and future roadway deficiencies on county roads.

The following level of service standard is proposed:

*Level of service is the qualitative measure of traffic service provided by a road under a particular volume condition and the prevailing roadway conditions as described in the current edition of the Highway Capacity Manual, published by the Transportation Research Board. An adequate level of service in Garfield County exists when the roadway system operates at Level of Service C and an intersection operates at Level of Service D or better during peak hours.*

The prioritization methodology for programming improvements is described in Chapter VIII. The improvement alternatives are presented in Chapter IX.

An off-site street impact fee methodology is recommended in Chapter X. The legal authority, concepts, and examples of other impact fee programs in Colorado are described. The development of the impact fee program and corresponding calculations are presented in detail. The fee program was recommended to have an annual adjustment based on the Colorado Construction Cost Index. A gas well drilling impact fee is proposed in Appendix D of the Transportation Master Plan and is based on the proportion of pavement life used by traffic related to drilling.

Chapter XI presents the financially constrained transportation improvement plan. The projected revenues are identified for the various projects. The projects were prioritized based on the methodology described in Chapter VIII. Supporting material is included in several appendices.

The following sections include the major elements of the Transportation Master Plan. The major elements include the functional classification of roadways, review of the existing and future transportation deficiencies, the existing and future funding, and preliminary transportation recommendations. The last section of this document reviews the transportation improvements that have been completed over the last few years since the Transportation Master Plan was developed. The County Commissioners have not approved the Transportation Master Plan as of 2009.

## FUNCTIONAL CLASSIFICATION CAPACITIES

### Capacity Methodologies

In order to determine the existing and future deficiencies, LSC first examined the traffic volume that each functional classification of roadway within the county can handle over the course of a day. Within the database of roadway classifications were arterials, collectors, and local roadways. Each roadway classification was assigned a corresponding capacity in order to determine the level of service. LSC used the *Highway Capacity Manual (HCM)* as the basis for the model, which generated the capacities and level of service for each roadway.

The daily general capacities that LSC used to determine the deficient roadways for the present and future are:

- Arterial two-lane roadway: 14,900
- Collector two-lane roadway: 10,100
- Local (residential) roadway: 2,000

### Volume-to-Capacity Ratio

The volume-to-capacity (V/C) ratio is a mathematical relationship between the volume of vehicles per day traveling on the roadway and the total daily capacity

that the roadway can carry. Table 1 presents the various level of service capacities for the three roadway classifications.

Table 1 Traffic Volumes and Level of Service (LOS)					
Functional Classification	LOS A	LOS B	LOS C	LOS D	LOS E
Arterial	**	2,200	11,000	13,900	14,900
Collector	**	**	1,900	7,600	10,100
Local	**	**	1,000	1,500	2,000

*Source: HCM 2003, CDOT 2004, FDOT 2003, LSC 2004.*

Using Table 1, LSC was able to calculate the V/C ratio and the level of service for each roadway that has an existing traffic count. The V/C ratio was divided into the breaking points between each level of service rating. A V/C ratio greater than 100 percent is a failing level of service in which the roadway is functioning over capacity at a forced flow of traffic and needs a capacity improvement. A V/C ratio between 80 and 99 percent is a LOS D or E, which means the traffic flow is unstable or is approaching unstable and is moving at a reduced speed. A V/C ratio below 80 percent is a LOS A to C, which means the traffic is free-flowing or has a stable flow.

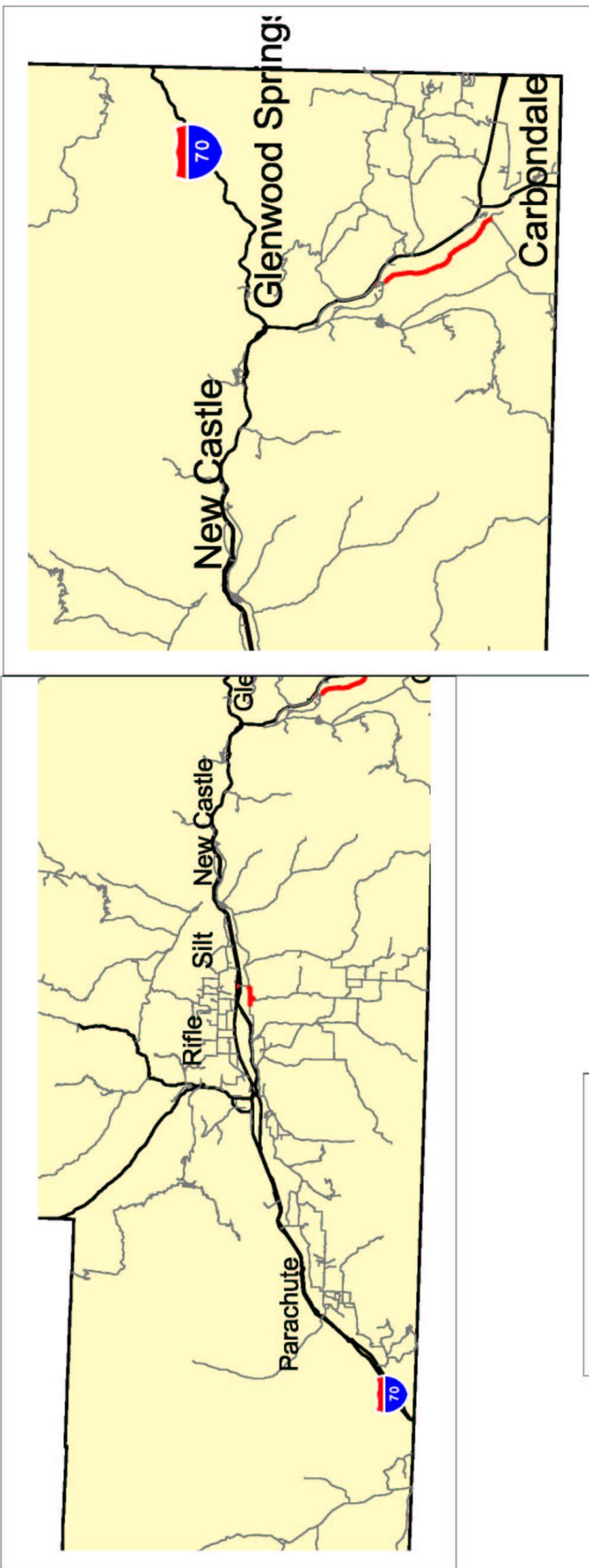
## EXISTING DEFICIENCIES

### Capacity Deficiencies

To determine the existing capacity deficiencies, LSC used the methods described above along with the traffic counts supplied by the County. The existing traffic counts were divided by the functional classification daily capacities listed in the above section to determine the V/C ratio. The V/C ratio was then broken down into the LOS as described above. The roadways that were over 100 percent are located in Glenwood Springs, New Castle, Parachute, Rifle, and Silt. The existing deficiencies are presented in Figure 1.

Figure 1  
**Existing Deficiencies**

A



## Condition Deficiencies

Certain roadways and bridges are deficient due to the condition of the infrastructure or surface. The worse the condition of the infrastructure or surface, the greater the safety issues. Details on these roadways and bridges are provided in Chapter III of the Transportation Master Plan. These roadways either are unimproved or have a gravel surface.

LSC also analyzed 13 intersections throughout the county using the highway capacity software, which is based on the *HCM*. The analysis was based upon the existing average daily traffic (ADT) counts conducted by the County. The analyzed intersections were located on arterials (as classified in Chapter III). LSC found that one intersection has a LOS B. The remaining 12 intersections have a LOS A. The detailed output is presented in Appendix B of the Transportation Master Plan.

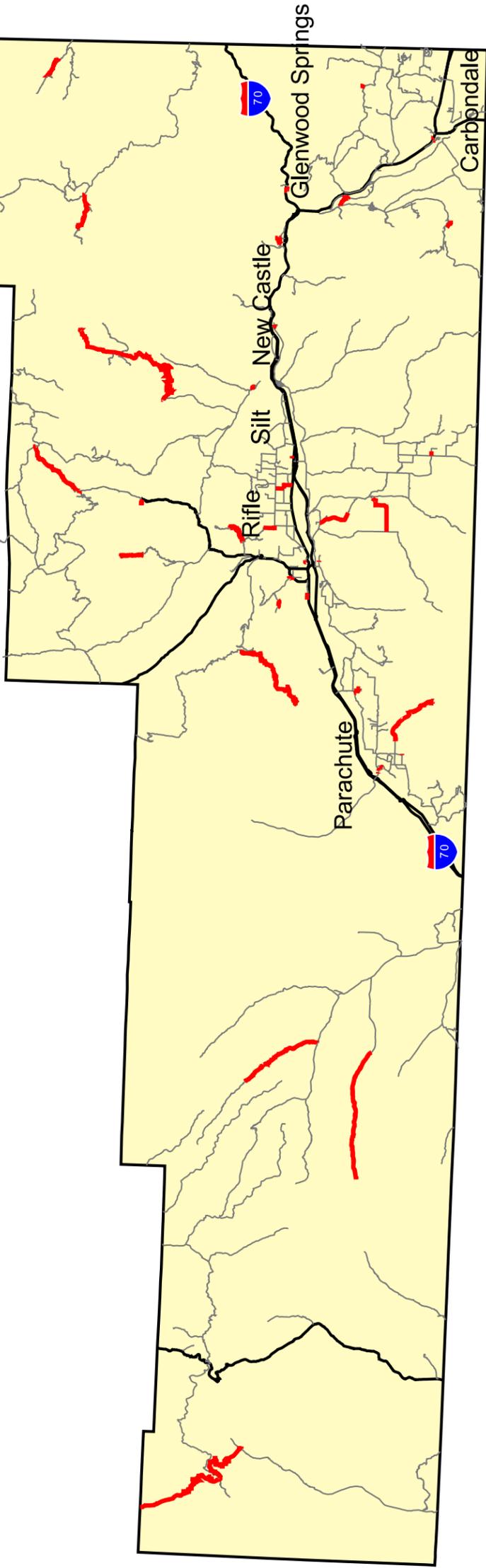
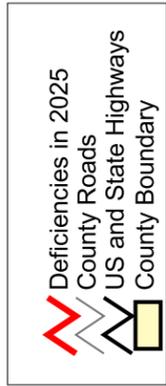
## FUTURE DEFICIENCIES

### Capacity Deficiencies

The next step was to determine the capacity deficiencies for the planning horizon year of 2025 by using the same methodologies as described above. LSC divided the future ADT by the functional classification daily capacities in order to determine the future V/C ratios. The V/C ratios were then broken down into the LOS ratings as discussed above. The roadways that are over 100 percent are located in Glenwood Springs, New Castle, Parachute, Rifle, and Silt. Rifle and Silt have the greatest increase in deficient roadways. Figure 2 presents the future deficiencies if no roadway improvements are made over the next 20 years.

LSC analyzed the 13 intersections (from the Existing Deficiencies section above) based on the future ADT in 2025, using the Highway Capacity Software. Based on the future growth rates, eight intersections will have a LOS B. The remaining five intersections will have a LOS A.

# No Build Alternatives Deficiencies in Year 2025



## Condition Deficiencies

In Chapter VII of the Transportation Master Plan, LSC identified the condition of the roadways within the county. The existing roadways that are classified as being in poor condition consist of approximately 37.6 linear miles. If no roadway improvements are completed within the next 20 years, 208 linear miles of roadway will be classified as being in poor condition. This assumes a no-build scenario and assumes that the roadways classified as “fair” will move to a rating of “poor” over the next 20 years.

## EXISTING AND FUTURE FUNDING

The existing and future funding levels will determine the fiscal constraints—the amount of funding available to improve the county’s transportation network. Based upon information the County provided, there is a local annual budget of \$1.97 million for existing funding. The funding is mainly obtained from the Federal Gas Tax Fund allocated to the Colorado Department of Transportation (CDOT), which then allocates the funds to the County for maintenance and capital improvements. The existing funding will be used to improve the current level of service and surface condition deficiencies. Based on information for the County, the funding breakdown will be \$1.1 million annually for the level of service deficiencies and \$800,000 annually for the surface condition deficiencies.

Table 2 presents the historical expenditures for the County for maintenance and infrastructure construction. The average cost for maintenance between 2000 and 2004 was \$842,275 annually, while the average expenditures for infrastructure construction in the same time period were \$1,131,084 annually. From these amounts, LSC estimated \$39 million (without inflation) in County funding for surface condition projects and existing deficiency improvements over the next 20 years. With inflation at three percent, the total revenue is estimated at \$29.3 million over 20 years.

Table 2 Garfield County Expenditures						
	2000	2001	2002	2003	2004	Average
<b>Maintenance</b>	\$421,617.10	\$1,153,294.00	\$890,753.20	\$1,020,017.50	\$725,697.15	\$842,275.79
<b>Construction</b>	\$1,714,869.95	\$514,248.72	\$413,875.83	\$290,790.38	\$2,721,634.94	\$1,131,083.96
<i>Source: Garfield County, 2004.</i>						

As shown in Table 2, the funding received from year to year for maintenance and construction varied from \$300,000 to \$2.7 million, since the County received additional funding in some years. By using an average of the past five years, LSC has been able to account for the years that the County may receive larger grants. Also note that the information in Table 2 was based on the amount of the County's expenses in each year. As the work on a project was completed, the expenses were shown in the completion year, which may not have been the year that the project was budgeted for. This causes a fluctuation in the totals from year to year. By using the average, LSC was able to account for the fluctuations in budgeting, funding, and actual expenditures.

Based upon the methodology presented in Chapter X, LSC also estimated \$18.7 million in funding from the proposed impact fees over the next 20 years. This includes \$6.6 million in impact fees for state intersection improvements. It is estimated that the County will obtain a total of \$48 million over the next 20 years to maintain and improve the county's transportation network. This funding level will be used to determine which preferred plan projects should constitute the fiscally constrained plan presented below.

## FISCALLY CONSTRAINED PROJECTS

### Project List

Using the existing county funding of \$29 million (for the current level of service and surface condition deficiencies) and the proposed impact fee revenue of \$18.7 million, the estimated total funding available to the County is estimated at \$47 million. The \$29 million is the present value of the \$1.9 million over the next 20 years at three percent inflation rate. Note that the development impact fees were never approved by the County. Therefore the \$18.7 million in proposed impact fee

revenue should not be included in the total future funding level. This reduces the total future funding to \$29 million, or an average of \$1.45 million annually.

Using the above funding levels, all but two of the existing level of service deficiency projects and most of the surface condition deficiency projects from the preferred plan (presented in Chapter IX) can be completed by 2025. The estimated project costs are \$29.1 million over the next 20 years. LSC used a three percent inflation rate to adjust for increased costs over the next 20 years.

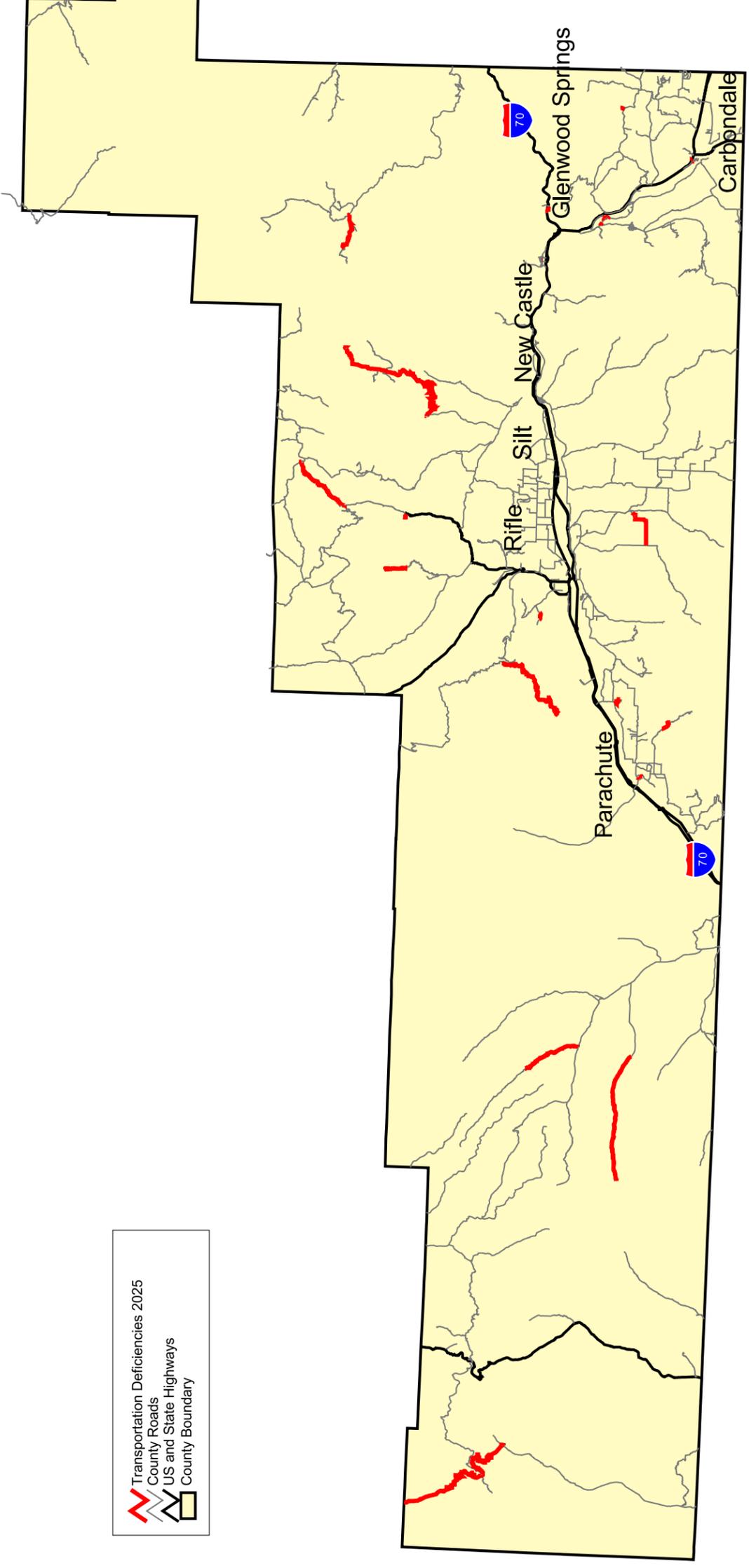
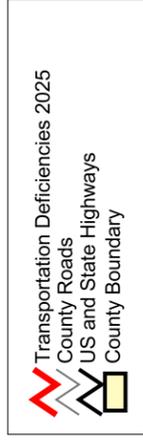
The next set of projects relates to deficiencies caused by population growth and corresponding traffic impacts. Chapter X presented the impact fee methodology that LSC recommends the County use in order to generate funding for the deficient roadways over the next 20 years. The projects were identified in Chapter IX under the Future Deficiencies section. The total project costs for future deficiencies are estimated at \$18 million over the next 20 years. The total existing and future deficiency projects are \$48 million over the next 20 years. These amounts were based on the estimated revenue forecasted in Chapter XI of the Transportation Master Plan.

### **Recommended Projects**

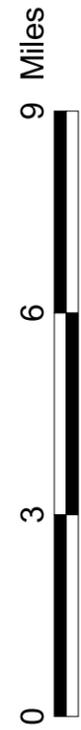
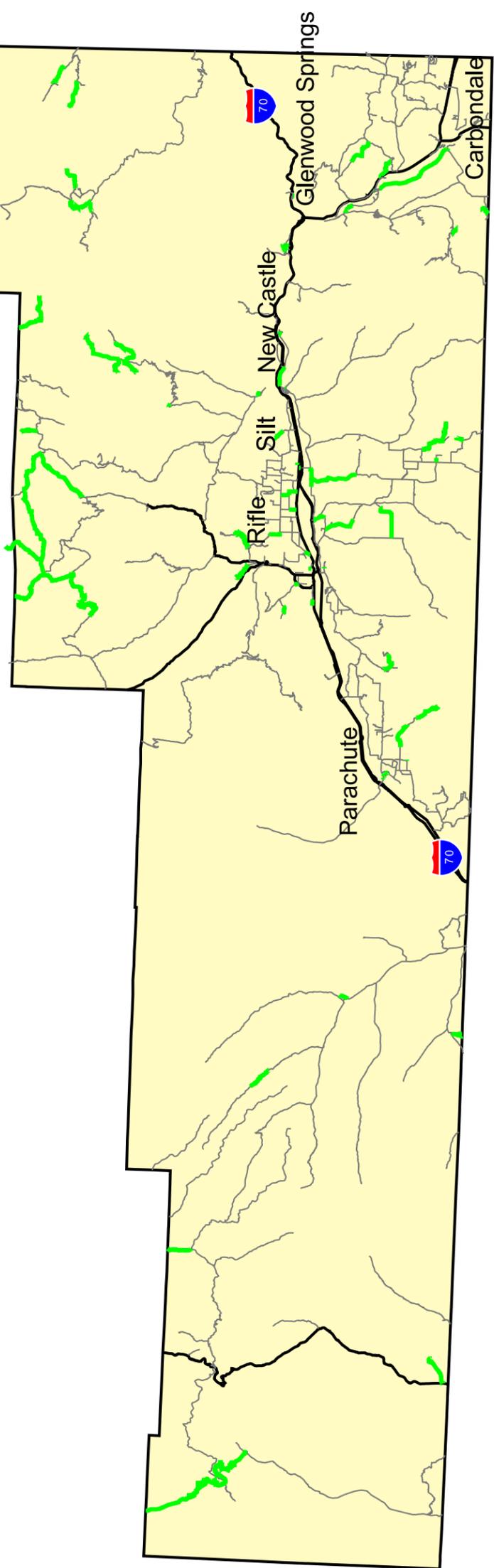
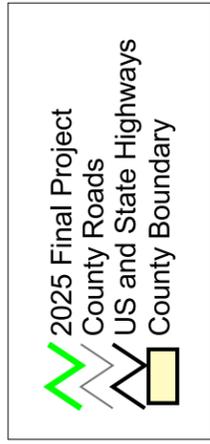
Figure 3 shows the locations of the fiscally constrained recommended projects over the next 20 years. These projects were based on the funding level detailed in the above sections. The total funding from the County and the impact fees is estimated at \$47 million over the next 20 years.

Figure 4 presents the transportation system deficiencies in 2025. The existing and future level of service and surface condition deficiencies within the county will be improved once the corresponding projects are completed. If the impact fees cannot be implemented, the levels of service presented in Figure 4 will decrease and the amount of deficient roadways will increase over the next 20 years.

# Transportation Deficiencies in Year 2025



# Fiscal Constraint Final Plan



LSC recommends that the County work with CDOT, the municipalities, and Roaring Fork Transportation Authority (RFTA) to develop transportation management programs such as flex hours, carpooling, and telecommuting. These programs have a lower cost to implement than fixed-route transit services. In Chapter IX, it is stated that transportation management programs can cost \$60,000 to \$130,000 annually. The cost over 20 years is estimated at \$2.6 million without inflation, or \$4.3 million with a five percent inflation rate.

The second multimodal recommendation is that the County coordinate with CDOT, the municipalities, and RFTA to develop park-and-ride lots at key locations. Based on travel patterns, the key locations should be Glenwood Springs, New Castle, Rifle, and Silt. The park-and-ride lots will allow residents traveling across the county and to Aspen to access the RFTA commuter buses, thereby decreasing the traffic on Interstate 70 (I-70) and State Highway (SH) 82. Additional planning will need to be conducted in order to determine the actual locations, costs, and funding of the park-and-ride lots.

Note that following approval of the Preliminary Transportation Plan, specific corridor improvement plans were to be developed and presented as part of the Final Plan for adoption by the County. Since the Preliminary Transportation Plan was never adopted, these corridor improvement plans were never conducted.

## **IMPROVEMENTS SINCE PLAN COMPLETION**

The Transportation Master Plan was completed in March 2006. Since its completion, the Garfield County Commissioners have not approved or adopted the document. However, the County has continued making improvements and maintenance on the county transportation network. This section reviews the work that has been completed in the past few years on county roadways.

The County's Road and Bridge Department has spent over \$101 million between 2005 and 2009 for all budget items. Table 3 shows the annual expenses of key transportation improvements. Table 3 does not include the purchase of heavy equipment or fixed assets (property); or the costs for snow removal, fuel for department vehicles, staff salary, and other expenses. Figure 5 presents the locations of

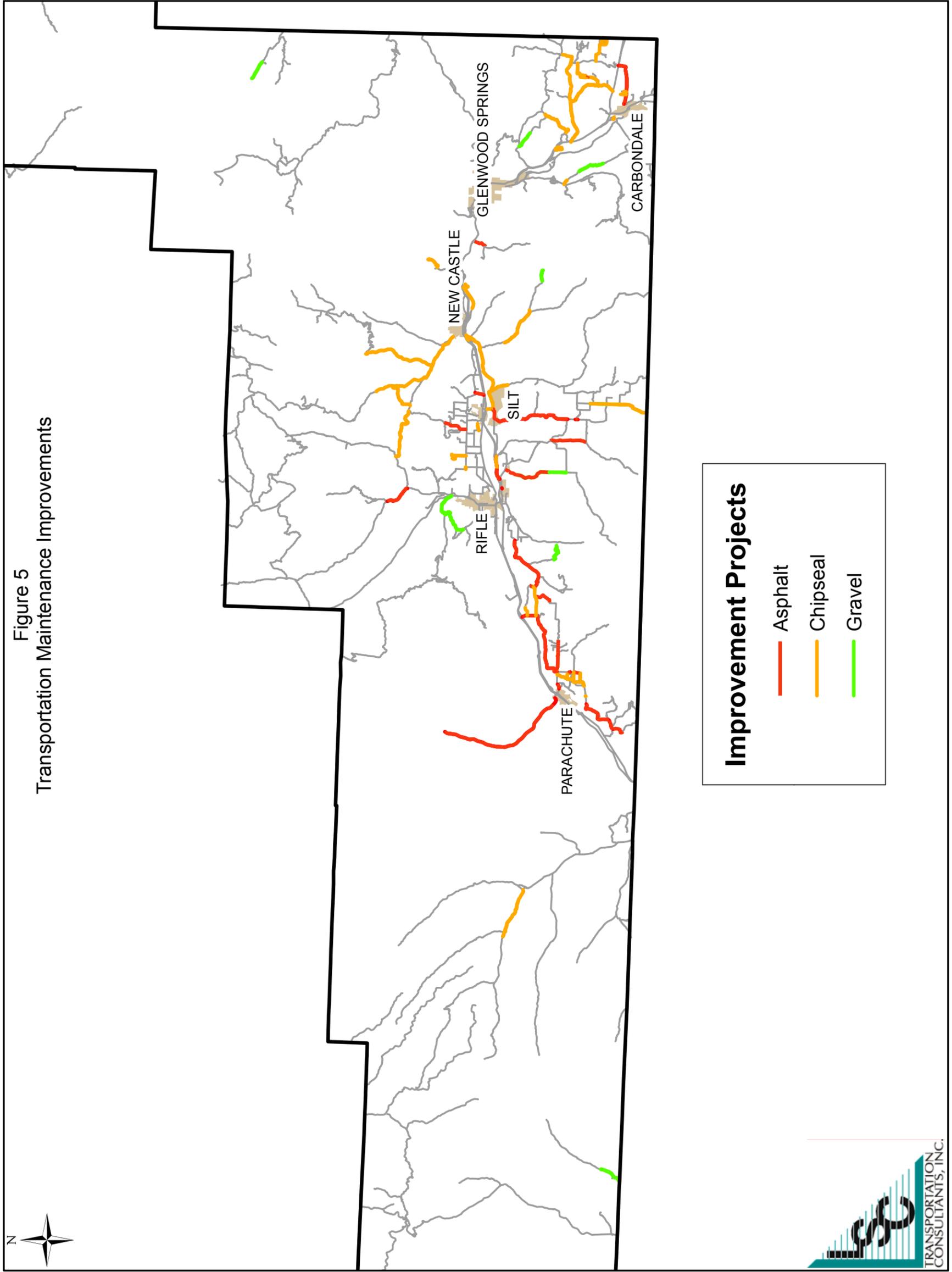
the County’s transportation improvements over the past few years. Based on the information from the County, the improvements presented in Figure 5 are only maintenance projects. There are no capacity improvements listed. The LSC team will continue to work with the County staff to identify any and all transportation capacity improvements.

**Table 3  
Garfield County Transportation Improvements**

Item	Year					Average
	2005	2006	2007	2008	2009	
Contracting Service for Transportation Improvements	\$ 928,511	\$ 3,250,577	\$ 5,181,348	\$ 3,570,816	\$ 3,662,488	\$ 3,318,748
Repair and Maintenance	\$ 241,286	\$ 272,815	\$ 340,358	\$ 385,951	\$ 269,923	\$ 302,067
Asphalt Supplies	\$ -	\$ -	\$ 809,764	\$ 313,216	\$ 397,401	\$ 304,076
Cinders Supplies	\$ -	\$ -	\$ 161,123	\$ 261,640	\$ 104,035	\$ 105,360
Culverts	\$ -	\$ -	\$ 9,512	\$ 32,288	\$ 29,898	\$ 14,340
Gravel Supplies	\$ -	\$ -	\$ 407,547	\$ 498,614	\$ 368,746	\$ 254,981
Guardrails	\$ -	\$ -	\$ 6,958	\$ 88,103	\$ 10,086	\$ 21,029
<b>Total Transportation Improvement Cost</b>	<b>\$ 1,169,798</b>	<b>\$ 3,523,391</b>	<b>\$ 6,916,610</b>	<b>\$ 5,150,628</b>	<b>\$ 4,842,577</b>	<b>\$ 4,320,601</b>

*Source: Garfield County Road and Bridge Department*

Figure 5  
Transportation Maintenance Improvements



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# APPENDIX F: HOUSING REPORT

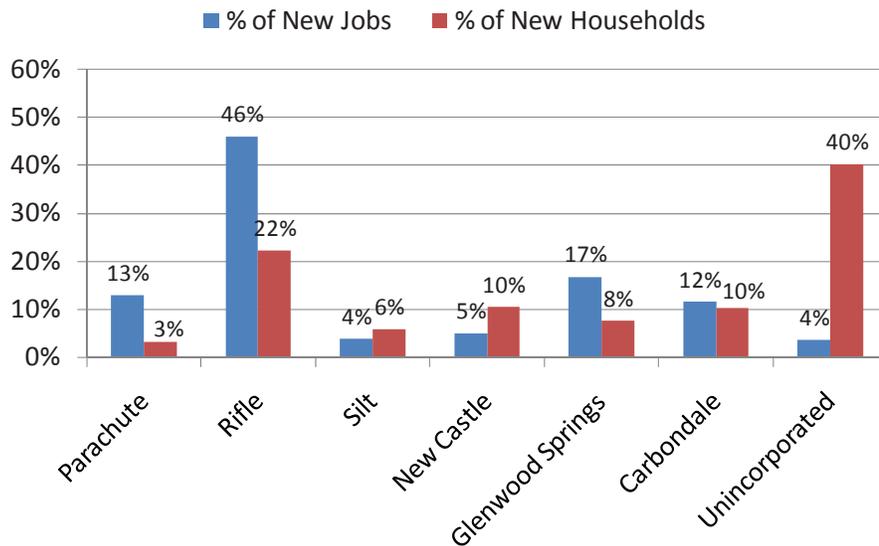
## GARFIELD COUNTY COMPREHENSIVE PLAN 2030

Housing across Garfield County from East to West varies by price, availability and product type. Pressures East of Glenwood up the Roaring Fork Valley as well as new growth in the New Castle and Rifle area have changed the housing market significantly over the last 5 years. How will this change affect affordability and availability of housing regionally, as well as locally and community wide?

### Location of New Growth

Residential growth has accelerated in areas west of Glenwood Springs in recent years compared to historical growth patterns. The largest number of new households between 2004 and 2008 occurred in the unincorporated areas of the county (40%), followed by Rifle (22%), New Castle (10%) and Carbondale (10%). Growth in Silt and Parachute has been comparatively slow, as has growth in Glenwood Springs. Those areas that experienced more job growth proportional to the rest of the county are Rifle (46%) and Glenwood Springs (17%).

Location of New Jobs and Households – 2004 thru 2008

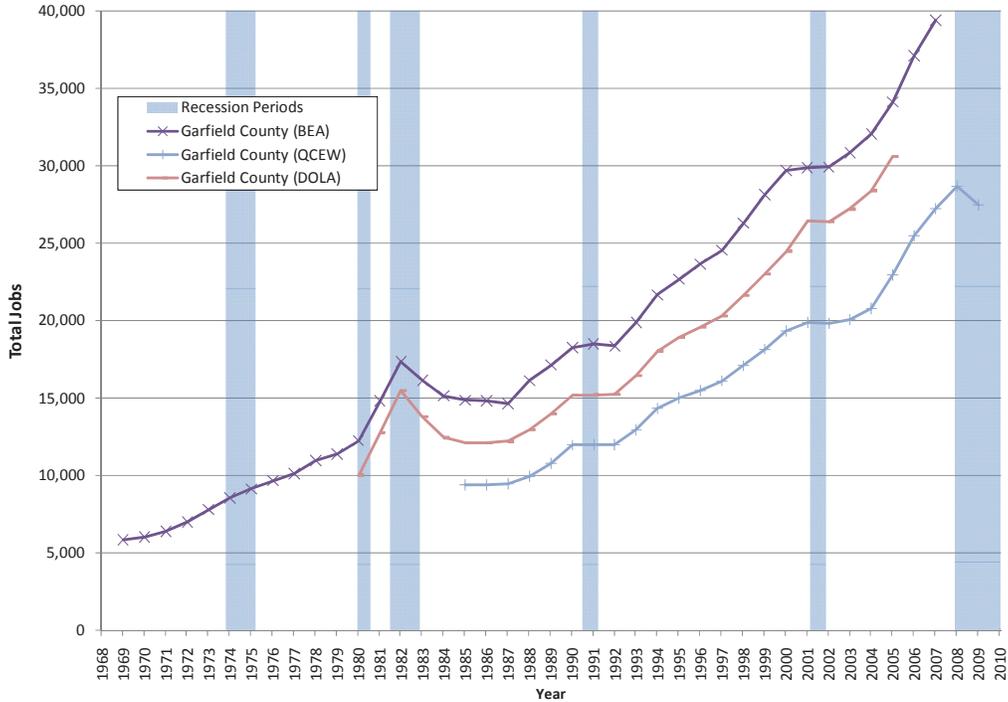


Source: DOLA; QCEW

### Historical Job Trends

Historically, Garfield County experienced significant job losses during the recession in the early 1980s. The most recent data from the first quarter of 2009 (QCEW) indicates this current recession has again resulted in an overall decrease in the jobs within the county but those losses are minor when you consider the growth over the past 40 years. Many of the job losses have been concentrated in the energy exploration industry in western Garfield County.

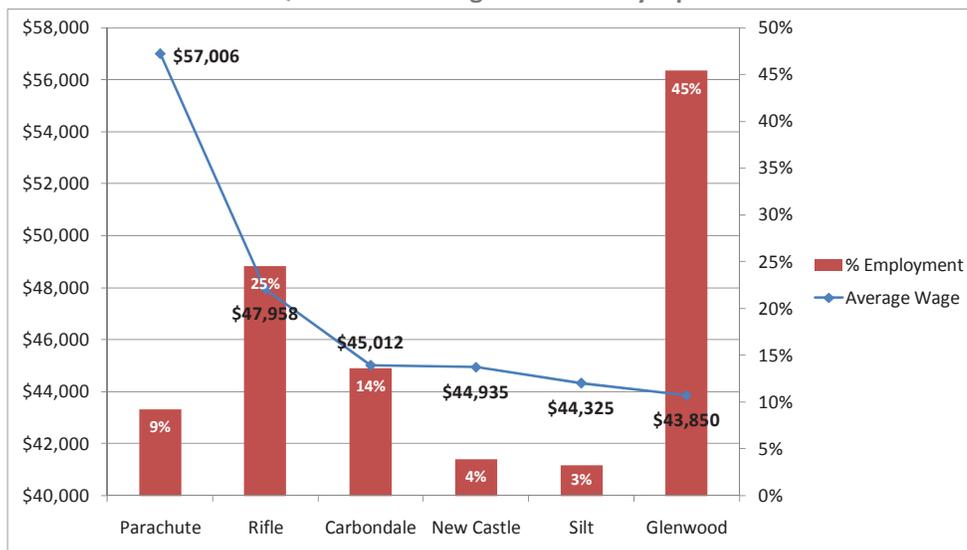
### Historical Jobs and Recessionary Periods



### Employment and Wages

The highest average wages are in Parachute (\$57,006) and Rifle (\$47,958), which are the least expensive places to purchase a home (see next section – Regional Housing Costs). In contrast, Glenwood has the lowest average wages (\$43,850) and the largest percentage of jobs (45%), which is the second most expensive zip code to purchase a home in.

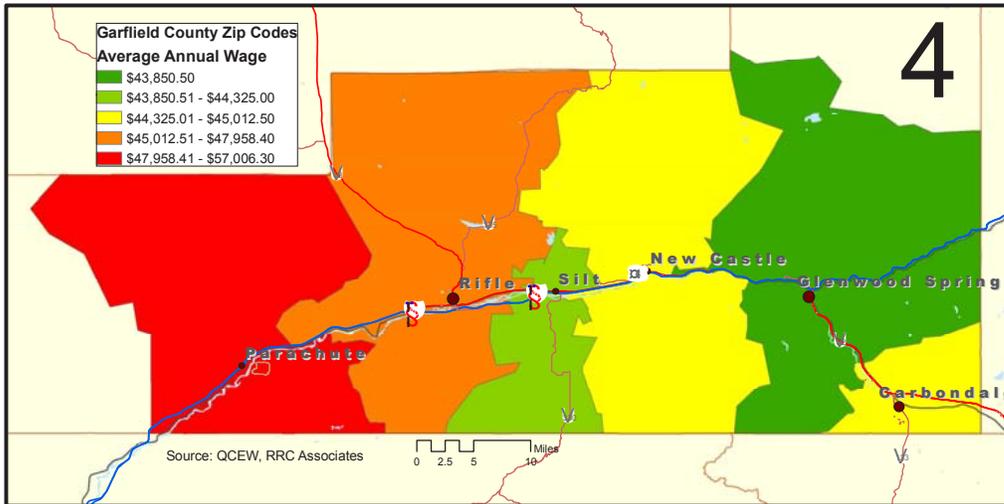
### 4<sup>th</sup> Quarter 2008 Wages and Jobs by Zip Code



Source: QCEW

Illustrated graphically, you can see the change in wages across the county, with the lowest occurring in the East and the highest occurring in the West.

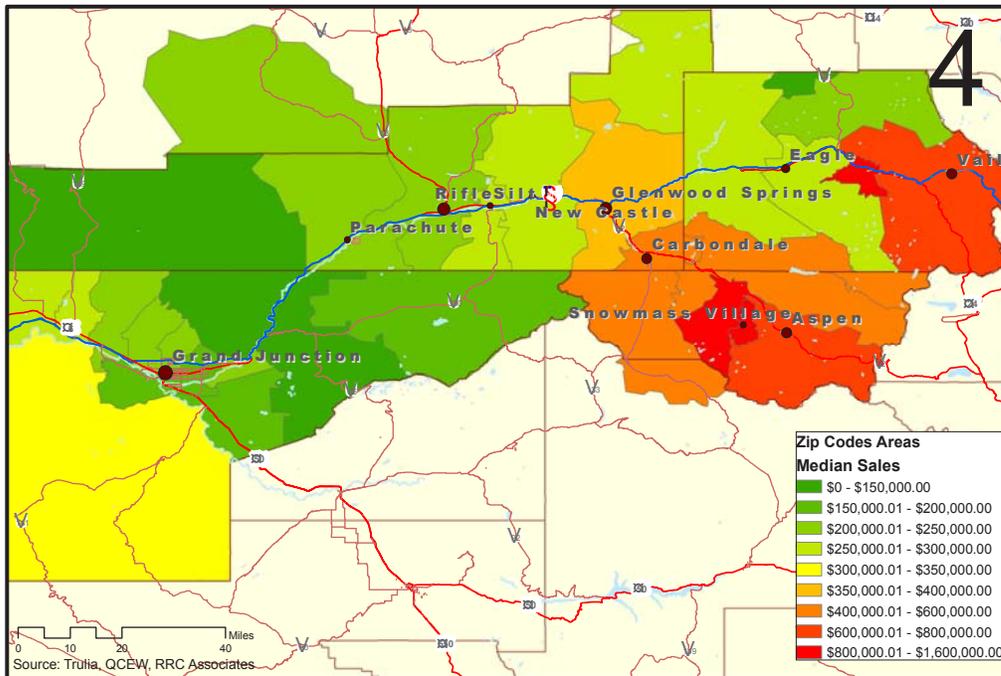
### 4<sup>th</sup> Qtr 2008 Average Wages by Zip Code Garfield County



**Regional Housing Costs**

Regional housing costs follow an opposite pattern to wages. There is a clear pattern in the median sales prices in the County, with the highest prices in the East, decreasing as you travel westward. This is in part a result of pressure on the market from Pitkin County, where the median prices have become so high that many workers live in Garfield County.

**2009 Median Housing Sales by Zip Code (thru November 25<sup>th</sup>)**



**Area Median Income**

The following table shows 2009 median income limits for households by size. Limits are based on the median family income (4-person at 100% AMI) for Garfield County, which is \$71,400 in 2009, as determined by the US Department of Housing and Urban Development (HUD). Typically, these income guidelines are used to establish housing targets and thresholds for local housing efforts, as well as for Private Activity Bond allocations, Low-income Housing Tax Credits, Section 8 Rent Subsidies and related housing programs. The income limits are adjusted annually.

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% AMI (Extremely Low)	\$15,000	\$17,100	\$19,250	\$21,400	\$23,100	\$24,800
50% AMI (Very Low)	\$25,000	\$28,550	\$32,150	\$35,700	\$38,550	\$41,400
80% AMI (Low)	\$39,950	\$45,700	\$51,400	\$57,100	\$61,650	\$66,250
100% AMI	\$50,000	\$57,100	\$64,300	\$71,400	\$77,100	\$82,800
120% AMI	\$60,000	\$68,500	\$77,100	\$85,680	\$92,500	\$99,400
140% AMI	\$70,000	\$80,000	\$90,000	\$99,960	\$108,000	\$116,000
160% AMI	\$80,000	\$91,400	\$102,800	\$114,240	\$123,400	\$132,500

Data from DOLA, the Quarterly Census of Employment and Wages (QCEW) published by the Colorado Department of Labor and Employment can be used to estimate the distribution of households in Garfield County by tenure and income category. Overall about 60% of renter households and 36% of owner households are low-income by HUD's definitions (<80% AMI) and would qualify for federally assisted programs. This represents a fairly large number of households within the county (1,095).

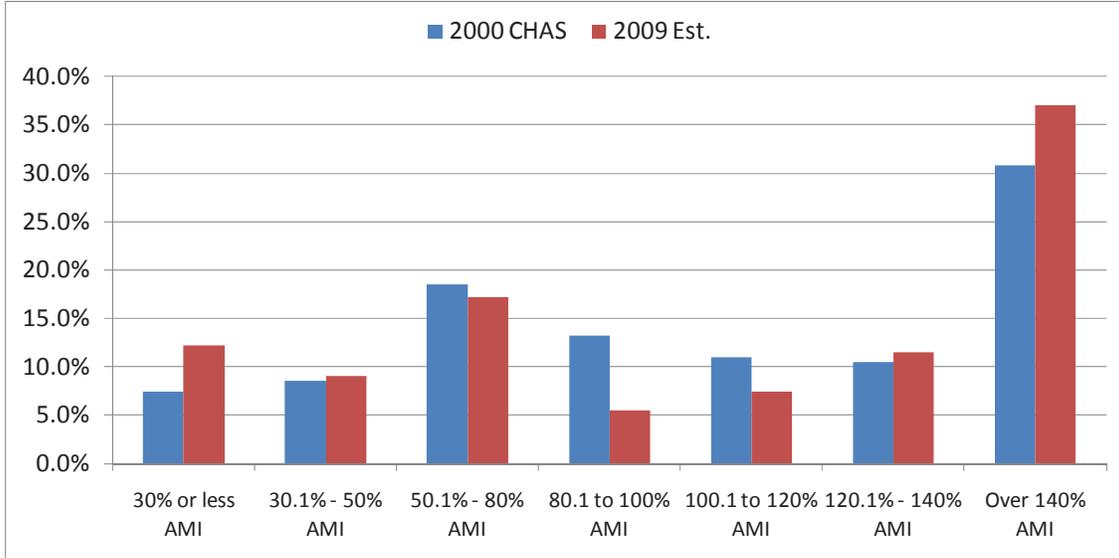
#### Income Distribution by AMI 2009

	Own		Rent		Overall	
30% or less AMI	1,437	10%	1,140	16%	2,577	12%
30.1% - 50% AMI	1,069	8%	839	12%	1,908	9%
50.1% - 80% AMI	1,844	13%	1,778	25%	3,622	17%
80.1 to 100% AMI	755	5%	404	6%	1,158	6%
100.1 to 120% AMI	926	7%	635	9%	1,562	7%
120.1% - 140% AMI	1,626	12%	794	11%	2,420	12%
Over 140%	6,392	46%	1,392	20%	7,785	37%
Total	14,049	100%	6,983	100%	21,032	100%

Source: QCEW; BEA; DOLA; CHAS

Comparing the above distribution to that shown in the 2000 CHAS data, we see a shift from in income distribution since 2000. This shift highlights a shrinking middle class in the county, with an increased ratio of households making below 50% AMI and above 120% AMI. This is further supported by the increasing wage gap between oil and gas and construction workers and service workers.

Change in Distribution by AMI



**Housing Affordability**

Comparing the median sales price to the area median income, we see that Parachute and Rifle remain relatively affordable, requiring between 85 and 90% AMI to purchase the median priced home, however New Castle and Silt become less affordable, and Glenwood and Carbondale require a minimum of 145% AMI up to 190% AMI to purchase the median priced home.

**Housing Affordability – Income Needed**

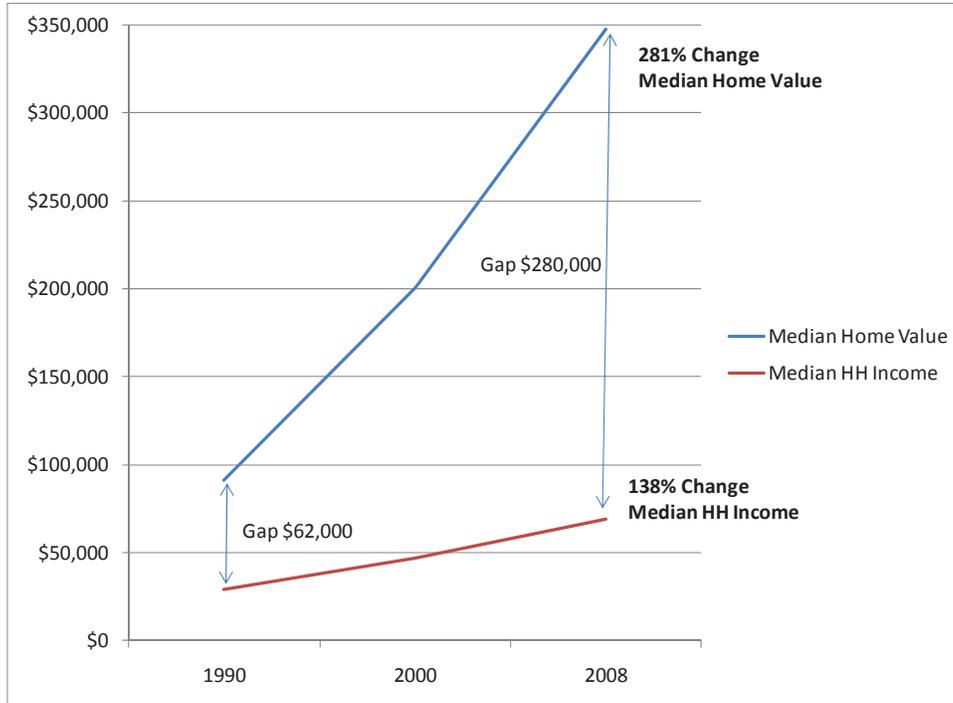
	Med Sales	Income Needed**
Parachute	\$223,500	85% AMI
Rifle	\$239,950	90% AMI
Carbondale	\$485,000	190% AMI
New Castle	\$254,250	100% AMI
Silt	\$253,000	100% AMI
Glenwood	\$365,000	145% AMI

\*Assumes 30% of income towards payment; 20% for Taxes, HOA, 30 year loan, 5% down and 5% interest. Calculated using the average wage-assumes a one earner household.

\*\*Income for a 3-person household

Comparing the change in median income to the change in median home values since 1990, we see in increasing gap between the two. Home value grew at a much faster rate (281%) during that time than household incomes (138%). This growing affordability gap makes it increasingly difficult for workers to find housing in the area and the subsidies needed can become increasing larger.

### Change in Median Home Values and Median Incomes 1990-2008



Source: 1990 Census, 2000 Census, 2006/08 ACS

#### **Housing Demand**

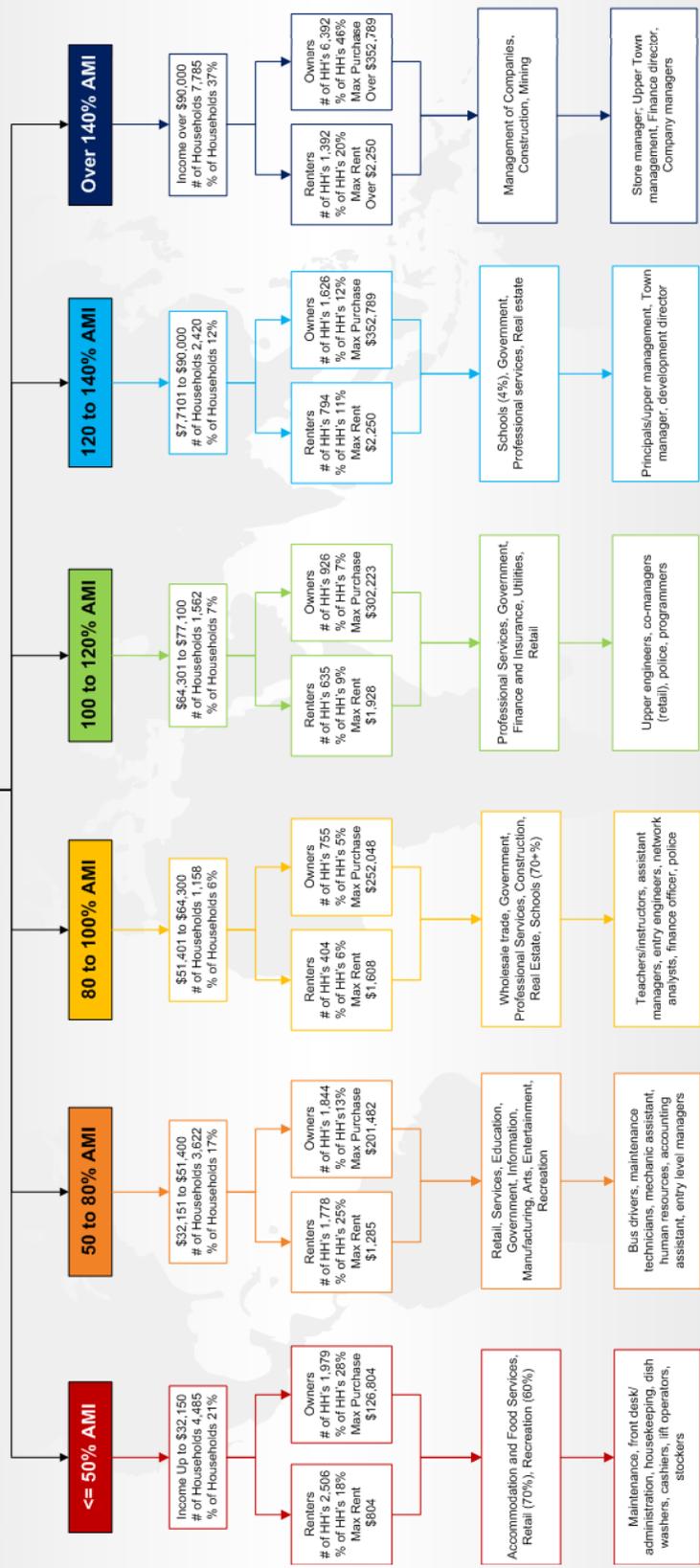
Garfield County will continue to have demand for housing that is related to growth in the economy and local jobs, with a significant portion of these households being unable to afford average market prices for housing in the area. Projected job growth estimates in the County will result in demand for an additional 1,300 units by local employees between 2010 and 2015. This estimate does not include catch-up demand generation by in-commuters who would like to live in the county if adequate housing were available. It is estimated that between about 70 and 80 percent of renters will earn less than 100 percent of the AMI (less than \$64,300 for a 3-person HH) and about 53 percent of ownership units in the County will need to be affordable to households earning less than 120 percent of the AMI (less than \$85,680 for a 3-person HH).

#### **Housing Continuum**

The following chart shows Garfield County households by AMI distribution and tenure. Visualizing the universe of housing in the County can be helpful in moving from aggregate estimates of housing needs to specific programs and policies that target the housing needs within the community. The Continuum shows the percentage and number of households in the county that fall into each AMI category, further breaks them down by own/rent, affordable housing payments and shows the industry and job classification of workers in each category. The Housing Continuum depicts what may be ideal for most communities – the availability of housing that is affordable to all households and options for changing life circumstances. What is key in this approach is that there are opportunities for households to buy or rent at different economic levels, thus supporting an economically balanced community.

This diagram represents the universe of households within Garfield County, distributed by household income category. Incomes, # and % of households and general characteristics of households in each income group are provided.

**Garfield County**  
**AMI \$74,100**  
**Households 21,032**



### *Issues / Trends / Opportunities*

Where should housing growth occur?

- If a new development occurs in the greater county, should the community housing requirement allow the units to be constructed nearer to city services, or in the development?
- Where are opportunities to locate Community Housing? How much housing should be located in commercial areas?
- Can the relationship between jobs and housing be improved by directing the location of new growth?

How do the County's regulations relate to those of individual communities?

- Can the county be the unifying force and enact regulations that are consistent with the towns and that guide growth towards the existing service areas?
- What is the eligibility criteria for residency and employment, and should priorities be established for essential employees or others?
- Who is to share the burden for providing housing?
- Should a tiered housing program be developed in the County based on the region of development?

Are there opportunities for new housing strategies?

- Where do barriers exist today in the development of community housing? Can these be mitigated by changes in land use and policy?
- Where are the priorities: preservation of existing stock, workforce housing, ownership vs. rental etc.

Are there opportunities to diversify the housing product?

- What is acceptable in terms of unit type for Community Housing – all multi-family? Mobile homes? How dense is acceptable?

# APPENDIX G: WATER REPORT

## GARFIELD COUNTY COMPREHENSIVE PLAN 2030

We have completed a preliminary review of water resources issues associated with the Garfield County area. This work has been conducted pursuant to Task 2.1 (Preliminary Overview of Water Resources) as outlined in our Scope of Work from October of 2009. A summary of our preliminary findings is provided below.

Much of the populated area of Garfield County has access to high quality water supplies. In particular, the areas along the Colorado River and Roaring Fork River corridors generally have access to high quality water that is legally available for diversion. However, many portions of Garfield County experience water supply and water resource issues. These issues are commonly related to one or more of the following conditions; a lack of an adequate physical water supply, poor water quality, or inadequate legal water supplies. This preliminary overview highlights those areas that may have limitations in either physical or legal water availability.

### PHYSICAL WATER AVAILABILITY

The adequacy of a water supply is a function of physical and legal water availability. Physical water availability relates to the potential quantity of water available for diversion and the quality of that supply.

#### Surface Water

The availability of surface water in Garfield County varies substantially by region and location. Areas in close proximity to a stream may have access to a surface water supply, however most of the County is not in close proximity to a surface water source that would provide reliable year-round supplies. With the exception of major towns and cities, most domestic and residential water use in Garfield County is

supported by ground water diversions not by surface water supplies. Conversely, surface water supplies are most commonly used for irrigation purposes.

Generally speaking, the highest quality surface waters occur east and north of the Grand Hogback. Geologic conditions in these areas typically result in high quality runoff.

### Ground Water

Ground water availability and quality is also related to geology which is highly variable throughout the County. As with surface water supplies, the areas with the best quantity and the highest quality of ground water are often located east and north of the Grand Hogback. In addition, the areas along the Colorado River and Roaring Fork River corridors may also have access to ground water of good quality. West and south of the hogback, aquifers often produce little water and ground water quality can also be poor. The limited ground water supplies can limit residential development in these areas.

A preliminary overview of groundwater availability for the County is illustrated in Figure 1. For purposes of this preliminary assessment, we have segmented ground water availability into the following three categories:

1. Green: Regions that typically have access to high quantity and quality ground water resources
2. Yellow: Areas with known ground water quality or quantity issues, although localized ground water supplies can be of high quality
3. Orange: Ground water conditions that are commonly of poor quantity or quality

As illustrated on Figure 1, high quantity and quality groundwater supplies are not prevalent in much of the County. Please note that the mapping on Figure 1 is intended to represent general regional conditions only. Actual site specific ground water availability can be expected to vary widely within each mapping region, and reliable high quality ground water supplies can likely be located within each of the mapping units shown on Figure 1.

### LEGAL WATER AVAILABILITY

Water supplies in the upper Colorado River watershed, including Garfield County, are over-appropriated. Most tributaries in the County produce in-sufficient runoff to satisfy the demands of existing senior water rights, particularly during the irrigation season. As a result, the amount of water available for new water appropriation or use from these tributaries is often limited. Further, during certain periods of the year, downstream senior water rights on the Colorado River can be short of water and can curtail water diversions by upstream junior water users in Garfield County.

The development and adjudication of a water right plan for augmentation is a required procedure to develop a legal water supply for new water demands and uses. A water right plan for augmentation commonly uses a senior source of water (water in reservoir storage, a senior irrigation right, etc.) to

replace or augment water depletions associated with a new junior use of water. This augmentation prevents injury to senior water users.

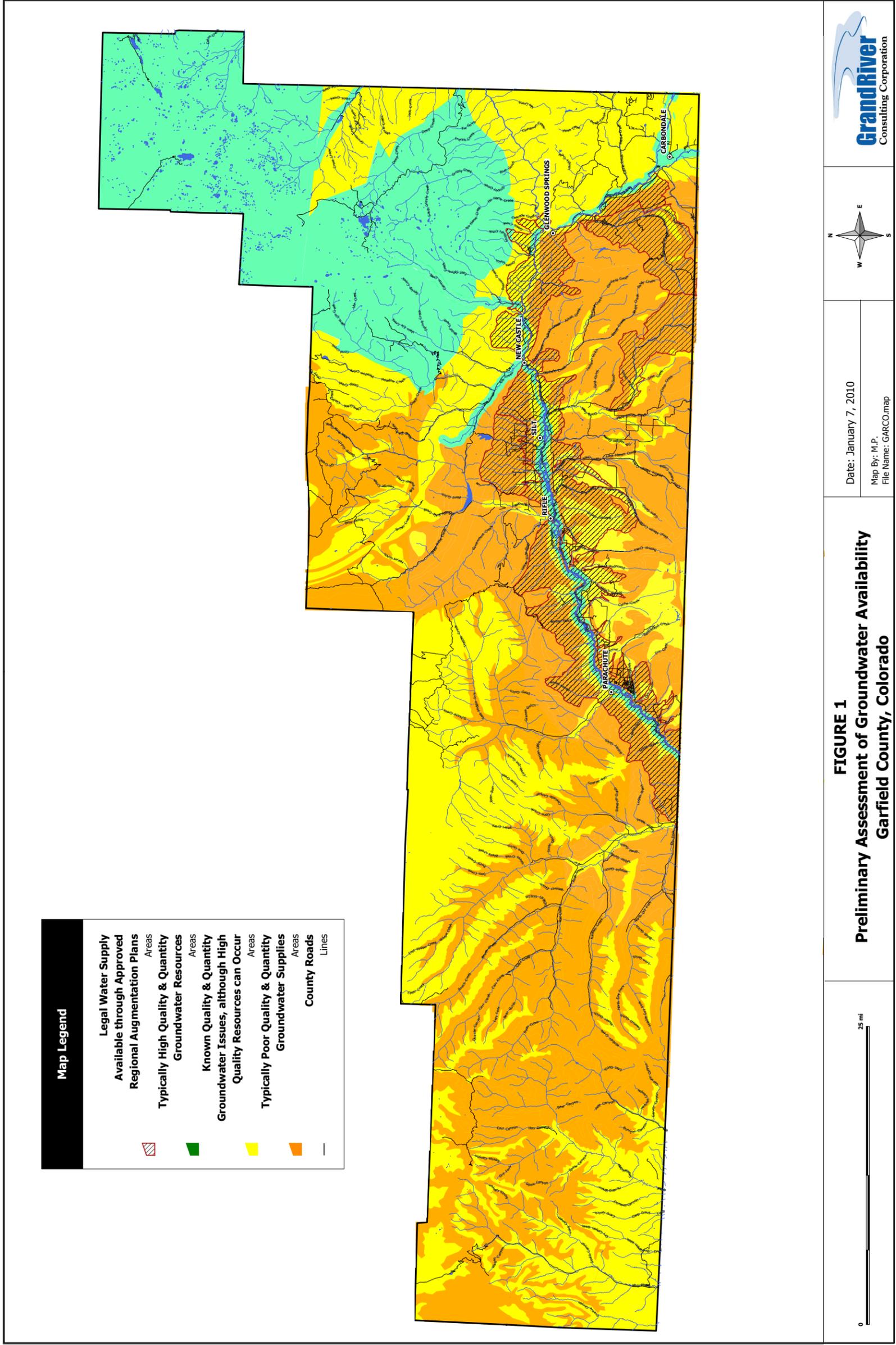
Augmentation plans are commonly individually decreed for specific developments or water uses. Many residential developments or commercial developments commonly decree their own augmentation plans. Several regional augmentation plans have also been decreed. Water users located within the service area of these regional plans can readily obtain a “contract” for augmentation water and secure a legal water supply without the need to decree their own augmentation plan. The existing service areas of these regionally approved plans are outlined in the cross-hatched areas on Figure 1.

It can be difficult to develop and decree augmentation plans outside of the regional boundaries depicted in Figure 1. In order to decree an augmentation plan outside of these regional boundaries, a given water user must commonly need to own or have access to senior irrigation water rights that can be used for augmentation, or must have access to local reservoir supplies.

#### PRELIMINARY OVERVIEW AND SUMMARY

We offer the following preliminary observations regarding water supply issues:

- Water supplies for future residential, commercial and industrial use in un-incorporated Garfield County will likely rely heavily upon ground water resources.
- With the exception of the Colorado River and the Roaring Fork River corridors, existing surface water supplies are often committed to existing water uses (primarily irrigation), and may not provide a reliable source of water for future uses.
- The availability of adequate ground water quantity and quality can be poor, particularly in western Garfield County (Figure 1).
- A reliable legal supply of water can be readily secured within the boundaries of existing regionally approved augmentation plans (Figure 1).
- New water uses outside of these regional augmentation areas will likely require the adjudication of individual water right plans for augmentation which rely on senior irrigation water rights or reservoir storage.



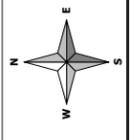
**Map Legend**

- Legal Water Supply Available through Approved Regional Augmentation Plans Areas
- Typically High Quality & Quantity Groundwater Resources Areas
- Known Quality & Quantity Groundwater Issues, although High Quality Resources can Occur Areas
- Typically Poor Quality & Quantity Groundwater Supplies Areas
- County Roads Lines



**FIGURE 1**  
**Preliminary Assessment of Groundwater Availability**  
**Garfield County, Colorado**

Date: January 7, 2010  
 Map By: M.P.  
 File Name: GARCO.map



# APPENDIX H: STATE OF THE COUNTY COMMUNITY REPORT CARD

**GARFIELD COUNTY COMPREHENSIVE PLAN 2030**

## State of the County Community Report Card

The 'State of the County' Community Report Card is a tool to evaluate how the County is doing overall at implementing plans and policies as defined in the currently adopted County Comprehensive Plan 2000. The Report Card is a measure of progress over the last ten years and is intended to show the successes the County has had in implementing the adopted 2000 Comprehensive Plan as well as to identify the Goals, Objectives, Policies and Programs that should be carried over into the 2030 Comprehensive Plan.

This Report Card has been divided into eleven (11) sections that directly reflect the sections in the 2000 Comprehensive Plan. Respondents were asked to evaluate each Goal, Objective, Policy and Program (GOPP) as to:

- whether the GOPP has been completed, is in progress or has not been initiated (1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Columns), where an X in the box means YES, a blank means NO
- what degree of success or "grade" this GOPP has achieved (4<sup>th</sup> Column), using a rating of 1 = Poor and 5 = Good
- whether or not the GOPP is still valid and should be included in the 2030 Comprehensive Plan (5<sup>th</sup> Column), where an X means YES, a blank means NO or uncertain that the OPP is still valid or needed.

### 1.0 PUBLIC PARTICIPATION

#### GOAL:

- An integral part of the County land use planning is the opportunity for citizens to be involved in all phases of the planning process.

### 1.0 PUBLIC PARTICIPATION

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
1.1 Develop/maintain a citizen involvement program			X	3		
1.2 Ensure continuity of citizen involvement			X	3		
1.3 Ensure citizens have access to information		X		4		
1.4 Ensure citizen involvement programs comply w/ statutory requirements	X			5		
1.5 BOCC/PC/Staff are responsive to issues	X			5		
1.6 Ensure all regions of the County are equally represented		X		3		
<b>POLICIES:</b>						
1.1 Ongoing citizen involvement programs						
A. Public notices of all planning activities, consistent w/ statutory requirements	X			5		
B. Public access to all public documents/materials related to proposed planning activities	X			5		

**1.0 PUBLIC PARTICIPATION**

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
C. Public participation is encouraged at public meetings		X		5		
1.2 Citizen Advisory Committee/Comprehensive Plan process		X		3		
A. The membership of Committees is based on recommendations by Planning Commission, and focus on technical expertise and community representation.		X		4		
B. The County shall respond to recommendations made by Citizen Advisory Committees. Both the recommendations and responses shall be maintained in written form and become part of the public record.		X				
C. Initiate, at a minimum of every five (5) years, a public process to review the Comprehensive Plan			X	1		
E. The Comprehensive Plan review will be conducted by a Citizen Advisory Committee selected in an open, well-publicized manner.		X				
<b>PROGRAMS:</b>						
1.1 Planning staff will monitor/evaluate citizen involvement efforts (surveys, personal contacts or other mechanisms)	X	X		4		
1.2 An evaluation of current public hearing/meeting noticing should be initiated.			X	1		
1.3 Planning Department procedures/application materials will be reviewed to ensure that citizens understand process/administration of departmental functions. A packet should be developed to describe PUD, Subdivision and Zone Change Regulation requirements/processes.	X			3		
1.4 An assessment of public accessibility of planning materials should be conducted			X	4		
1.5 Suggested changes to County codes/regulations will be revised and available to public	X	X		5		
1.6 Revision of current noticing requirements for specific types of applications (Zone District Amendments, SUP/CUPs. Etc.) will be conducted by Planning Staff.			X	1		

**2.0 HOUSING**

**GOALS:**

- To provide all types of housing that ensures current and future residents equitable housing opportunities which are designed to provide safe, efficient residential structures that are compatible with and that protect the natural environment.
- Housing at cost of no more than 30% of gross median income.
- Designate appropriate areas.
- Encourage mix of housing types within a development.
- Deed restrictions placed on the title to fix increase in value of a home
- Address the challenge of lack of public support.
- Designate and encourage growth-favorable zones adjacent to community limits

2.0 HOUSING

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
2.1 Encourage adequate, integrated housing <b>at a reasonable cost</b> to residents throughout Garfield County.	X	X		3	√	In 2008, the County adopted a 15% inclusionary requirement, county-wide (80%-120% AMI). A) Another step might be establishing a formal mechanism for transfer of affordable housing to areas with infrastructure. B) Low income effort? (just transfer of credits is a help)
2.2 Ensure construction of quality housing through enforcement of the County's building code.	X	X		5		
2.3 Residential development should be designed and located to ensure compatibility w/ existing/future development.	X	X		3		This is what the Comp Plan map and policies do.
2.4 <b>The County should encourage the development of energy efficient design (solar access)</b>	X		X	4		Never been considered important. Adopted the Energy Code. Amended zoning to accommodate alternative energy. More effort needed?
2.5 Residential development should respect the natural characteristics of a particular site, including topography, vegetation, water features, geology/visual relationships w/surrounding land uses/view sheds.	X	X		4		County's constraint mapping and density accomplish this at large scale. Sub-regs do this at detail scale.
2.6 <b>The County should coordinate efforts with the Garfield County Housing Authority and municipalities to foster regional housing goals.</b>			X	5	√	There is a need to address regional housing goals on a regional basis. Is GCHA the entity? Should GC take on a leadership role?
<b>POLICIES:</b>						
2.1 <b>The County shall provide</b> for low/moderate income housing throughout the County.	X		X	5		County adopted inclusionary requirement county-wide. Additional step: transfer of affordable housing credits?
2.2 Include an assessment of impacts of present/future subdivisions in incorporated /unincorporated County.	X		X	3		Accomplished by Comprehensive Plan. Also, County requires traffic impact study. CP: address CDOT 20% threshold.
2.3 Major accessways, topographic features, open space and other undeveloped land will be used to <b>separate residential uses from industrial/commercial centers.</b>			X	3		Not practical as a policy
2.4 Solar orientation will be encouraged in the design review process and will not be restricted by covenants.	X	X		5		Done (subdivision regulations?)
2.5 The Garfield County Zoning Resolution will address potentially conflicting uses within zoning designations that allow for residential/non-residential uses.	X	X		5		Done
<b>PROGRAMS:</b>						
2.1 The County shall establish housing standards appropriate for the proposed scale of development providing a wide range of housing types/costs.	X	X		5		Done. Building code.
2.2 The County shall <b>identify areas of environmental sensitivity/visual</b>	X		X	5		Done by Comp Plan. <b>Do we</b>

2.0 HOUSING

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
importance/severe constraints and shall develop specific performance standards to ensure high quality, appropriate residential development in the County.						need to identify visual corridors?
2.3 A composite map of existing subdivisions/existing build-out will be developed and updated	X		X	5		Done by Comp Plan
2.4 County staff will pursue wood burning regulations.			X	5		Comp Plan issue?

3.0 TRANSPORTATION

GOALS:

- Ensure that County transportation systems are safe, functional, appropriately designed to handle existing/future traffic levels and include options for other modes of transportation
- Determine appropriate nodes and collector points for public transportation
- A bus system extended beyond Glenwood Springs should be supported
- Explore rail/bus combination within Study Area I
- Work cooperatively with City of Rifle to develop a Park and Ride facility
- Support public transit services to seniors, youth, and minorities

3.0 TRANSPORTATION

	Completed	In Process	Bus	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
3.1 Encourage development of a regional public transit system.			X	5	√?	County policy on transit?
3.2 Encourage the use of modes other than the automobile.		X		5		Bus? County bike paths a legitimate response?
3.3 Evaluate proposed developments to adequately handle the traffic generated by the proposal.	X			5		
3.4 Proposed developments street designs will reduce adverse impacts on adjacent land uses, respect natural topography and minimize driving hazards.	X			5		
3.5 Proposed developments will provide a minimum number of access points on through streets/highway corridors.	X			5		
3.6 Proposed commercial/industrial development will direct traffic to roadways capable of handling projected traffic.			X	3		Designate locations for commercial/ industrial? Policy: focus Count road budget on "centers".
3.7 Street extensions will occur in a logical manner.			X	5		Policy: Encourage growth in UGA's, and areas with services. Policy: focus County road budget on centers.
<b>POLICIES:</b>						
3.1 Staff will foster a cooperative relationship with cities, counties and transit providers in addressing regional transportation issues.				5		Regional transportation role for County? RFTA?
3.2 Developments are encouraged to integrate bikeways, pedestrian	X	X		5		

3.0 TRANSPORTATION

	Completed	In Process	Bus	Grade	Applicability	Comments
circulation and transit amenities into project design.						
3.3 The project review process will include a preliminary assessment of projected traffic impacts associated with commercial/industrial and residential projects greater than 50 dwelling units.	X	X		5		
3.4 Garfield County will participate and cooperate with regional/statewide transportation planning to ensure access to all available modes for County residents.			X	3		Ongoing. See Objective 3.1 above.
3.5 The County will pursue, through the use of State Highway and Federal funding, the development of regional bicycle paths without the use of the condemnation process.		X		5		Being done? LOVA, RFTA, Crystal River Trail. County participated heavily. LOVA Trail plan shows it going west beyond Rifle.
3.6 Development proposals will be required to mitigate traffic impacts on County roads proportional to the development's contribution to those impacts. Mitigation may include, but not be limited to the following:	X	X		5		
A. Physical roadway improvements	X	X		5		
B. Intersection improvements	X	X		5		20% threshold?
C. Transit amenities	X	X		5		
D. Signage requirements	X	X		5		
E. Alternative traffic flow designs	X	X		5		
F. Funding mechanism to implement necessary mitigation			X	5		Impact fees? Commissioners' reluctance?
3.7 County road extensions will be evaluated based on the following criteria:			X	5	✓	
Logical extension of existing roadway						In an area already served, (other development will benefit)
A. Existing land uses adjacent to the project			X	5		Same
B. Future land uses based on the Comprehensive Plan and the Zoning Regulations			X	5		Long-term needs identified, including future development supported by Comp Plan.
C. The potential traffic to be handled by the proposed extension.			X	5		See above
3.8 Staff development reviews will include a determination of potential impacts of the project on the local transportation system. Specific issues to be addressed include the following:	X	X		5		
A. Traffic generated based on Institute of Traffic Engineering (ITE) rates	X	X		5		
B. Existing traffic counts on adjacent roadways	X	X		5		
C. The appropriateness of proposed access points	X	X		5		
D. Compatibility w/existing and future traffic on roadways.	X	X		5		
<b>PROGRAMS:</b>						
Adopt the LOVA plan?						County has supported it (conservation trust fund \$\$) How firm is County commitment? Policy: Continue to contribute to LOVA trail.
3.1 The County, using its CIP, shall identify existing road conditions and establish road standards appropriate for the proposed scale of development.			X	5	✓	LSC Master Plan—what do we recommend?
3.2 A project review form will be developed to allow for a site specific, efficient/effective procedure for assessing the impact of			X	3		??

3.0 TRANSPORTATION

	Completed	In Process	Bus	Grade	Applicability	Comments
commercial/industrial and residential development on the regional transportation system.						
3.3 Develop a <b>County Wide Bicycle Master Plan</b> . Developers shall incorporate existing trail systems w/proposed trails within development(s)			X	5	√	<b>Not an action.</b>
3.4 A CIP will be developed identifying roadways and mitigation measures necessary to address impacts			X	5	√	Done in 1997 by SGM. Move road component into Roadway Master Plan (below).
3.5 A ten <b>(10) year Master Plan of Roadway Improvements</b> , w/anticipated funding at the local, State and Federal level should be developed			X	5	√	LSC 2006 Master Plan? Consolidate Road component of CIP into this, update and adopt. This is the single document to guide road improvements.
3.6 Investigate methods of equitably assessing proposed developments for necessary roadway improvements.		X		5		In process for intersections w/state highways. Impact fees? Road improvement district?
3.7 Garfield County will pursue the development of a County-wide Transit Program to include the following components:		X		5		
A. Fixed-based transit service		X		5		
B. Park-and-Ride Program				5		
C. Potential rail service			X	5		Policy: protect rail banking?
3.8 Developments proposed within an urban sphere of influence shall evaluate the feasibility of alternative modes of transportation, specifically mass-transit. <b>Not our business except as regional coordinator</b>	X	X		5		Shall be designed to be transit-friendly in so far as practical (feasibility of future bus service)

4.0 COMMERCIAL & INDUSTRIAL USES

GOALS:

- Commercial: Garfield County will encourage the retention and expansion of convenient, viable and compatible commercial development capable of providing a wide variety of goods and services to serve the citizens of the County **5**
- Industrial: Garfield County will **encourage the development of a diversified industrial base** for the County recognizing human resources, natural resources and physical location-to-market capabilities of the community, and which further recognizes and addresses the social and environmental impacts of industrial uses. **5**
- Establish an Economic Development Program. **5**
- Develop a quality school system that will attract and retain professionals. **5**
- Ensure that transportation modes and nodes are directly tied in with existing economic centers. **5**
- Direct heavy industrial developments to the airport center. **5**
- Future, long-term commercial and industrial development in western Garfield County and at interchanges along I-70. **2/3**

4.0 COMMERCIAL & INDUSTRIAL USES

	Completed	In Progress	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
4.1	X			5	√	Already part of review criteria
4.2			X	5	√	Done
4.3			X	5	√	Comp plan concept!
4.4	X			5		<u>Reduces vehicular movements</u>
4.5	X		X	5		
4.6	X		X	5		
4.7	X		X	5		
4.8			X	5		Airport, ongoing. Action: could be expanded to include cities.
<b>POLICIES:</b>						
4.1	X	X		5	√	
4.2	X	X		5		
4.3	X	X		5		
4.4	X	X		5		
4.5	X		X	3		
4.6			X	3		Not applicable. RFTA jurisdiction.
<b>PROGRAMS:</b>						
The most practical implementation tool for the goals, objectives and policies described above is the County's Zoning Regulations. The programs outlined below address the steps and techniques applicable to these policy statements.						
4.1	X		X	5		
Zoning Resolution. A Revised Zoning Resolution for Study Area I will be drafted and adopted by January of 1996. The primary direction of the Resolution will be based on the following specific criteria:						
A. Compatibility w/local jurisdictional policies						
			X	5		
B. Compatibility w/adjacent uses and future land use patterns						
			X	5		
C. Design standards ensuring visual/environmental impacts of						
			X	5		

4.0 COMMERCIAL & INDUSTRIAL USES

	Completed	In Progress	Not Initiated	Grade	Applicability	Comments
commercial/industrial development are minimized						
D. Infrastructure needs for specific uses are either available or can be provided to serve the intended use			X	5		
E. The revised Code will include a refinement of specific uses allowed within each commercial/industrial zoning designation			X	5		
F. The revised Code will encourage commercial development to locate in areas convenient to existing/ future residential areas			X	5		
Establishments of Districts. The concept of Commercial/Industrial Districts is introduced in Section II - Background Information (commercial and industrial zoning; C/G, C/I and A/I are permissive providing little discretionary authority regarding proposed uses						
Develop a <i>landscape and screening policy</i> to address:						
A. Specific land uses that will be affected by the proposed policy			X	4		
B. Plant palette and screening guidelines to be enforced consistently by the County;			X	4		
C. A method requiring the development, review and implementation of landscaping or screening requirements.						
Initiate a <i>Transportation Impact Assessment Process</i> for review of proposed commercial/industrial developments to address:	X		X	3	✓	
A. Traffic generated based on Institute of Traffic Engineering (ITE) rates			X	3		
B. Existing traffic counts on adjacent roadways			X	3		
C. The appropriateness of proposed access points			X	3		
D. The compatibility with existing and future traffic on the affected roadways.			X	3		
Develop <i>Parking Regulations</i> for each district (off-street parking, loading/unloading regulations, internal circulation standards	X			5		
Develop <i>Sign Code Regulations</i> for each district	X			5		
4.2 Economic Development Plan An Economic Development Program should be instituted by Garfield County to encourage/promote diversification of the local economy to include:			X	5		Expand the airport study
A. Identification of areas in the County most conducive to additional commercial/industrial development			X	5		Comp plan task, being done
B. Identify necessary infrastructure (water, sewer, transportation) improvements to support development			X	5		Comp plan task, being done, LSC study identifies too. Also, does infrastructure exist for designated
C. Development of an Industrial/Commercial Recruitment Plan addressing; an evaluation of local resource bases, specific development potential of appropriate subareas, an attempt to build consensus regarding specific industries to be attracted and the specific job skills required for appropriate industries.			X	5		Expand the airport study
D. Encourage the assistance and support of local lending			X	5		

4.0 COMMERCIAL & INDUSTRIAL USES

	Completed	In Progress	Not Initiated	Grade	Applicability	Comments
institutions including the need to form low-interest venture capital pools to complement/extend investment funds, grants and other sources.						
E. Develop a Marketing Plan to include brochures and contact lists.			X	5		

5.0 RECREATION AND OPEN SPACE

GOALS:

- Garfield County should provide adequate recreational opportunities for County residents, ensure access to public lands consistent with BLM/USFS policies and preserve existing recreational opportunities/important visual corridors. 5
- Interconnect trail system throughout the County. 5
- Extend trail system along river corridors. 5
- Obtain rights-of-way and address private land issues. 5
- Defer to local communities as centers for community activity with County guidance. 1
- Work with the communities to develop a Colorado River trails and preservation plan. 5
- Determine the appropriate location for the Fairgrounds. 5
- Garfield County shall develop/adopt/implement policies that preserve the rural landscape of the Roaring Fork Valley/existing agricultural uses/wildlife habitat and recreational opportunities in a mutually beneficial manner that respects the balance between private property rights and the needs of the community.

5.0 RECREATION AND OPEN SPACE

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
5.1 Encourage recreational opportunities accessible to County residents.			X	5		
5.2 Encourage creation of open space (through development/zoning/PUD and subdivision regulations)	X	X		5	√?	Policy: OS shall be maintained by Land Trust or local community. (County not in OS business.)
5.3 Expand access to public lands			X	5		County trails and trail heads? Any specific connections needed? (no input so far)
5.4 Encourage access to rafting/fishing	X	X		5		
5.5 Plan for visual corridors			X	3		Hasn't come up in public input or surveys yet.
5.6 Noise, parking and accessibility are major concerns.	X	X		5		
5.7 Encourage interaction between county/community.		X		5		Cooperation on trails?
<b>POLICIES:</b>						
5.1 Developments proposing densities above one (1) dwelling unit/acre and exceed 50 dwelling units - required to provide adequate recreational opportunities to serve the residents of the project.		X	X	5		Done?

5.0 RECREATION AND OPEN SPACE

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<i>Alternatives for meeting this requirement will be defined in the Subdivision Regulations.</i>						
5.2			X	5	?	Does the County really want to be protecting visual corridors? This could entail scenic easements, ridgeline setbacks, or restrictions on gravel mining along the rivers. How far do we go?
5.3	X	X		5		
5.4	X	X		5		Done?
5.5	X	X		5		Done?
5.6			X	5	✓	This is about access to public land. Already doing this per 5.4 and 5.5 above?
<b>PROGRAMS:</b>						
5.1			X	5		
5.2			X	3		
A.			X	3	?	
B.			X	3		
C.			X	5	✓	NRF
5.3			X	5	✓	Combine with above. Not a bad policy—protection of NRF as continuous entity.
5.4			X	5		Part of Comp Plan
<b>5.0A OPEN SPACE AND TRAILS</b>						
<b>OBJECTIVES:</b>						
5.1A	X	X		5		How being done?
5.2A	X	X		5		

5.0 RECREATION AND OPEN SPACE

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
reasonable mitigation measures are imposed on projects that negatively impact critical habitat						
5.3A Passive and active trails in the County should be developed comprehensively consistent w/efforts by adjacent jurisdictions	X	X		5		
5.4A Long range planning for the retention of open space/trails, agricultural lands/wildlife habitat shall respect property rights/concept of just compensation			X	5		This means County has to pay fair value, unless given by dedication. Need this statement?
5.5A Long-range planning for acquisition/dedication of open space/trails shall run parallel to efforts to develop funding sources for just compensation			X	5		Ok to leave
<b>POLICIES:</b>						
5.1A Projects approved adjacent to existing agricultural uses shall be required to mitigate any adverse impacts including some or all of the following:						Done. If the following has been done, is this policy achieved?
1. Appropriate buffering of building envelopes	X	X		5		
2. Use of open space to provide additional buffering	X	X		5		
3. Dog restrictions (limiting the number of dogs and requiring kenneling) prior to issuance of a Certificate of Occupancy	X	X		4		
5.2A Projects located in areas defined as critical habitat by the Colorado DOW Resource Information System (WRIS) will be required to propose mitigational measures during the submittal of proposed projects including:					√	NRF—use County maps?
1. Fencing and dog restrictions consistent w/DOW recommendations	X	X		5		
2. Avoidance of critical portions of the property, through the use of building envelope restrictions or cluster development concepts	X	X		5		
3. Conservation easements	X	X		5		
The BOCC shall have the authority to approve/reject proposed mitigation.	X	X		5		
5.3A Garfield County shall develop a Comprehensive Trails Plan for adoption to include the following:			X	5		Support LOVA trail. Not going to do a separate trails plan.
1. A general policy statement summarizing the overall approach supported by the County			X	5		
2. Proposed design guidelines for trail development			X	5		
3. Identification of trail corridors in the Roaring Fork Valley			X	5		
4. Funding options and property owner compensation for trails developed on private property			X	5		
5. A Comprehensive Trail Map			X	5		
5.4A The Open Space and Trails Committee shall present the Garfield County Planning Commission/BOCC options for compensating private property owners for acquiring open space and trails			X	3		
5.5A Develop a Comprehensive Roaring Fork Valley Open Space Plan for adoption to include:			X	5		
1. General policy statements summarizing overall approach			X	5		
2. A methodology for identifying lands suitable for protection/ acquisition for open space			X	5		
3. Identification of areas appropriate for acquisition/ protection			X	5		

5.0 RECREATION AND OPEN SPACE

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
consistent w/adopted policies						

6.0 AGRICULTURE

GOALS:

- To ensure that existing agricultural uses are allowed to continue in operation/compatibility issues are addressed during project review **5**
- Consider the use of Transfer of Development Rights. **3**
- Join farmers and ranchers together to develop land use plans for agriculture. **3**
- Consider land trusts and conservation easements **5**

6.0 AGRICULTURE

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
6.1 Ensure the compatibility of development proposals w/existing farms and ranches		X		5		
6.2 Ensure active agricultural uses are buffered from higher-intensity adjacent uses		X		5		
6.3 Review developments adjacent to agricultural uses to allow for flexibility resolving compatibility conflicts w/adjacent uses		X		5		
<b>POLICIES:</b>						
6.1 Agricultural land will be protected from infringement and associated impacts of higher-intensity land uses w/buffer areas between the agricultural uses/proposed project	X	X		5	✓	Being done.
6.2 Discourage densities greater than the underlying zoning if the proposed development would adversely affect the adjacent agricultural operations		X		5	✓	
6.3 Encourage clustered development in areas that present potential incompatibility		X		5		
<b>PROGRAMS:</b>						
6.1 Amend Zoning Resolution/ Subdivision/PUD Regulations to require defined buffer zones between agricultural lands/more intense uses. The updated Regulations will address density bonuses encouraging retention of open space.	X			5		
6.2 Adopt an appropriate Right to Farm and Ranch Policy	X			5		
6.3 Develop, distribute and use a Rural Living Handbook			X	3		Needed? No?
6.4 Designate buffer zones (at least 300 feet) between farmed/ranching lands and residential lots unless a lesser amount can be demonstrated as a practical buffer.			X	3		Done in required zoning setbacks. Greater buffers done on case by case basis
6.5 Require developers to analyze potential impacts to agricultural lands/uses, and to propose mitigation measures	X		X	4		

6.0 AGRICULTURE

		Completed	In Process	Not Initiated	Grade	Applicability	Comments
6.6	Require developers to draft specific mitigation plans to adopt practices to eliminate the spread of noxious weeds, maintain existing irrigation ditches and impose proportionate costs of maintenance that are borne by the developer/ development.	X	X		5		
6.7	Encourage developers to purchase conservation easements from adjacent agricultural interest, who can use this buffer zone for agricultural purposes when infeasible to maintain a 300-foot buffer from agricultural land and uses			X	3		Never used.
6.8	Require all Final Plats carry a plat note that notifies prospective lot owners that Garfield County has adopted a <u>Right to Farm and Ranch Policy</u> , w/ copies made available from local, land title companies	X			5		
6.9	Require the identification and the mapping of federal land grazing permits (BLM and/or USFS).	X		X	3		Done by BLM.

7.0 WATER AND SEWER SERVICES

GOALS:

- To ensure the provision of legal, adequate, dependable, cost-effective and environmentally sound sewer and water services for new development. 5

7.0 WATER AND SEWER SERVICES

		Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>							
7.1	Development in areas without existing central water/sewer service required to provide adequate and safe provisions for these services	X			3		
7.2	Development located adjacent to municipalities or sanitation districts w/available capacity in their central water/sewer systems will be encouraged to tie into these systems	X			5		
7.3	Projects proposing the use of ISDS will be required to assess the site's capability to accommodate these systems	X			5		
7.4	Development required to mitigate impacts on existing water/sewer systems	X			5		
7.5	County will strongly discourage the proliferation of private water/sewer systems			X	5	✓	Still true? Ignored. Venuroni: get rid of septic
7.6	High-density development (exceeding one (1) dwelling unit per one (1) acre) required to assess the potential of connecting into existing central water/sewer facilities	X	X		5	✓	
<b>POLICIES:</b>							
7.1	Development proposals in rural areas without existing central water and/or sewer systems required to show that legal, adequate, dependable and environmentally sound water/sewage disposal facilities can be provided	X			5	✓	
7.2	Where logical/legal/economic extension of service lines from an existing water and/or sewage system can occur, the County will			X	5	✓	Not actually applicable—to vague to require. Within

7.0 WATER AND SEWER SERVICES

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
require development adjacent to or within a reasonable distance, to enter into the appropriate agreements to receive service.						urban growth boundary? Central water/sewer requ'd at 15 units. 400' (if "feasible"?)
7.3 County require developers proposing ISDS to provide data demonstrating that proposed sites can accommodate these systems	X	X		5		
7.4 Where ISDS is not feasible, County will require a sewage disposal system approved by the State of Colorado	X			5		
7.5 Through Zoning Resolution, County will encourage high-density development to locate in areas where services are available			X	5		
<b>PROGRAMS:</b>						
7.1 A High Groundwater/Septic System Constraints Map will be developed/applied in the project review process. For unmapped areas of the County, developers shall evaluate sub-surface conditions and ability to treat wastewater generated.	X			5		
7.2 Modifications to the Zoning Resolution to include an assessment of the relationship between existing central water/sewer systems/future zone districts.			X	3		
7.3 For areas having severe constraints to the use of ISDS, developers shall install either centralized wastewater treatment facilities, or another engineered design approved by the State, or shall leave this land undeveloped.	X			5		
7.4 A Water Constraints Map, based on the collection of geologic data, will be developed and applied to the project review process.			X	5		

8.0 NATURAL ENVIRONMENT

GOALS:

- Garfield County will encourage a land use pattern recognizing the environmental sensitivity of the land without overburdening the physical capacity of the land and is in the best interests of the health, safety and welfare of Garfield County. 5
- Enhancement of the river corridor 5
- The reclamation of land after extraction processes 5
- Protection of watersheds and floodplains 5
- Control of drainage that impacts the communities 5

8.0 NATURAL ENVIRONMENT

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
8.1 The County reserves the right to deny a project based on severe environmental constraints that endanger public health, safety or welfare.		X		5		
8.2 Proposed projects will recognize the physical features of the land and design projects in a manner that is compatible with the physical environment.		X		5		

8.0 NATURAL ENVIRONMENT

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
8.3 The County will ensure that natural drainages are protected from alteration.	X	X		5		
8.4 River-fronts/riparian areas are fragile components of the ecosystem requiring careful review in the planning process.	X	X		5		
8.5 Development proposals must address soil constraints unique to the proposed site.	X	X		5		
8.6 The County will ensure that natural/scenic/ecological resources/critical wildlife habitats are protected.	X	X		5		
8.7 Development will be encouraged in areas with the least environmental constraints.	X	X		5		
<b>POLICIES:</b>						
8.1 The County shall discourage and reserve the right to deny development in areas identified as having severe environmental constraints such as: active landslides, debris flows, unstable slopes, bedrock slides, major mudflows, radioactive tailings, slopes over 25 percent, riparian areas and wetlands and projects proposed within the 100 year floodplain	X	X		5		
8.2 The County shall discourage development proposals requiring excessive vegetation removal, cut and fill areas or other physical modifications resulting in visual degradation or public safety concerns.	X	X		5		
8.3 Natural drainage patterns will be preserved so the cumulative impact of public and private land use activities will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainageways, or to subject other areas to an increased potential for damage due to flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.	X	X		5		
8.4 The County will require development with river frontage to address the issue through physical design in a way which will protect fragile wetlands and scenic resources and protect floodplains from encroachment.	X	X		5		
8.5 The County will discourage development in areas where severe soil constraints cannot be adequately mitigated.	X	X		5		
8.6 The County will protect critical wildlife habitat needed by state and federally protected, threatened or endangered species. Development within these designations that cannot be designed, constructed and conducted so as to have a minimum adverse impact upon such habitat or these wildlife species, shall be discouraged. It is the intent of this policy, that no private landowner lose the ability to develop his/her land without fair compensation as a result of owning significant wildlife habitat.		X		5		
8.7 The County will require development on lands having moderate or minor environmental constraints to mitigate physical problems such as minor rockfalls, 17 to 24 percent slopes, minor mudflows, potential subsidence, high water tables, slow percolation, radioactive soils and/or corrosive and expansive soils.	X	X		5		
<b>PROGRAMS:</b>						
8.1 The County will explore options to integrate an <i>environmental review</i>			X	5		

**8.0 NATURAL ENVIRONMENT**

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<i>process that is sensitive to differing levels of natural constraints throughout the County. Performance standards should be developed that ensure adequate mitigation of identified constraints.</i>						

**9.0 NATURAL RESOURCE EXTRACTION**

**GOALS:**

- Garfield County recognizes that under Colorado law, the surface and mineral interests have certain legal rights and privileges, including the right to extract and develop these interests. Furthermore, private property owners also have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse land use impacts mitigated. **5**

**9.0 NATURAL RESOURCE EXTRACTION**

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
9.1 The County will require adequate mitigation to address impacts of mineral extraction on private property owners, without undue burden on the legal rights of mineral lessees.	X	X		5		
9.2 The County through the implementation of the Comprehensive Plan, Zoning and Special Use Permits, will address future compatibility issues w/ current mining operations.	X			5		
9.3 The County will ensure that mineral extraction activities will not adversely affect the natural environment, including air quality, water quality, wildlife habitat or important visual resources.	X			5		
<b>POLICIES:</b>						
9.1 Garfield County will require adequate mitigation to address the impacts of mineral extraction on adjacent land owners. This may include:						
A. Landscaping and screening	X	X		5		
B. Modification of phasing or area to be mined	X	X		5		
C. Roadway improvements and signage	X	X		5		
D. Safe and efficient access routes	X	X		5		
E. Drainage improvements to protect surface/groundwater.	X	X		5		
9.2 The County, in coordination with relevant special districts, authorities and municipalities, will require developers of energy or mineral extraction projects finance the construction and operation of any public improvements which, now or in the future, will be required by their projects.			X	1		
9.3 The County will require developers of mineral extraction projects to participate in and contribute to the funding of the County's monitoring			X	1		

**9.0 NATURAL RESOURCE EXTRACTION**

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
of the demographic changes and socioeconomic impacts associated with such projects (to be assessed on a case-by-case basis by the BOCC).						
9.4 Dust, odors and fumes should be contained within the extraction site generating such emissions and should not negatively affect any surrounding land use.	X	X		5		
9.5 Any proposal regarding mineral extraction that cannot mitigate adverse impacts may be denied based on a finding of incompatibility, for the following reasons:	X	X		5		
A. Adversely affecting the desirability of the immediate neighborhood or the entire community	X	X		5		
B. Impairing the stability or value of existing adjacent properties	X	X		5		
C. Adversely affecting the quality of life of existing adjacent residences	X	X		5		
D. Showing a lack of quality or function in operational planning and/or design	X	X		5		
E. Creating a public danger or nuisance to surrounding areas	X	X		5		
F. Altering the basic character of adjacent land uses or the entire community.	X	X		5		
<b>PROGRAMS:</b>						
9.1 The County Zoning Resolution will be revised to reflect the Goals, Objectives and Policies regarding resource extraction. All mineral leases and owners of record of the platted property shall be identified on the Final Plat.	X			5		
9.2 Planning staff will revise the Special Use Permit process to reflect the need to ensure compatibility of mineral extraction activities with adjacent land uses.	X			5		

**10.0 URBAN AREA OF INFLUENCE**

**GOALS:**

- Ensure that development and overall land use policies occurring in the County affecting a municipality are compatible with the existing zoning and future land use objectives of the appropriate municipality **5**
- Establish an Intergovernmental Agreement between the county and the communities **5**
- Share Board of County Commissioners and Planning Commission members when issues cross county-community boundaries **5**
- Allow for comments on community impacts including cases, which fall outside the community's sphere of influence **5**
- Promote development in and around existing communities **5**
- Grandfathering or time limiting early plan approvals ,LL,P; **5**
- Periodically hold Planning Commission meetings in the west end of the county **X**

10.0 URBAN AREA OF INFLUENCE	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES:</b>						
10.1 County land use policies will be consistent w/local land use policies and objectives.			X	5		
10.2 Developments requiring urban services will be encouraged to locate in areas where these services are available.			X	5		
10.3 Development in an Urban Area of Influence will have street patterns that are compatible with the affected municipality.			X	5		
10.4 Preservation of airport area for commercial and industrial sites.		X		5		
10.5 Retain rural character outside of community limits.			X	5		
10.6 Enough land area within community limits to accommodate growth for the next twenty years without annexation.			X	1		
<b>POLICIES:</b>						
10.1 Comprehensive Plan and Zoning Resolution revisions, Zone District Amendments and individual projects within defined Urban Areas of Influence, will be consistent w/local municipal land use policies.		X		5		
10.2 Projects proposed adjacent to local municipalities requiring urban services will be encouraged to annex into the affected jurisdiction.		X		5		
10.3 Development will meet the affected municipality's street standards for construction and right-of-way width.			X	3		
<b>PROGRAMS:</b>						
10.1 In cooperation with local municipalities, the comprehensive land use map will define an Urban Area of Influence for each jurisdiction to be based on topography, growth pattern, transportation characteristics and input from the affected jurisdiction.			X	5		
10.2 The Comprehensive Plan Land Use Map and subsequent Zoning Resolution and Subdivision Regulation revisions will be reviewed by the affected municipality prior to adoption.			X	5		

## 11.0 GRAVEL EXTRACTION OPERATIONS

### GOALS:

- Garfield County recognizes that under Colorado law, the surface and mineral interests have certain legal rights and privileges, including the right to extract and develop these interests. Furthermore, private property owners also have certain legal rights, responsibilities and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse land use impacts mitigated during extraction as well as requiring responsible reclamation of land after extraction processes are completed. 5
- Garfield County will encourage a land use pattern that recognizes the environmental sensitivity of the land, does not overburden the physical capacity of the land and is in the best interests of the health, safety and welfare of Garfield County. 5
- Garfield County will encourage the protection of watersheds, flood plains, river-fronts and riparian areas. 5
- Garfield County will encourage the development of a diversified industrial base for the County which recognizes and addresses the human resources, natural resources and physical location-to-market capabilities of the community, and the social and environmental impacts of industrial uses. 5
- Garfield County will encourage development and overall land use policies in the County that will affect a municipality to be compatible with future land use objectives of the appropriate municipality. 5

11.0 GRAVEL EXTRACTION OPERATIONS

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
<b>OBJECTIVES</b>						
11.1 Ensure that industrial development is compatible with adjacent land uses and mitigate impacts identified during the plan review process.	X	X		5		
11.2 Encourage the location of industrial development in areas where visual, noise, air quality and infrastructure impacts are reduced.	X	X		5		
11.3 Ensure that the type, size and scope of industrial development are consistent w/long-term land use objectives of the County.	X	X		5		
11.4 Ensure that Zoning Regulations addressing Industrial uses reflect the changing land use patterns/demographics of the County and encourage the further diversification of the County's economy.	X	X		5		
11.5 Visual corridors are considered an important physical attribute of the County and policies will reflect the need to carefully plan these areas.			X	1		
11.6 Ensure the compatibility of development proposals w/existing farms and ranches and ensure active agricultural uses/existing residential uses are buffered from higher-intensity adjacent uses.	X	X		5		
11.8 Ensure that specifically identified natural, scenic and ecological resources and critical wildlife habitats are recognized as important assets.	X	X		5		
11.9 The County will require adequate mitigation to address impacts of mineral extraction on private property owners, without undue burden on the legal rights of mineral owners or lessees.	X	X		5		
11.10 The County, through the implementation of the Comprehensive Plan, Zoning and Special Use Permit policies, will address future compatibility issues with current mining operations.	X	X		5		
11.11 The County will encourage mineral extraction activities to adequately mitigate adverse affects on the natural environment, including: air quality, water quality, wildlife habitat or important visual resources.	X	X		5		
<b>POLICIES:</b>						
11.1 The project review process will include the identification/mitigation of transportation impacts related to industrial development.	X	X		5		
11.2 The County shall discourage development that cannot be adequately mitigated in areas identified as having severe environmental constraints such as; active landslides, debris flows, unstable slopes and bedrock slides, major mudflows, radioactive tailings.	X	X		5		
11.3 Natural drainage patterns will be preserved or mitigated so the cumulative impact of public and private land use activities will not cause storm drainage/floodwater patterns to exceed the capacity of natural or constructed drainage ways, or to subject other areas to an increased potential for damage due to flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.	X	X		5		
11.4 The County will require development to protect critical wildlife habitat as identified by state and federal agencies. Development within these designations that cannot be designed, constructed and conducted so as to have a minimum adverse impact upon such habitat or these wildlife species, shall be discouraged.	X	X		5		
11.5 The County, to the extent legally possible, will require adequate mitigation to address the impacts of mineral extraction on adjacent	X	X		5		

11.0 GRAVEL EXTRACTION OPERATIONS

	Completed	In Process	Not Initiated	Grade	Applicability	Comments
land owners. These measures may include the following:						
1. Landscaping and screening	X	X		5		
2. Modification of phasing or area to be mined	X	X		5		
3. Roadway improvements and signage	X	X		5		
4. Safe and efficient access routes	X	X		5		
5. Drainage improvements to protect surface and groundwater	X	X		5		
11.6 The County will require adequate mitigation for dust, odors, and fumes generated by gravel extraction activities.	X	X		5		