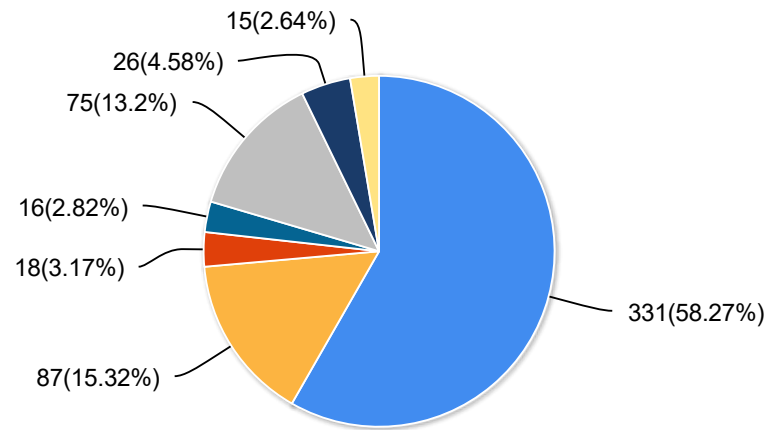


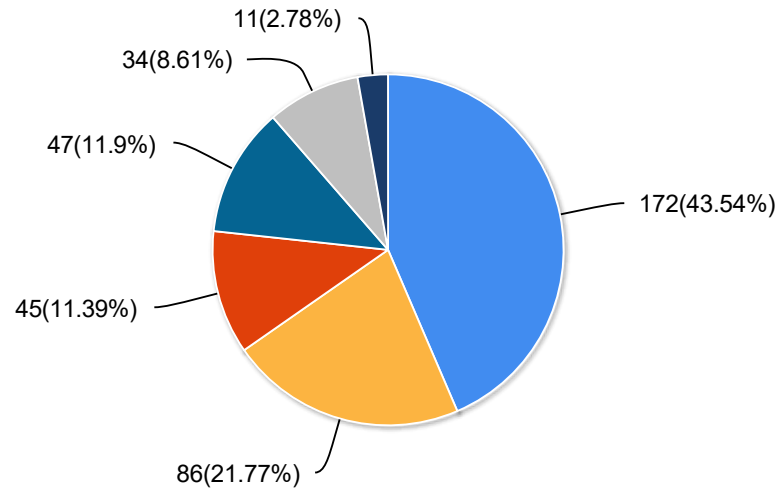
1) In which municipality do you live?



■ I live in unincorporated Delta County
 ■ Town of Paonia
 ■ Town of Hotchkiss
 ■ Town of Crawford
 ■ City of Delta
 ■ Town of Cedaredge
 ■ Town of Orchard City

Total Response Count		568
Answer	Count	Percent
I live in unincorporated Delta County	331	58.27%
Town of Paonia	87	15.32%
Town of Hotchkiss	18	3.17%
Town of Crawford	16	2.82%
City of Delta	75	13.20%
Town of Cedaredge	26	4.58%
Town of Orchard City	15	2.64%

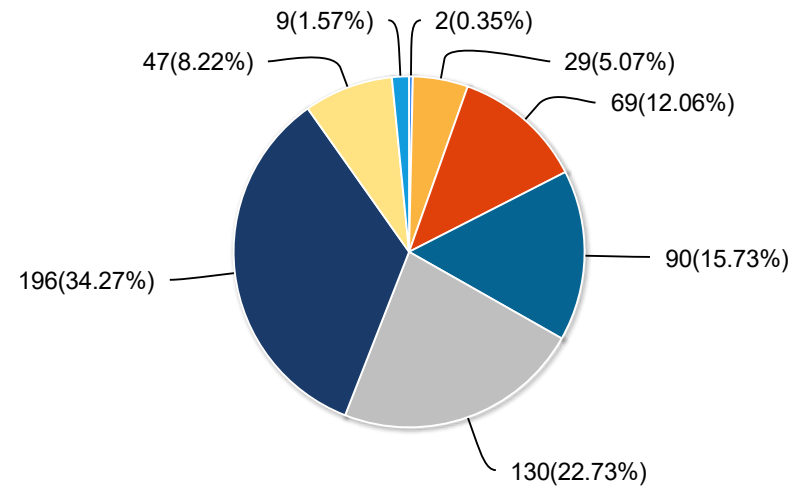
2) If you live in the unincorporated county (i.e. not in a town or...e?



■ Town of Paonia
 ■ Town of Hotchkiss
 ■ Town of Crawford
 ■ City of Delta
 ■ Town of Cedaredge
 ■ Town of Orchard City

Total Response Count		395
Answer	Count	Percent
Town of Paonia	172	43.54%
Town of Hotchkiss	86	21.77%
Town of Crawford	45	11.39%
City of Delta	47	11.90%
Town of Cedaredge	34	8.61%
Town of Orchard City	11	2.78%

3) What is your age?



■ Under 18
 ■ 18 to 29
 ■ 30 to 39
 ■ 40 to 49
 ■ 50 to 59
 ■ 60 to 69
 ■ 70 to 79
 ■ 80 and older

Total Response Count		572
Answer	Count	Percent
Under 18	2	0.35%
18 to 29	29	5.07%
30 to 39	69	12.06%
40 to 49	90	15.73%
50 to 59	130	22.73%
60 to 69	196	34.27%
70 to 79	47	8.22%
80 and older	9	1.57%

4) Rate how important it is to address each of these broad topics in the new master plan:

573 Responses

	1	2	3	4	5	Average Rating
Agriculture	8 (1.41%)	18 (3.16%)	58 (10.19%)	131 (23.02%)	354 (62.21%)	4.4
Community diversity	36 (6.38%)	56 (9.93%)	147 (26.06%)	139 (24.65%)	186 (32.98%)	3.7
Economy	5 (0.88%)	12 (2.12%)	57 (10.05%)	145 (25.57%)	348 (61.38%)	4.4
Education	7 (1.23%)	14 (2.47%)	73 (12.87%)	107 (18.87%)	366 (64.55%)	4.4
Environment	7 (1.24%)	22 (3.89%)	85 (15.04%)	69 (12.21%)	382 (67.61%)	4.4
Growth and development	17 (2.98%)	36 (6.32%)	119 (20.88%)	139 (24.39%)	259 (45.44%)	4
Governance	20 (3.60%)	57 (10.25%)	170 (30.58%)	144 (25.90%)	165 (29.68%)	3.7
Heritage	43 (7.68%)	89 (15.89%)	226 (40.36%)	114 (20.36%)	88 (15.71%)	3.2
Independence/freedom	30 (5.35%)	61 (10.87%)	143 (25.49%)	124 (22.10%)	203 (36.19%)	3.7
Transportation and other infrastructure	10 (1.78%)	47 (8.35%)	152 (27.00%)	185 (32.86%)	169 (30.02%)	3.8
Natural Resources	8 (1.41%)	27 (4.77%)	74 (13.07%)	135 (23.85%)	322 (56.89%)	4.3
Nature/outdoors	3 (0.53%)	14 (2.46%)	48 (8.45%)	97 (17.08%)	406 (71.48%)	4.6
Private property & property rights	12 (2.12%)	55 (9.73%)	125 (22.12%)	139 (24.60%)	234 (41.42%)	3.9
Quality of life	3 (0.53%)	8 (1.42%)	37 (6.56%)	96 (17.02%)	420 (74.47%)	4.6
Public lands	5 (0.88%)	10 (1.77%)	64 (11.33%)	121 (21.42%)	365 (64.60%)	4.5
Public safety	15 (2.68%)	42 (7.51%)	117 (20.93%)	150 (26.83%)	235 (42.04%)	4

5) Rate the importance in the following economic development focus areas for unincorporated Delta County (i.e. not in a town or city).




























571 Responses





















	1	2	3	4	5	Average Rating
1. Agricultural production for local and export markets	13 (2.28%)	11 (1.93%)	58 (10.19%)	129 (22.67%)	358 (62.92%)	4.4
2. Coal mining	177 (31.38%)	113 (20.04%)	89 (15.78%)	70 (12.41%)	115 (20.39%)	2.7
3. Local foods/farm to table agricultural products, agritourism and services	6 (1.06%)	22 (3.87%)	45 (7.92%)	110 (19.37%)	385 (67.78%)	4.5
4. Small scale "niche" manufacturing	5 (0.88%)	21 (3.72%)	111 (19.65%)	215 (38.05%)	213 (37.70%)	4.1
5. Industrial scale manufacturing	155 (27.43%)	104 (18.41%)	138 (24.42%)	100 (17.70%)	68 (12.04%)	2.7
6. Educational opportunities	5 (0.89%)	17 (3.02%)	85 (15.12%)	140 (24.91%)	315 (56.05%)	4.3
7. Technology, research, design, science	8 (1.43%)	38 (6.79%)	111 (19.82%)	156 (27.86%)	247 (44.11%)	4.1
8. Natural gas and oil development	254 (45.04%)	63 (11.17%)	78 (13.83%)	68 (12.06%)	101 (17.91%)	2.5
9. Child care	46 (8.33%)	67 (12.14%)	191 (34.60%)	130 (23.55%)	118 (21.38%)	3.4
10. Outdoor recreation visitor economy	9 (1.58%)	15 (2.64%)	81 (14.24%)	136 (23.90%)	328 (57.64%)	4.3
11. Renewable energy	16 (2.82%)	37 (6.51%)	64 (11.27%)	100 (17.61%)	351 (61.80%)	4.3
12. Home-based businesses	18 (3.19%)	31 (5.49%)	124 (21.95%)	160 (28.32%)	232 (41.06%)	4
13. Construction trades	10 (1.79%)	41 (7.33%)	197 (35.24%)	194 (34.70%)	117 (20.93%)	3.7
14. Warehouses and wholesale distributorships	64 (11.31%)	97 (17.14%)	217 (38.34%)	117 (20.67%)	71 (12.54%)	3.1
15. Internet and cellular phone infrastructure	8 (1.41%)	22 (3.88%)	79 (13.93%)	125 (22.05%)	333 (58.73%)	4.3

































5) Rate the importance in the following economic development focus areas for unincorporated Delta County (i.e. not in a town or city).

































571 Responses

































	1	2	3	4	5	Average Rating
16. Retail	15 (2.65%)	41 (7.26%)	196 (34.69%)	203 (35.93%)	110 (19.47%)	3.6
17. Healthcare	3 (0.53%)	18 (3.17%)	63 (11.11%)	116 (20.46%)	367 (64.73%)	4.5
18. Accommodations and food service	9 (1.60%)	44 (7.80%)	144 (25.53%)	202 (35.82%)	165 (29.26%)	3.8

































	7) What other focus areas do you think have the potential in unincorporated Delta County (i.e. not in a town or city) that were not included in the list above?
	Environmental engineering, higher education
	Art and humanities development
	the arts
	Jobs
	Small/Local Buisness Growth
	less government, more common sense
	Health dangers from animals, mosquitos and flies
	Tourism
	internet phone
	Funding for public safety- especially Fire and EMS which are struggling and the Sheriff's office.
	We need more non-motorozed trails for hike, horses & bikes
	tourist specific businesses like antiques and specialty sporting goods stores, good restaurants and nice places for people to stay. Promote the great things we have after we've spruced up a bit. Now we look tired and seedy.
	wineries
	natural resource protection with increased outdoor recreation. specifically: erosion control of trails and surrounding areas. Human waste management in outdoor areas.
	Large lot residential estates in the country unspoiled by chicken houses and feed lots.
	Real Estate
	Immigration infocement
	Water / air quality no oil or gas
	Out door recreation
	National forest/BLM land
	Improve public schools; add junior college to North Fork area/ help cultural efforts
	Protection of natural habitat for wildlife
	Animal control services
	Arts & Crafts
	Clean, plentiful water
	Medical marijuana
	water recreation

































	Legal Services
	Zoning/building permits
	Work from home - Better Internet
	Nat.gas/oil
	water,air quality
	Diversity
	No Coal it is a thing of the past move forward
	Transportation
	marijuana growth
	Entertainment
	Education
	outdoor trails
	Tiny house opportunities
	Great retirement environment
	water sports
	Housing (Sustainable, Affordable & Tiny Homes)
	Zoning/Land Use
	outdoor recreation for locals
	Water
	clean up clutter properties
	none
	Organic agriculture
	NA
	mill levy for libraries/schools
	Speed Limit changes!!!!
	Tourism involving public lands: hunting, fishing, wildlife viewing, scenic tours, mountain biking, backpacking, snow sports, experiential camps, etc
	better paying jobs
	Private Property Rights balanced with the adverse effects on other properties
	None
	Health of Water and Land
	Sale of marijuana to increase tax revenue and tourism economy in the area.
	no CAF/ chicken /egg farms
































	RETIREMENT
	economic development
	Value Added manufacturing
	Job training
	Environmental Stewardship
	Small Scale Manufacturing
	legal marijuana industry
	Diversity
	Roads upgrade
	Bicycle lanes
	Hunting
	Arts and Entertainment
	zoning and building codes & DARK SKIES
	nonprofits
	limit subdivisions and be selective in location
	Transportation
	Outdoor recreation activities
	Water availability
	Brining business in
	Telecommuting businesses
	Industrial Agriculture needs to be zoned away from people
	Strong Zoning
	hemp
	Cannabis product development
	Creative Industries
	bike rallies running events
	Cannabis related businesses
	economic
	Marijuana businesses
	Preserving the pristine quality of our water
	Cannabis & Hemp growing, cultivating & retail outlets
	forest and coal mine restoration

	Improve recreation opportunities for residents
	Marijuana
	infrastructure
	higher education opportunitites
	Marijuana industry
	environmental protection
	areas of zoning
	Restaurants, services
	maintaining the rural life style
	Zoning
	Civic responsibility
	cannabis
	Programs to bring together diverse people and backgrounds
	increased biking and hiking trails
	Higher Education college/trade/tech
	co packing plant
	A robust outdoor recreation infrastructure including great maps
	sustainable living tourism
	Personal property rights/use that respect the quality of life rights of neighbors, e.g. noise, traffic, and air, water & soil qualities
	having a dispensary
	1, 4, 6
	Legal Marajuana cultivation
	Wildlife protection
	The Arts and natural building solutions
	Small farmstead group development
	Build a bridge across n.f. River so people can access gunnison. Bridge over south smith fork so people can access trails. Build trails along NF river.
	Interconnecting trail development
	Planning
	Pollution
	Bike paths for safe road biking
	bicycle trails for recreation
	Infrastructure

	N/A
	Water resource management
	Small wineries, arts and creativity based economy
	transit between towns
	Cannabis and Hemp
	commercial cannabis
	There needs to be some kind zoning laws in Delta County.
	recreational bike trails
	Telecommuting
	Wineries
	municipal airport would be nice
	Clean businesses (i.e.:non-smokestack) that would employ highly educated workers like software programming
	light manufacturing
	None
	quiet recreation
	Community first .
	Sustainable Energies
	regional non-motorized infrastructure
	NA
	Government Data Storage Facilities
	dark skies; access to public lands; dust mitigation on county roads
	improved public transit
	ART
	youth athletics
	Environment
	natural environment
	healthy waters
	Internet call centers and internet based services, now with high speed broadband in the valley
	Arts and Music
	Arts and music
	organics
	cottage industry

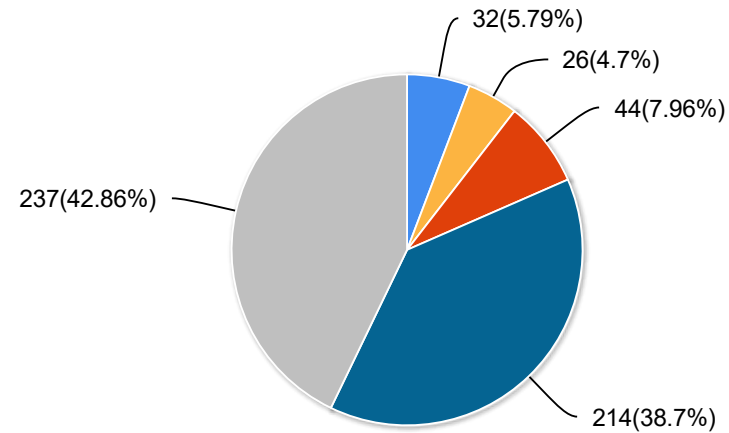
	jobs
	Zoning limitations
	10
	protecting our precious waters
	Retirement housing/serv
	?
	Technology
	Appropriate use of Forest Service land and nonprivate land for education of youth
	Internet based business
	retirement community development
	Sustainability
	Retail cannabis
	Commercial marijuana
	Recreational Development in general
	Since Delta County is attractive for retirement, and recieves a majority of it's income from retirement checks, what are the needs of that community and how can we incorage that kind of growth in our economy.
	Hemp production and processin
	Small business manufacturing
	Outdoor recreation/tourism
	medical and retail marijuanna
	Processing ag commodities
	Livestock management
	retiree services and needs
	Tourism & marketing of local assets
	Keeping Natl Parks, monuments, and National lands free from business
	Medical marijuana
	Agritourism
	arts- the creative economy
	Commercial hemp and marijuana
	Speciality Crops
	Specialty Agricultural Growth (Hops, Hemp, etc.)
	Environmental concerns
	Retail cannabis

	preservation of wild space
	bike path/tourism
	clean up the county
	Tourism opportunities with the river and Mesa.
	Retirement opportunities
	Conversion of railroads to bike/ped trails after coal mines are played out
	Commercial hunting fishing recreation etc.
	Agriculture
	music/festival events
	Sustainability
	wineries
	Aircraft industry, like manufacturing or rework, to support Western Regional Forestry and Wildfire Management
	tourism
	Mine Reclamation in a sustainable green manner
	art
	NO Pot
	Small scale agriculture.
	Hemp production
	N/A
	The arts
	Non-motorized recreation
	Land Use Planning
	tourism agri- & outdoors
	Art
	MMJ
	Giving even more help to small entrepreneurial business
	Use of public lands recteationally
	Jobs
	Value Added Agricultural Products, Vineyards, Wineries
	The mess many properties are surrounded with. A lot of the areas are garbage heaps and it is embarrassing.
	Information Technology
	Building codes

	Highway maintenance
	Alternative transport, inc. passenger trains, bike paths and walking trails, etc.
	Cannabis/Hemp industry
	Aviation related activities
	Senior community care
	marijuana industry
	Ag Tourism is key to growth here
	allowing for diverse uses of land ("land of many uses")
	Clean environment
	Law Enforcement
	senior citizen care
	Jobs
	Protection of Water Resources
	clean water
	Jobs
	clean air and water
	Outdoor recreation visitor economy
	Marijuana agriculture
	More family things to do or kid friendly activities
	Recycling
	Water park like in Montrose,nature center,hemp
	Allowing Marijuana cultivation
	Recreational Activities
	hemp & cannibus agriculture
	Water
	Local Economy
	Retail marijuana taxed
	Higher education/technical schools/think tanks-research
	Eco-tourism
	State parks
	Value added processor for ag products

Only first 250 responses are displayed

8) Delta County and its partners should work to increase...y.



■ Strongly Disagree
 ■ Disagree
 ■ No Opinion
 ■ Agree
 ■ Strongly Agree

Total Response Count		553
Answer	Count	Percent
Strongly Disagree	32	5.79%
Disagree	26	4.70%
No Opinion	44	7.96%
Agree	214	38.70%
Strongly Agree	237	42.86%

9) Rate the importance of the following aspects of Delta County's community characteristics:

554 Responses

	1	2	3	4	5	Average Rating
Open-mindedness about diversity of people and lifestyles	26 (4.69%)	33 (5.96%)	84 (15.16%)	120 (21.66%)	291 (52.53%)	4.1
Independence and self-sufficiency	11 (1.99%)	22 (3.99%)	104 (18.84%)	173 (31.34%)	242 (43.84%)	4.1
Welcoming/friendly	8 (1.46%)	7 (1.28%)	55 (10.05%)	160 (29.25%)	317 (57.95%)	4.4
People working in agriculture	9 (1.64%)	23 (4.19%)	78 (14.21%)	169 (30.78%)	270 (49.18%)	4.2
History/heritage/multi-generations	41 (7.47%)	84 (15.30%)	172 (31.33%)	139 (25.32%)	113 (20.58%)	3.4
Family oriented communities	14 (2.54%)	28 (5.08%)	103 (18.69%)	183 (33.21%)	223 (40.47%)	4
Helpfulness and support of neighbors/community	2 (0.36%)	9 (1.64%)	75 (13.64%)	171 (31.09%)	293 (53.27%)	4.4
Innovation/resiliency	6 (1.09%)	12 (2.18%)	61 (11.07%)	159 (28.86%)	313 (56.81%)	4.4

10) Rate the importance of these quality of life factors in Delta County for you today:

555 Responses

	1	2	3	4	5	Average Rating
Agricultural land and businesses	17 (3.07%)	18 (3.25%)	86 (15.55%)	162 (29.29%)	270 (48.82%)	4.2
Views/scenery	5 (0.90%)	8 (1.44%)	44 (7.94%)	101 (18.23%)	396 (71.48%)	4.6
Nature and wildlife	2 (0.36%)	5 (0.91%)	37 (6.74%)	113 (20.58%)	392 (71.40%)	4.6
Employment/professional opportunities	21 (3.83%)	39 (7.12%)	127 (23.18%)	155 (28.28%)	206 (37.59%)	3.9
Independence/freedom	27 (4.92%)	46 (8.38%)	109 (19.85%)	129 (23.50%)	238 (43.35%)	3.9
Access to locally produced food	7 (1.27%)	18 (3.25%)	50 (9.04%)	133 (24.05%)	345 (62.39%)	4.4
Access to public lands	2 (0.36%)	6 (1.09%)	29 (5.26%)	119 (21.60%)	395 (71.69%)	4.6
Outdoor recreational opportunities	5 (0.90%)	11 (1.99%)	41 (7.41%)	122 (22.06%)	374 (67.63%)	4.5
Public services and public infrastructure	12 (2.18%)	28 (5.08%)	137 (24.86%)	190 (34.48%)	184 (33.39%)	3.9
Rural and small-town environment/atmosphere/slower pace	14 (2.52%)	20 (3.60%)	56 (10.09%)	144 (25.95%)	321 (57.84%)	4.3
Dark skies	47 (8.87%)	33 (6.23%)	77 (14.53%)	105 (19.81%)	268 (50.57%)	4

11) Rate how important it is to identify appropriate locations in the unincorporated county (i.e. not in a town or city) for the following types of land uses:

548 Responses

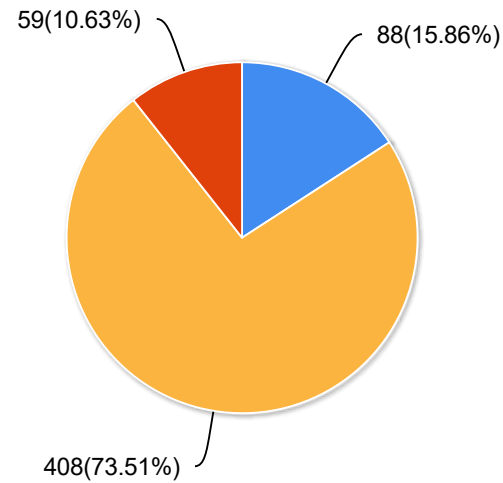
	1	2	3	4	5	Average Rating
Retails sales and services	52 (9.67%)	68 (12.64%)	159 (29.55%)	129 (23.98%)	130 (24.16%)	3.4
Industrial, transportation and warehouses	45 (8.26%)	77 (14.13%)	104 (19.08%)	98 (17.98%)	221 (40.55%)	3.7
Hospitality, recreation and entertainment	31 (5.67%)	34 (6.22%)	130 (23.77%)	161 (29.43%)	191 (34.92%)	3.8
Civic, education and healthcare	27 (4.97%)	31 (5.71%)	114 (20.99%)	157 (28.91%)	214 (39.41%)	3.9
Motor vehicle services	40 (7.38%)	65 (11.99%)	218 (40.22%)	122 (22.51%)	97 (17.90%)	3.3
Utility and communications infrastructure	17 (3.15%)	24 (4.44%)	104 (19.26%)	162 (30.00%)	233 (43.15%)	4.1
Large lot rural residential	46 (8.58%)	63 (11.75%)	149 (27.80%)	118 (22.01%)	160 (29.85%)	3.5
Single family residential neighborhoods	47 (8.70%)	56 (10.37%)	148 (27.41%)	130 (24.07%)	159 (29.44%)	3.6
Multi-family attached residential	82 (15.16%)	76 (14.05%)	134 (24.77%)	105 (19.41%)	144 (26.62%)	3.3
Agriculture	25 (4.65%)	22 (4.09%)	58 (10.78%)	114 (21.19%)	319 (59.29%)	4.3

12) Rate the importance of actively protecting the following land and natural resources in unincorporated Delta County (i.e. not in a town or city):

558 Responses






	1	2	3	4	5	Average Rating
Agriculture land (farms, ranches, orchards, wineries, etc.)	8 (1.44%)	6 (1.08%)	37 (6.64%)	94 (16.88%)	412 (73.97%)	4.6
River and stream corridors/riparian areas	7 (1.26%)	4 (0.72%)	25 (4.50%)	67 (12.05%)	453 (81.47%)	4.7
Roads, trails and easements accessing public lands	4 (0.72%)	7 (1.26%)	44 (7.91%)	114 (20.50%)	387 (69.60%)	4.6
Historic structures and sites	22 (3.97%)	18 (3.25%)	106 (19.13%)	180 (32.49%)	228 (41.16%)	4
Water quality and quantity	1 (0.18%)	2 (0.36%)	9 (1.61%)	45 (8.06%)	501 (89.78%)	4.9
Forested areas	6 (1.08%)	3 (0.54%)	42 (7.57%)	80 (14.41%)	424 (76.40%)	4.6
Open space	9 (1.62%)	9 (1.62%)	49 (8.80%)	73 (13.11%)	417 (74.87%)	4.6
Critical wildlife habitat	10 (1.80%)	4 (0.72%)	56 (10.09%)	67 (12.07%)	418 (75.32%)	4.6






13) Which best describes your opinion about future growth and...).




















■ I would prefer very little or no additional growth ■ Growth is OK if it is managed to mitigate impacts
■ I favor additional growth and development however it occurs














Total Response Count		555
Answer	Count	Percent
I would prefer very little or no additional growth	88	15.86%
Growth is OK if it is managed to mitigate impacts	408	73.51%
I favor additional growth and development however it occurs	59	10.63%









	14) If you have any additional thoughts about growth and development in the unincorporated county (i.e. not in a town or city), please explain here:
	<p>The County should not be favoring extractive industries as a source of growth.</p> <p>The County should embrace renewable energy production and development, outdoor recreation, agritourism, small/local/organic agriculture, arts, and education. Studies consistently show that these categories are the best source of growth for the County.</p> <p>The County should look at the North Fork Valley as a source of inspiration for economic development.</p> <p>The County should also prioritize protecting clean water and air. The categories mentioned above are dependent on clean water and air for their success, and protecting them is paramount.</p>
	We need competent, unbiased professionals working in county government that develop policies that serve all constituents rather than a handful of residents that fall in line with their own political and cultural beliefs.
	I think it is important to identify land use and zoning after the master planning process.
	What the heck does "Dark Skies" have to do with the importance of quality of life in Delta County (question #10)?
	I support the local coal mines, but the current proposed gas wells do not show any benefit to our local economy. Outside companies employ outsiders to decrease the quality of life in the NFV and irreparably damage natural resources. It is a net loss after all the costs are added up. Please make smart choices for the residents!
	<p>I feel there are two issues.</p> <ol style="list-style-type: none"> 1. Getting families out of poverty. Which would include Education, Childcare, housing (2 year wait to get into hud housing causing homeless families. Mental Health Counseling much needed. Increase better job opportunities and also medical (Delta is known for having the worst Hospital around. We are told to go to GJ if we need medical care and emergency care by friends and neighbors whom have had bad experiences at our local Hospital.) 2. We have so much beauty surrounding us. Maybe a walking bike path along the river and camping grounds in the Canyons. Less regulations on recreational prospecting. We have many rock hounds and river gold panning. Fishing is big with people too. It would be nice to clean the Switzer lake and bring in fish worth fishing for and safe to eat. <p>Also, I don't know why they have the 4th of July day activities in Paonia. People do not like to drive to Paonia and then go to Delta for the Fireworks. We should have day activities in Delta. I remember as kids we would have a grease watermelon contest in the lake where the first person to get the watermelon on the floating dock wins. Quarter Bingo games-the older people loved them. Also, we had races for the kids. The local banks would donate coins. Of course this was many moons ago. Three legged races ect by age and back then the winner would win a nickle. I know confluence park is small but how about Switzer Lake? It has picnic areas and swimming.</p> <p>I love Grand Junction down town. Where part of the streets are closed off to traffic. Where you can sit outside and eat and shop. The water fountain area for hot days where the kids play in it.</p>

	<p>We need to eliminate all risks of oils and gas development permanently.</p> <p>We need to fully implement Elevate fiber Internet to all houses/farms/businesses before the end of 2017.</p> <p>We need to promote Delta County as a place to grow high tech distributed work environments with excellent quality of life and access to superior food and drink. This depends on the high speed Internet.</p> <p>We need something like the Montrose Pavilion but in the North Fork. There are no places to hold small conventions or offsite business gatherings.</p> <p>We need at least one regular fairly large hotel that can support such conventions.</p> <p>We need many more medium term rentals for the SEI folks who come from all over the world.</p>
	<p>Obviously "the issues" have already been chosen for us, and all we get to do is "rate" them. I believe that is called "predetermined consensus."</p> <p>I do have thoughts about growth and development in the county--unless what the landowner is doing is clearly a violation of the equal individual rights of others (dumping plutonium in your neighbors well, for example) then it's nobody else's business. If "viewsheds" and "atmosphere" or other nonsense are your busybody agenda, then buy the lots next to you, form an HOA, or move into town.</p> <p>The only zoning (or other codes that infringe on private property rights) that should be incorporated in Delta County are permitless all use zones.</p> <p>Just because a small handful of people are entitled crybabies doesn't mean the rest of us have to accommodate them.</p>
	<p>I would like to see our community build an economy that is sustainable and not dependent on the boom-bust cycle of the extraction industries. I am not anti-coal, but the coal industry will never be a sustainable bedrock for our economy. We need to stop clinging to the past and look to the future.</p>
	<p>In the North Fork where i live, organic agriculture has created a thriving economy. An economy which provides benefit to all. The growers who get paid for their produce, and consumers who get to eat healthy food. Compare this to the extractive industries that want to frack our county for gas and oil extraction and sending the end results overseas to foreign markets. The energy companies reap all the benefit while the people who live in this county reap all the risks. The big truck traffic wrecks the roads, their flaring pollutes the air and their drilling and pipelines poison the land when they fail. All are externalities that the energy companies don't have to pay.</p>
	<p>Delta is consider low economy county and I feel the only way that will change is if we bring in big companies to help with employment and new places to show. There is not a lot of good paying jobs for couples with children so young couples are having to live with parents or have roommates. This should not be.</p>
	<p>Roads and traffic improvements need to be considered. Protect the right of people to use their land as see necessary and not add unnecessary restrictions with complicated building codes and permits. Allow industrial and agricultural properties to co-exist and protect ranchers from frivolous lawsuits from new residents who don't like agriculture and want to prohibit livestock near subdivisions. Plans for growth needs to include additional healthcare options other than a monopoly by the hospital and tax support for expansion of EMS in both DCAD and North fork Ambulance areas. Public safety funding for volunteer fire departments especially in Crawford and North fork is essential since they have very out of date resources and low staff and EMS county wide is running in the res. Include expansion plans for Sheriff's Office to provide more coverage to unincorporated Delta County as population</p>









	increases and look at adding resources such as animal control to the county. Expand fairgrounds and make central event location and bring in more events and try and attract new companies to Delta County that will bring innovation and jobs.
	I think more trails need to be built. Thanks for doing this.
	I said in the previous Question no growth because the growth brings with it all the things we left behind to live here. People move here for the rural, agricultural and community lifestyle but the turn around and want developed parks and trails and services that all take infrastructure and tax money. We need sustainability and clean air and water to keep this county nice. I have been in the construction industry for over 30 years and think that growth as the model for communities is unsustainable i have never seen it work without ruining the area that it happened in. Stay small, stay local as possible, support locals and neighbors and be satisfied with what you have and what you can get here, don't try to change this place into where you left to come here and locals that have been here for some generations open your minds to some news things and ideas that will help this area thrive locally.
	I think there could have been better options...seems as though some of the choices were biased for answers. Especially #13. I would have said "moderated and paced growth is desirable as long as impacts are managed". Instead of "growth is OK..." In general, the survey could have been better overall...too many obvious political phrases.
	Keeping Delta County the way it is is very important, small, slow growth is important. I have watched the last two small communities go down hill from growing too fast. I recently moved here to enjoy a small, quiet, rural community.
	<p>To be clear: I define "growth" as population growth rather than increase in economic activity per se. I think a modest increase in population would be useful to create larger local markets to support the county's local economy and to achieve efficiencies in vital public services such as healthcare and education. Increased economic activity that is compatible with preserving the county's rural character and nature/wildlife values is welcome. I do NOT support growth of industrial activities outside of the city of Delta itself (e.g. oil, gas, and mineral extraction, large-scale industrial agricultural operations, industrial-scale manufacturing, etc.).</p> <p>I believe we need strong zoning and development regulations to protect unincorporated county's rural values and character. I hear a lot of rhetoric around so-called "freedom" which I think is extremely naive. At a fundamental level, this type of rhetoric and posturing is just a refusal to take responsibility. Who among us is free if a neighbor upstream sets up an unregulated industrial operation that pollutes everyone else's air and water? We have every right to expect all residents of Delta County to be accountable for the impact of their actions and choices on others, and the Commissioners have the duty to put in place a robust, transparent zoning and regulatory system that ensures that this happens. In a society run by grown adults there are rules. Here in Delta County we could probably use a few more than we currently have. I and the majority of my neighbors would welcome this.</p> <p>Thanks to all of you for your work on this important project.</p>
	<p>I want to emphasize the importance of controlled growth and protection of soils and erosion with outdoor recreation growth, and concern about human waste management in outdoor recreation settings.</p> <p>thanks</p>
	<p>Despite what some of our county commissioners (past or present) may believe, "ag" is not "ag". What I mean is, there is a big difference between hay pastures, corn fields, orchards, and open range cattle versus egg factories, feed lots, and any concentration of many animals to where the air stinks or has a bunch of airborne particles or pollutants. As a large lot residential owner, I have no issues with the former (pastures, etc.) but am vehemently opposed to the latter (egg factories, etc.) being near me. Also, I don't want to hear a bunch of noise from ventilation fans or see buildings 1,000 feet long shining in the sun. Let's keep the egg factories and such in areas where there is a large buffer zone around them and at least a 2 mile setback from other property lines.</p> <p>Secondly, from what I have personally witnessed, the planning approval process is a joke. When the egg factories wanted to come</p>




	<p>in to our area (Redlands Mesa / Hotchkiss), the county planning board determined they were NOT compatible with the area on each of the three stages of the review process, and recommended to the county commissioners to NOT approve them. But the county commissioners decided to ignore the planning board and approve them anyway. And from a number of "old timers" in the process, I heard that this is not uncommon at all. So what is the point of going through the planning review board anyway? Worthless.</p> <p>I like that I can build what buildings I want to on my land for personal use without a bunch of red tape and approvals. That is good. But any building or change of land use for commercial purposes SHOULD go through an approval process that is useful and not a joke.</p> <p>We should ban all marijuana growing in the county, period! And that would include for ANY "commercial" purpose, including so-called "care givers" growing. That's just another name for personal drug dealer. I'd like to ban pot growing for personal use as well but I guess that is not possible.</p> <p>Lastly, the best thing about Delta County isn't the "ag" but it's the availability of residences with large lots (like 20+ acres) in areas that still have natural vegetation and are relatively undisturbed with "ag". Pastures and crops are welcome also but preferably outside of the residential large lot "clusters." Egg factories and such are not welcome around residential areas.</p> <p>Thank you.</p>
	The bottom line is Delta county is poised for an economic renaissance, IF we continue to support and protect the area's burgeoning new sustainable industries, e.g. small farms, solar energy manufacture, tourism. We do this by first protecting what we have, keeping large extracting industries out of our hunting/wildlife areas and viewsheds, and further by updating crucial infrastructure like internet and roads.
	Most accurate definition of liberty, personal freedoms, and individual growth and opportunities = absence of regulation!
	Law enforcement needs community backing in all aspects of their duties.
	Industrial ag is different from small farms. Homesteading. Eco villages, earthships need some guidance
	<p>It is crucial to keep extraction industries (mining, oil, etc) out as much as we possibly can. They have a long history of environmental destruction and total lack of concern for the health and wellbeing of residents of the areas they desecrate. I include industrial farming as an extraction industry because it destroys the environment while only producing a very small number of low paying jobs and sucking profits out of the area.</p> <p>We need to encourage in every way possible, low impact, small business, high tech, telecommuting, etc. So we can replace the money flow from the coal mining as the mines die which they inevitably will</p>
	We need to be open to new businesses that will allow Delta County to flourish while retaining the production agriculture and open spaces that have kept the natural beauty of this county. All agriculture is welcome, including chicken farms and feedlots; all family farms and ranches, regardless of size. Mining and drilling for oil and gas are welcome and necessary to help grow our economy.
	Growth is good as long as it is done in a natural way, we do not need subdivisions with cookie cutter houses. I feel it would be best for our economy and way of life if the valley were able to grow slowly and built with original thought and ideas
	No marijuana grow houses allowed in Delta County. They bring in the trashy people, more crime, and it stinks worse than a chicken house.
	We need to protect our orchards and farms from possible water, air damage of fracking
	No matter what, Delta County needs to remain as free from government overreach as possible. Any effort to impose excessive







	regulations and restrictions will only hamper our already struggling economy.
	Protect small farms from industrial agriculture.
	We are, in essence, an agricultural community (county). As such, programs protecting and expanding the elements that create a successful agricultural climate (such as water, land, and farm to market infrastructure), are of dire importance to local farms and ranches. Reasonable access to supporting retail/wholesale establishments (ie feed and grain, irrigation equipment and other supporting outlets) are important to maintain the economy of the area.
	Roads in delta county need improvements in order to fulfill the needs we currently have, so the state and county and city need to do a better job with road maintenance so our economic improvements have room to improve!
	I did not answer 13 because none of the above fit for me. A community to be healthy must have growth. Our problem is to often government interference gets so cumbersome the costs to small owners is prohibitive. This is compounded by the fact government seems in a rush to "give away" all kinds of freebees to anyone who comes in here from "out of the area" (example - the people who brought the Stewart Lodges company to town in 2001. The county, state, and federal government gave them so many freebees they had none of their own money on the table and when things didn't take right off they left- leaving the neighbors to deal with the road right of way and other requirements set by the county.) We need new blood in town, but that new blood needs to be invested in our community no here on a free ride basis.
	Fix the potholes both in and out of town and not in the spring where the tractors are just going to dig them back out two days after they are filled, create a better website for the city rec dept (that actually has all schedules for the rec center available and properly updated), have spring and fall cleanup available to all who pay for trash service through the city (maybe we could add an extra \$1 per month to the trash bill to cover this if finances are a concern), find ways to bring more above minimum wage jobs to the area.
	-don't impact agriculture production -uphold private property rights, while not letting activities negatively impact neighboring properties
	I appreciate the active approach in trying to determine what the people in the county actually want instead of determining for them what they want. I think these meetings, surveys and communications could have used better advertisement and maybe even a door to door approach to gather the most accurate data.
	Attention/maintenance to under developed roads
	How do you change things when the people doing started it and don't think about the grand children.
	I believe that we should take advantage of legal marijuana. Also, I see a lot of potential in hemp, however the manufacturing and market for it should be addressed.
	This area needs some growth, but forget coal, oil and gas leave that for another area. Focus on more sustainable resource development wind and solar, make it profitable for those type of industries. We have to improve or maintain our healthy environment. There are jobs when the earth is dead. Diversify, support families. Education and childcare are a commitment to the future. No coal no coal no coal
	Keep it as small as possible! Don't come here if you want the city life
	I believe we need growth to survive. Unfortunately a few speak very loudly against growth and development and the rest allow them to be the voice that is heard. Agriculture and natural resource development are what has kept Delta Count solvent for 100 years and












	it still has a place here. There needs to be other growth to offset the loss in these industries.
	This is an awesome area to raise a family and educate our children. However after graduation most must leave as there is no work that can support a family. It is hard to bring in business due to the small population and median income. I would love to see manufacturing and some type of industry. I wish you much success in the venture and perhaps the City of Delta could be more cooperative in allowing these businesses in. Yes, I do harbor some anger over the past years of not allowing anything in to promote this area. Can't have a good economy here with just social security.
	Additional growth in Delta County is imperative for the survival of the county! Delta is currently drying up and has little potential to not become a ghost town! We need to look at the issues of competitive wages from the nearby towns so that we quit being a bedroom community and training grounds for everyone else.
	<p>Question #13 doesn't give enough options. I would check "Growth is OK if it occurs gradually" I'm not in favor of managing growth to death to mitigate impacts.</p> <p>We need a good base of value added jobs (manufacturing, extraction, resource development, tech) and discourage low paying service jobs, which inhibits wealth creation and increase population density.</p> <p>Thanks.</p>
	I understand that Delta (city and county) is building riverfront trails and a disc golf park. In order to encourage more participation there will need to be good food and drink choices available to this group. A brewery and music is very important to citizens who partake in outdoor activities. It would be great to see more promotion around water sports/activities.
	I do not believe the county infrastructure, especially the roads, are adequate for current population and multi uses. Adding to this is a disaster waiting to happen.
	Less government lower taxes no building codes helpful noninvasive government.
	<p>I would like to see this area become an "example island", such as they have in Germany, where the small towns have made their own power grid via renewable sources. We must be independent of fossil fuel at all costs.</p> <p>It would be great to keep the small town feel, but with a little more growth so that main street is vibrant and bustling with commerce.</p> <p>I would NOT like to see large industrial sized chicken and livestock operations come in and pollute the air and water. Nor would I want any fossil fuel operations moving in, which also threatens the safety of our air and water.</p> <p>It would also be wonderful if this county would welcome industrial hemp production and processing, which would replace most all that we make from fossil fuels.</p> <p>Thank you.</p>
	<p>I think it is important to distinguish between small scale agriculture (i.e small orchards, hobby vineyards, low density pastures). large scale (i.e. feed corn/hay, center pivot irrigation, higher density cattle) and industrial scale agriculture (CAFO, feedlots, chicken/egg farms) They are not all the same and they are not all compatible with quality of life here in Delta County.</p> <p>Another important factor is transportation infrastructure in terms of getting to schools/public resources safely. I am a public school teacher and all of our area high schools are very disconnected from town centers. This needs to be addressed with bike pathways,</p>





	trails, etc.
	Finally- I want to really emphasize the importance of public lands access and recreation to our local economy. It is a field that is growing in importance and why so many new families (like my own) are moving to the area. Please make sure that single-minded economic interests like oil/gas or legacy economies like the coal industries don't dominate the conversation here. Sadly, but truthfully, coal is a dying industry and we need to move beyond. We are known throughout the state for our diverse agricultural assets and recreational opportunities. Let's focus on this!
	This is a unique area and the growth factor is unique as well. Growth in this world is inevitable, but with a wise and cautious approach it can be accomplished successfully. Understood that this means different things to different people.
	I think that growth is inevitable as more people learn about the area. Managing it is what will make the difference.
	Delta should not aspire to become a copy of another place. People who move here do so because of what it is. Those who want to turn this unique and special place into something else should go somewhere else. Delta is not meant to be a large bustling town and it would be a travesty to kill what it offers trying to do so. Delta County should be proud of its heritage, history, and what it has to offer.
	I support sustainable growth through opportunities like renewable energy. Not growth that will have a short term impact and negative implications. Oil and gas drilling will be a short term solution that could harm long term growth if we sacrifice our public lands and pollute our water supplies, this would negatively impact outdoor recreation and agritourism/agriculture, which are industries that have potential for being our sustainable future.
	<p>Being that I am 38 and an artist of sorts, have a small family, working multiple jobs, etc, I find that healthy and sustainable growth in the area is important to me. I don't want to stay in an area that has itself stocked as a "retirement town". I was a little concerned with Cedaredge's direction for a while, but am very encouraged by the recent direction the town is taking. I especially appreciate Celebrate Cedaredge, 1st Fri Artwalk, the recent beautification projects around town, at the local businesses and on the Surface Creek Trail, the Storywalk (R) trail on Surface Creek, and the newer Cedaredge Town website and Chamber e-newsletter. I work at a local library as well as at a local real estate office and see the results in both of my professions. I also perform my arts locally and see an increase in awareness of arts-related happenings. Obviously, we need to bring out-of-area and out-of-state monies in (tourism) but feel we can also support and pump life into the local talents, professions, etc to help sustain our area. I'm tired of hearing that Delta County is the second poorest county in the state. We have so many amazing resources in this area. We have the ability to be largely self-sustaining. We are so varied and diverse! I'm proud to be a part of Delta County.</p> <p>Regarding the school system, I want my child to have a future here and to have opportunity for solid education. (I'm still a little concerned that our education system not go the route of a "monitored, self-paced education system" that I hear is gaining credence on the west coast, wherein much of the teaching staff is done away with and children learn online with a monitoring facilitator present. Please don't!) With our financially-depressed, though recovering, economy, our schools and libraries are doing more with less, I understand.</p> <p>I will say one piece on our embrace for cultural/lifestyle diversity: I feel that we are a little close-minded (due to religion, "small town mentality", etc) but have also seen an opening of acceptance for GLBT people, for various races moving into our area and for something as small as the acceptance of a couple who chooses not to get married (which used to be heavily judged by religious sects). I really am encouraged that, even if people don't agree with the personal decisions of others, we at least can accept people (knowing that a personal decision is just that--personal.) This acceptance will help to build a healthy community.</p> <p>Thank you for giving me an outlet to express my thoughts and concerns.</p>
	<ol style="list-style-type: none"> 1. HWY 348 has more and more school aged children and the speed limits is to high in the 2 miles from city limits. 2. Having industrial growth is good but needs to be "non-disturbing" 3. Need to invest in the wind energy opportunities on California Mesa.











	<p>4. Why don't we have a BREWRY and a WNE producing industry in town.</p> <p>5. Why can't we have the "Garden Center" turned into a venue for weddings, professional education center, convention center, "music on the hill" (Connie Williams can't do it all herself! - we need to get our heads out "the hole" and help!) This is the most overlooked asset we have as a community!!!</p>
	Delta county needs a better education system and training system of trades and technology based industry. There needs to be a better infrastructure that would appeal to manufacturing and production like facilities. Better zoning regulations and simpler building processes. we need better paying jobs with sustainability.
	<p>Delta County has a tremendous amount of opportunity for future growth. I have read the economic analysis completed by Better Cities and was disappointed to see that the core focus area of economic growth was found to be agriculture.</p> <p>Economic growth can only be accomplished by providing a diverse array of jobs for working age people. There is currently a severe lack of job opportunities in this county. I don't see how agriculture will be able to provide the quality and quantity of jobs needed for economic growth.</p> <p>Organic agriculture, ag tourism, farm to table are all important and viable, but I don't believe that that is the sole solution to economic development.</p> <p>Delta County needs to diversify its economic base e.g. technology, manufacturing, retail, agriculture, service providers. If we are to expect to get these industries here, we have to be able to provide an educated labor force. Educational opportunity is equally as important.</p> <p>Another largely untapped opportunity for growth in DC is outdoor recreation. I am specifically speaking to motorized recreation. We have some of the most outstanding off road trails in the nation. The county needs to support multiple use recreation and not discount the economic impact of OHV opportunities. The BLM and forest service need to be aware that it is not acceptable to close 40% + of the OHV trails in their travel management plans!</p>
	Item 11 speaks to zoning. Historically I have not been a fan of zoning but having said that there should be ways that mitigate potential impacts.
	I have lived here for 40 years - hoping for some kind of 'healthy' growth - but, just has not happened. Very sad and short sighted. Lovely place to live - but impossible to make a living - all of our children -as soon as grown - have to leave this area to make a decent living for their families. Such a shame!!!!
	Delta County would greatly benefit from growth. The surrounding areas are all benefiting from tourist revenue. Delta has the potential to be a welcoming and financially sound community with more job opportunities. Increasing the towns appeal and economy will also help fight some of the drug problems that are so unrelenting in such a poverty stricken environment. Delta feels like a very poor town at this point that lacks opportunities for our young people to stay in this community as they are of age to get jobs and go out in to the world on their own. In my professional career I feel that I have no opportunities as well. I would love to see real growth in this community!
	We have people moving to our area from areas of mass regulation. I want us to be keenly aware and discerning when it comes to increasing government regulation be it local or state. We should try to avoid succumbing to the "more regulation" influence that will be encouraged in the future. Please try to maintain our independent, open-minded nature.
	We must work to protect our public lands, forests, watersheds, and environment from irresponsible development.
	The County can draw whatever conclusions they want to from this questionnaire. For instance, it is very important to me that the Plan address












	<p>industrial scale manufacturing (question 5) 5.) but I also want to express my opinion on how the plan addresses this sector. To rate it as “very important” could be interpreted as me being in favor. The same is true of other questions.</p> <p>On the other hand, to respond that “educational opportunities” (question 5) 6.) is “not at all important” could be interpreted that education is not important for the County to address whereas I would like to be clear that I am responding that it is not appropriate in a land use plan.</p> <p>I also disagree with lumping together “Agricultural production for local markets” with “agricultural production for export markets” question 5) 1.). These are very different sectors and they elicit very different responses from me: the Plan should encourage agricultural production for local markets and discourage industrial scale agriculture of all kinds, including for export.</p> <p>Since questions 4 & 5 are flawed in this way, there is no way to accurately respond to question 6. Regarding question 13: there is no option that expresses my view. The first option (little or no growth) might be my preference but I understand that growth is bound to occur whether I like it or not. The purpose of a master plan is for the community to consider what to do with the inevitable growth, which might mean I should mark the second choice (which I have) however, I am wary of what is meant by “managed to mitigate impacts”. In my experience mitigation fails to protect the essential community values but simply allows inappropriate land uses provided the health and safety of the neighbors is protected.</p> <p>This brings me to the issue of the industrial scale, confinement, egg-laying operation that the County supported Hosttettler to impose on his neighbors. This is an entirely inappropriate land use in that neighborhood and if the neighbors had been permitted to have any say in it it never would have happened. Instead it was rammed down the neighborhood on the specious argument that an industrial operation that uses animals is “agriculture”. And it has resulted in serious health issues for the neighbors and loss of significant property values as well. A person should be free to use his/her property as they see fit provided such use does not damage the neighbors. In this case the damage is extreme. The goal of a master planning process must be to provide a forum for collaboratively balancing between the variety of rights we cherish.</p> <p>This “questionnaire / survey” is deeply deficient in moving that process forward. The rumor on the street is that this process is cover for an outcome that is predetermined and intended to allow industrial egg-laying operations all over the County. If this is an erroneous rumor, the designers of the process have a ways to go to convince the citizens of its authenticity. This questionnaire does not help.</p> <p>My name is Wink Davis. My phone number is 970-250-4788. My name was submitted by a member of the Planning Board for an individual interview. I have not been contacted for this purpose. I would very much like to be contacted.</p>
	Regulate these "chicken/ egg " commercial "farms" as to air pollution, disruption of ag/ residential areas.
	<p>Prioritize Agriculture in all aspects of the Master Plan. Agriculture must be valued higher than health and public welfare, property values, property rights</p> <p>Predictability of property owners for what they can and can not do on their land</p> <p>Make the County Process for approvals user friendly and not financially onerous.</p>
	<p>It is very important to keep the "small town feel" - and allow growth but controlled. I feel that we could push our recreational avenues a little more, but again, controlled. It is important that people clean up their land/housing. I just took a trip across Missouri and was astounded how bad it looks here in Hotchkiss - the weeds and clutter everywhere. Also between Delta and Hotchkiss, a couple of the places look horrible! That is not going to bring tourists in here. Or real estate development. Not sure what that solution is.</p>













	<p>In Delta County, some growth is necessary as long as it is managed to maintain the quality of life. As important as the coal mines have been for the county, coal is a dwindling industry and will not be revived through any political administration. We must find ways to retrain coal miners for jobs in other sectors such as renewable energy or fiber internet. I worked in the oil and gas industry out of state for years until I was laid off. I was unable to find gainful employment for over a year. Through retraining opportunities I actively sought out, I was able to find my new career in the world of conservation, where I currently work in Delta County. While we need to find new job markets in the county, it cannot come at the expense of our lifestyle. People live in Delta County for its quaint pastoral qualities and these must be protected. For example, farmland, historic structures, and open space should be preserved in conservation easements so Delta County can maintain its rural identity. Let's embrace outdoor recreation (mountain biking, hiking, river rafting, fishing, etc). Outdoor recreationists come to our public lands and spend money on equipment, food, drink, lodging, and more. Let's build more trails. Let's market our county as the Gateway to mountain peaks and desert rivers and everything in between. Let's market our county's unique agriculture, meat, vegetables, and fruits. Let's embrace renewable energy as a significant job creating market and a way for people to gain energy independence - something we can all get behind. Let's find common ground between all walks of life - whether you are a coal miner or an artist or a farmer. Let's work together, not in silos behind closed doors, to preserve and enhance Delta County's rural lifestyle.</p>
	<p>I think the heritage questions are BS, multi generations, really who cares those are the same generations that displace multi generations of Natives. They need to enter the 21st century and quit whining.</p>
	<p>Change - growth and development, is going to happen. You can not stop it. You either manage it or be its victim. The Master Plan needs to lay out the foundation to plan that future - one that creates a sustainable, managed environment with opportunity for all.</p> <p>Recognizing that agriculture is an important part of this community, one must also realize that it, like the dying coal industry, will not get this County the sustainable economy that provides the future opportunity it needs on its own. Ag has not, is not, and will not be enough.</p> <p>While the Master Plan should recognize the importance of agriculture to the area, it really should be a tool of change used to diversify the County. Diversifying the economy to offer job opportunities to more than just ag - to blue and white collar professions of all types of trades, to diversify the demographics to a more balanced distribution of young and old, and to build the tax base to better serve the community's needs.</p> <p>And lastly, the Master Plan needs to address land regulations so that private property rights do not stop at the fence. That the person on the other side of that fence has property rights has to be recognized. That businesses need the assurance their neighbor doesn't make their investment a high risk one that could affect their profitability, viability and worth. I am a very strong believer in private property rights. But my definition of that is not one narrow minded enough to be void community impact - impact that must be addressed by the Master Plan.</p>
	<p>Any growth should compliment existing quality of life factors and economic development focus areas that our community has already worked hard to develop. For example, VOGA and the AVA Wineries have worked hard to brand Delta County as a local, organic food hub. As a result, people come from all over to tour our wineries and eat our food. This article is a prime example: http://www.onlyinyourstate.com/colorado/living-farm-cafe/.</p> <p>We must be cautious that whatever industries come into the County compliment these niches instead of hinder them. People move to and stay in Delta County due to the quality of life. It is crucial to maintain clear air, land, and water to nourish organic agricultural and encourage entrepreneurs to call Delta County home.</p>
	<p>We live in a beautiful part of Colorado. As we all enjoy and use the land we need to have the bigger picture of many generations being able to enjoy and use the same land. What will it look like in 7 generations?</p>
	<p>Growth means opportunities</p>










	<p>The Delta County commissioners made a costly mistake by approving the large chicken farm to be located in an inappropriate area. Dumb, ignorant. misuse of the "right to farm" laws. So many other places it could have been located....</p> <p>Please protect our air quality! Please protect orchard and vegetable agriculture and tourism</p>
	<p>Some of the economic ways forward mutually exclude each other. For instance, if oil and gas and coal are encouraged, it will wipe out organic farming and the infrastructure that is growing up around that economic force, and way of life.</p>
	<p>Fire the county commissioners. Rather than address the work in this survey, they are happy with no zoning or building code and equally happy having there constituents sue each other because of the above mentioned. They are happy to bend over for the energy industry with no concern for anything else. When it all crashes because of the unsustainable nature of the business, all we are left with is angry ignorant people and deplorable roads. Let's stop making the biggest growth industry in Delta County stupidity!</p>
	<p>Please keep residential areas in the county fit for residential use. Chicken farms are fine but not next to people's houses. And the county should not allow a coal mine to escape its reclamation obligation by allowing a private business to put a junkyard on the highway leading into Paonia and Black Bridge Winery. This is outrageous.</p>
	<p>I would like little to no growth to keep the quality of life I live here for. To keep our areas less populated and keep areas free from over use.</p> <p>Keep oil and gas out of Delta County and Gunison County. Lets not turn our county into an elites area. Lets keep it as natural as it is.</p>
	<p>Avoid industrialization of any kind: factory type farms, oil and gas development, large warehouses or large factories, additional mining. Scenic is key; sustainable and welcoming to tourism; promotion of a healthy lifestyle and small scale farming is attractive. Capitalize on organic farming, wineries, farm to table operations, agritourism. More remote or internet businesses and development of renewable energy resources. Also capitalize on all tourism involving the out of doors, rivers, wildlife, scenic areas, dark skies, outdoor recreation of all kinds. Consider improvement of transportation corridors and access to services and amenities. Consider the needs of an aging population, and growth of a retirement demographic. Consider a public use for railroad infrastructure including passenger train service and tourist trains.</p>
	<p>My thoughts about growth and development? Slow population growth is good. Development of modern infrastructure will accommodate a modern workforce. Grow good food. Development of the natural gas resources is short-sighted, growth of recreational resources is sustainable. Import retirees, they have money and brains. Promote a high-value healthcare system for employment opportunities that will be supported by an aging baby boom generation.</p>
	<p>Need to keep growth within the bounds of our available water resources.</p>
	<p>Need to allow industrial places to come in for jobs</p>
	<ol style="list-style-type: none"> 1. The preference for farms and agricultural setting DOES NOT imply a desire for large industrial ag! 2. Economic growth and development DOES NOT imply openness to oil and gas development or a single large industry. 3. Encouraging diverse small businesses is the best sustainable, resilient strategy 4. The things that are most important to people here have nothing to do with money.
	<p>We do not need industrial ag facilities placed where they will effect peoples health and property values. With all the junk land in Delta Co, these operations need to be placed where they will have the infrastructure and setbacks adequate to not cause problems. This County is being controlled by the Farm Bureau with its mantra "the Right to Farm" . The "Right to Farm" does not</p>












	<p>need to be the Right to Harm. Consideration of personal property rights, enjoyment of ones property, and loss of property value because of the misplacement of these facilities is paramount. Just because the row crop farmers in the West end of the valley want the manure produced by this CAFO's, does not dictate that they should be placed to the detriment of people's health and property rights. The County needs to look at the tax revenue generated by these facilities and does this out way the cost of maintaining the infrastructure to operate these facilities. Are there jobs created? Is there return on this heavy investment that will pollute the air and water? Sustainable ag is better for the long term for Delta County.</p>
	<p>Coming from the Front Range, I saw small towns who were so eager to accept growth at any cost without critical planning that they were forever changed for the worse. No character left in many of the small towns, no views, no community feel. Several turned into bedroom communities for larger municipal areas. Delta County has a chance to do it right but the current cast of County Commissioners seem out of touch to what the citizens actually want.</p>
	<p>It is going to be very important in the new plan to make a distinction between small agriculture and industrial ag. It is going to take a little bit of hard work and some compromising to create these definitions, but it would be foolish and a waste of our time to not do our best to work this out now. A start would be to define industrial agriculture as "confined animal operations." There are certainly places in Delta County that could be zoned for industrial agriculture. The entire of the unincorporated area of Delta County should not all be zoned exactly the same.</p>
	<p>Bike trails to connect communities would do a great deal to make people feel safer and more connected to each other.</p>
	<p>I believe high impact development is more appropriate in or near towns where the roads and other infrastructure are in place and the unincorporated county should remain sparsely inhabited. Roads and bridges and the traffic on them should always be taken into account in future development. We should allow income potential from legal marijuana. Light industrial should be clustered where negative effects can be mitigated. Hiking and biking trail maps should be available with private property clearly noted. The scenery is our money crop in the North Fork and should be fiercely protected. I'm very fearful of gas extraction ruining our scenery, air, water, soil and brand. I'd rather the coal mines increase production than oil and gas development.</p>
	<p>What is "dark skies"? Confused me there. Growth and development needs planning and mitigation for industrial agriculture, impact on wildlife, water quality, road congestion, medical and health services, cannabis growers, etc. We need to think ahead about schools and what we teach to help our people learn to make a way in the world. The increase in population and traffic and affordable housing is important. Example: A friend lost a law suit because we have regulations in effect that wouldn't allow her to build a tiny home on wheels on her own land in Orchard City, but there are mobile home parks in Delta county. We need smart planning and to think outside the box about organic and sustainable farms. The debacle between the Hostetlers and Dr. Susan Raymond should never happen here! The Farm Bureau has too much power and used it to destroy a woman whose family has been in agriculture for generations. We have the right to breathe clean air! and not the debris from industrial farming. Confined animal operations shouldn't exist here. We need to take on the corporate industrial agriculture and turn it around.</p>
	<p>Some of the questions about oil and gas development aren't clear. In question 5 I rated it as important, not because I think there should be any, but because I think the issue needs to be discussed. In terms of the county's economy and in terms of preserving its clean air and clean water to protect agriculture, agritourism, hunting, and fishing, I would prefer not to see any more fossil fuel industry.</p>
	<p>This is a very special place. Please don't ruin it by selling our public lands to the oil + gas and developer interests. If you want to be seen as geniuses, invest in the local and organic movement with an emphasis on public and open spaces, while maintaining the freedom around building codes.</p>
	<p>I'm a 25 year third generation retired coal miner I grew up in Paonia and I do not want to see it drilled and fractured. I think with our land scape and sun shine we have a huge possibility of large scale solar production. The coal resource is nearly exhausted and the methane is probably more valuable than the coal is but its exhausted and wasted in to the atmosphere. I think before any gas drilling</p>





	<p>is done some responsible company needs to tap into these old mines and use the millions of cubic feet of trapped gas thats there waiting to be used!! don't think just because someone owns land they should have the right to create a trashed out eye sore on their property for god and all passers by to see just because they can! Lets focus on keeping our public schools open for the future children of our beautiful valley and providing them with the best quality education possible! Lets respect our selves our neighbors and our valley and make a great place even better.LK</p>
	<p>Please plan and zone so that industrial agriculture - feedlots, large chicken operations etc are not categorized and zoned like more traditional and small family farms. More oil and gas development is bad for quality of life in Delta County. Turn towards a future we can all be proud of that honors clean air and water for future generations. Support the growth of the solar industry and other renewables. Cannabis is legal and if we truly value freedom and independence in Delta County we will stop with making this a "morality" issue - it is agricultural. We need zoning to protect property right - It is time to stop being stuck in the past with land use policies that are contributing to poverty and unemployment in Delta County.</p>
	<p>Concentrated feeding facilities, like chicken or hog farms, should be considered industrial facilities and not allowed near residential areas.</p> <p>Strip development should not be encouraged.</p> <p>Oil and gas development should not be allowed near our farms and towns or where they would get in the way of our beautiful views of the mountains.</p>
	<p>We need the county commissioners to join the 21st century, and stop living in the 19th or early 20th century and allow some change, stop spending the taxpayers dollars defending industrial ag and allow the cultivation and sales of medical and recreational marijuana to expand our tax base and to join modern society.</p>
	<p>I do not like government control. That limits creativeness in the rule districts. Zoning should be based on asking your neighbors. There have been instances where large chicken farms with dust noise and pollution moved next to a farm or a gravel pit next to a beautiful piece of land. Nobody wants these is neighbors</p>
	<p>Delta County is unique and unspoiled. I hope we will keep it that way for as long as possible. Growth only brings more growth, and we become more like those places we are glad we're not like today.</p>
	<p>cant think of any at this time</p>
	<p>Please listen more to ALL of your constituents, not just the ones who have lived here for generations. Many "newcomers" here have bought homes, started businesses, are gainfully employed, and we VOTE! Our voices should be heard and respected as well.</p>
	<p>I believe that the resilience of this place and this community is agriculture. Agriculture that is sustainable for the whole community. The right to farm is ok as long as it is not hurting your neighbors. Factories that they call farms must have special locations and not be aloud to just be built any where in Delta County. Oil and gas could kill this sustainability of agriculture in this area. If growth is going to happen we need to have a plan for it before it is too late. This slow calm place is why I live here. Tourism makes me worry that we will just get plowed over like all the other cool town that used to be in Colorado. Tourism must be managed as well and the county must remember that the citizen come before the tourist.</p>
	<p>Since the local economy is changing from coal mining to cottage industry organic food and wineries, the quality of the air and water must be protected.</p>
	<p>I would like to see zoning to be considered. It would allow people to not infringe on others. By determine where large agricultural areas should be allowed. We should together work on not allowing gas exploration in our county. These business are not going to be here after they have taken from our county what they want, leaving it scared. Our water is the key to our life in Delta County. Clean air and water is our right.</p>









	Promote business growth in tourism, recreation, and renewable energy. Those jobs are much more sustainable in the long term than the boom and bust of oil, gas or coal.
	Carefully considered zoning is necessary if we are to minimize the time spent on hassling over proposed developments/ projects/ businesses.
	This area needs some zoning and land use restrictions to protect land owners' property. Delta is rated as the second worst place to live in Colorado. The setting is beautiful, but the lack of zoning and other land use restrictions has turned huge areas into junkyards. Yes, property owners have the right to do what they want, within reason, but being considerate of your neighbor and neighborhood makes a community. Clean this mess up. Peach Valley is a prime example of this. Some very nice places surrounded by junk. The new junkyard in Eckert is unacceptable. First thing you see when you get to Eckert. Allowing large chicken egg-laying production to destroy a woman's livelihood and her property is not acceptable. My freedom ends where yours begins and vice versa.
	Rural town governance to be more inclusive by increasing town acreage and boundaries, i.e., in Paonia including the surrounding properties to get more eligibility for Town Council Trustee governance.
	<p>Please advocate progress. Coal mines are gone. Our true resource is the water, the climate and agriculture. It needs to be protected at all costs.</p> <p>Also if you don't like cannabis maybe you should consider leaving the state. It is a billion dollar industry here in CO alone and you are doing a disservice to the people of this community by not adopting a thoughtful plan to incorporate cannabis and hemp into this economy. Please put your personal feelings and emotions aside and do some factual research. There is reason for pause and discussion but not allowing our farmers and land owners the right to farm is a dereliction of fiduciary duty. The commissions should consider resigning if they can't have open discussions about the fastest growing industry in the world. Shameful. This type of short sided thinking is why we rank consistently as the poorest county in the State. Use our natural resources to benefit us!</p>
	Keep CAFOs away from residences. There is a lot of land available in Delta County. Build them where the people aren't.
	I own acreage and support private property rights, but I think that consideration should be given before property owners start a new industrial development that will effect the quality of life of neighbors. Some development isn't appropriate near farms or homes.
	I dont know what "agriculture" means anymore. Cannabis production? No way! Too many impacts to surrounding property owners and strange migrant people who want handouts as they work in this cash economy. Influx of "trim-migrants" burdens towns , food banks, law enforcement.
	I think the chicken farm wars have clarified the need for thoughtful planning and zoning. I think that EXISTING high impact agriculture should be permitted to operate as they have, with new neighbors deciding what they want to live next to, however, I do not think that high impact operations of any kind should be permitted without unanimous neighbor consent - or the consent of those affected (and maybe neighbors down the road affected by traffic, etc). "High impact" might be defined so that not all new farming operations would need to go through a lengthy review and permitting process.
	Growth is inevitable. It needs to be managed well. New housing should be clustered near a town with shared open space, gardens, animal spaces, etc. Open land and views should be preserved. Natural areas must be preserved, or there is no reason for people to be here and no reason for future generations to enjoy life.
	Delta County has the opportunity to create an innovative means to deal with the inevitable conflicts that development creates. It is not an acceptable option to continue in historic approach of "every property owner for himself" perspective. More people are coming here, and no one wants to see the conflicts escalate. They will if we don't have a way to proactively deal with changes in land use. That can be some form of zoning, or more authority for local planning boards, or some other mechanism for planning use areas,









	mitigating impacts to existing landowners and uses, and mediating conflicts. I'd like to see a mediator as a county staff position. We need more options, and early intervention, to minimize the conflicts that end up in court.
	Focus on pouring gas on what is working instead of trying to fix what is broken. This will be the bigger bang for the buck with limited resources.
	like I said a dispensary, would take care of a lot of our problems and help us to grow
	Preserve the gealth of the environment, the people and animals
	I hope this plan addresses more than ag, we need economic development here so people can have jobs. Need a good plan for improving recreational opportunities to bring in tourist dollars and provide a better quality of life for those of us who do live here.
	Actively reforesting this county would be extremely wise
	I think dark skies are an important resource we have here, yet dmea still allows outside lighting without switches or hoods.
	So how much of the Taxpayers money was spent on this ridiculous survey? We elected most of you because of your insight and capability to think on your feet.
	Balanced, diverse growth necessary, do not put all your eggs into one basket, look at growth possibilities that are gradual, continual, not book and bust
	I am very opposed to soliciting any "Big Box Store" to Delta County. A "Big Box" Warehouse should come only with voter referendum approval. Please aggressively recruit niche manufacturers and technology businesses. This recipe has always worked well for Delta County. Cedaredge needs high speed internet to keep up with the rest of the county. Do Not exploit our beautiful lands with promoting oil and gas leases or manufacturing. Really, they don't need your help and our county does not benefit from the boom/bust cycle.
	I hate to see Delta county change, but that said we need good jobs for our young people and tax base. I'd like to see more development bring in clean jobs, in computing, finance, and sustainable agriculture.
	PLEASE implement zoning in Delta County that will guide appropriate development of residential and industrial enterprise areas. Nobody should have a new toxic chicken Confined Animal Feed Operation (CAFO) in their back yard because of lack of appropriate zoning and a very twisted interpretation of the "Right to Farm" law. Appropriate zoning will encourage new businesses to invest in Delta County. PLEASE recognize that coal is not going to be the economic savior of this county ever again. This county needs to diversify and be more welcoming to a broader range of businesses (located in appropriate areas!) that are focused on industries outside of coal, oil & gas, and extraction of other natural resources. People want to come here and spend money on tourism and recreation opportunities because of the beautiful scenery and public lands. Please don't lump chicken house CAFO's in with "Agricultural land and businesses" or any of the other similar categories listed above in the survey - CAFO chicken houses DO NOT belong in populated areas, period! I do not support the mentality that this county has to cling to heritage and "that's the way it's always been, and it needs to stay that way!" It's not 1953 any longer, it's 2017 and the world is coming here, like it or not. This county would be better positioned economically if it were more proactive and able to cultivate opportunities for new businesses to invest in being here.
	I would prefer to leave as much of the land in agriculture and recreation rather than large subdivisions, however there is land along the highway to Montrose than could possibly be a good place for industrlal type growth, big ag, etc. I think the NF would benefit from the growth of some small business, renewable energy businesses in particular, more good restaurants, tourism, etc. Since there is only one road going through the valley and the town of Hotchkiss, and having lived outside of Silt, I can testify to the traffic from oil and gas being terrible, and the loss of scenery and beautiful ranches is something from which it will not recover for many years. I watched Divide Creek and Garfield County go from beautiful to industrial. It is far healthier to live away from industry...that's why so many of us love the North Fork.













	Property prices will only go up if this place is managed well.
	<p>Questions 5 & 6 are somewhat restrictive. All of those responses marked as 'important/very important' in question 5 should receive considerable attention - they are all important for a diversified, sustainable economy.</p> <p>Need to clarify what a "partner" is in question 8.</p> <p>As a former historian, I find the topic of history/heritage in questions 4 and 9 very interesting. It's important to understand and learn from the past (and the history of this place did not start in the early 1880s) and yet we cannot linger in the past - for a stronger economy in this day and age, we need to move on and take advantage of appropriate opportunities for growth without destroying the natural resources and environment.</p>
	I am in favor of SMART growth with appropriate infrastructure (including healthcare and educational systems to attract long-term, tax-paying residents).
	The main point I would like to make is that land use designation, particularly regarding industrial and corporate farm development and intensive mineral, gas, and oil extraction, needs to be controlled such that the attractiveness, livability, and values of surrounding properties are not negatively impacted. Freedom and independence are respected values, but one's freedom and independence should not be allowed to run roughshod over the values of one's neighbors. The value of "community" must also be respected, and in fact none of us can live our lives to the fullest and achieve satisfaction with ourselves by invoking radical definitions of freedom and independence that do not include the virtue of responsibility. None of our freedoms can be maintained if we don't pursue them in responsible ways. The impacts to the community and their residents must be considered during our pursuit of liberty and happiness.
	Don't do what the Roaring Fork Valley did. Don't add traffic to inferior roads. Explore mass transit. Don't give everything away free. Develop what is here i.e. agriculture (don't overdo pot), wineries, beautiful drives and scenery, reasonable housing prices. Be sure town politics do not get in the way. Don't assume your way is always right. Make it difficult for freeloaders and Rainbow People with no plan. Don't assume older people are the enemy or are stupid. Don't assume developers are all bad, but keep an eye on them. Allow business people who might have jobs for our people a platform before decisions are made. If you focus groups are homogenous, you are not on the right track. Seek out ranchers, hippies, organic farmers, winery owners, art patrons, old timers and creative young people.
	it's crazy to "defend" property rights to the detriment of others
	I would like to see increased attention toward cultural activities, i.e. the arts generally.
	Agri-tourism including the current cash cow of legal cannabis is a shoe in for Delta County.
	It is important to promote an atmosphere where people do feel a responsibility not only for themselves/family but also the needs of others. Respect for people needs to be developed and sustained. This means that certain rules and regulations will have to be in place for the better good of all. This may sound impossible but it is a worthy goal.
	<p>We need to do these two things in the Master Plan:</p> <p>(1) Protect neighbors' private property rights as well as developers' private property rights; and</p> <p>(2) Maintain the local planning districts because of distinct needs and attributes of the areas and promote the opportunity for local planning district distinct land use regulations.</p> <p>Thank you for this opportunity.</p>








	<p>We need more opportunities for young people. For the late teens and early twenties this place is boring and doesn't offer much for them to pursue their ambitions and goals in life. I also think we need more opportunities for young families to find jobs and put down roots. I see a lot of young people come for a few years and then leave because there are no opportunities. I would like to see some form of higher education offerings and also fun things for teens and young adults to do for fun.</p> <p>I believe we have an incredible opportunity for tourism. I am a road cyclist and believe we have world class cycling and mountain biking in Delta County. We have hunting, fishing, boating, farming, wine making, motorcycling, shooting, we have incredible equestrian sports and the list goes on and on.</p>
	<p>I feel growth is needed in Delta county but I think it is very important to help the county transition from the coal industry to a new vision that could focus more on sustainable resources in agriculture and encourage wineries and the local food movement. I believe this is the way of the future. Solar and renewable energy can help create jobs. We need to maintain our pristine beauty to encourage tourism. Thank you!</p>
	<p>A lot of people can work remotely now in technical fields and have a desire to live in a place like delta county if communications infrastructure is available like the elevate fiber project. Attracting software and technical businesses should be a priority.</p>
	<p>We must find a way of allowing and managing location of facilities like the Redland Mesa chicken facility while protecting the health and value of individuals and small businesses.</p>
	<p>Do not allow gas drilling</p>
	<p>We need rules that recognize that a person's right to swing his hands ends where the other person's nose begins. Private property rights need to take into account the impact they have on others. Private property rights come with obligations.</p>
	<p>If agricultural large scale dense animal industry is to occur, it should be away from residential defined areas with specific development requirements. I believe the ranchers should have the right to engage in such agricultural industry --but the development should be in specified areas with limits and with mitigation outlined in specific development regulations. That means ag land must meet certain qualifications for large scale animal industry--pig farms, stockyards etc. If they already exist, they should be grandfathered in. Ranchers have to have rights--just need to have limits that are reasonable.</p> <p>I think areas where light (not heavy) industry--manufacturing of parts for equipment etc. No heavy industrial business that will destroy the rural farming community and tourism. Should not be near hospitality or agri businesses and farm retail or farm support.</p>
	<p>Recreation is more and more in the forefront as an economic development tool. I would ask that the recreation industry be responsible to pay for their development in manners similar to other industries and developments. Government has a role in supporting businesses including ag, resource development, and recreation. Government should not be in the role of developing one business over the other.</p>
	<p>Growth and development needs to be well planned with an emphasis on resource protection, quiet recreation, dark skies, and respect.</p>
	<p>Industries and commercial development should be done in the lower valley. Farming should be protected in the north fork!</p>
	<p>United for a Resilient Delta County! Is a good cry, and the label of one campaign to promote the diverse healthy economic activity. It is clear we must stop the fracking threatening and initialized upstream - when fracking is done with exceptional regulation, the hydraulic frack process still releases immense methane into the aquifer from below, which is a neurotoxin in the water and a most effective greenhouse gas after evaporating. We must seek out opportunities to balance ecological and social benefits without such emphasis on financial growth. Sustainability means not defecating in our own water or food, literally and proverbially. Would love to see more charging stations for electric cars, and continued support for profitable organic agriculture. Hoping we can redraw county</p>








	lines statewide to reflect watersheds and the populations living in them while getting rid of gerrymandering. Looking forward to more good progressive leadership from the County. Thanks for including the public!
	Managed growth is great! Growth without zoning will only increase the likelihood of additional problems.
	Look to the future . embrace change . keep it clean . Make our own energy clean and renewable. Protect the land and and water above all else for future generations . Attract Eco tourism .
	I favor growth if, and only if it supports clean water, clean air, clean land and forests, and wildlife. I feel that growth should support our organic agriculture also. We have one of the few last places in the US with a lovely, clean environment. I want to see it stay that way.
	Delta County needs to move on from its historical reliance on extractive industry and become more innovative in how it attracts businesses and how it plans for the future. Better planning, establishing zoning, and maintaining rural character and a high quality of life can all be leveraged as an asset to draw new businesses to the area that employ folks with diverse skills and build a sustainable tax base to support services and create investment in our region.
	Growth happens with employment opportunities. As a 59 year resident of Hotchkiss, I have seen a few boom and bust eras. All have been directly connected to job opportunities. Most of jobs that provided a decent living were in the coal industry. These jobs help keep some young kids in the valley. I fear the generations coming up will have much better chance of succeeding if they leave the area. Since the incorporation of the Town of Hotchkiss in early 1900, the population has barely doubled in more than 100 years. Not much of a Master Plan is needed for growth at that pace.
	Delta county can really grow in a positive manner - with outdoor recreation opportunities for locals and visitors, combined with historical agriculture, new organic agriculture and agritourism. A resilient independent economy can be protected by saving/protecting our land, water and air for future generations by promoting renewable energy (microhydro, wind and solar). I don't mind having our organic farm next to a coal mine, as we are protected by the Clean Air Act, Clean Water Act, and the Safe Drinking Water Act. But natural gas extraction is exempt from those and we fear for our extremely clean water soil and air. Natural gas accidents happen everyday and are not compatible to the health of future generations or the health of the sales of our farm goods, nor agritoursim, nor recreation.
	It seems like we could gain a lot of jobs and income by allowing growing of marijuana. We don't need to sell it here locally in stores but could ship it to the front range where demand is high.
	<p>More and better access to rivers; more trails and better access to trails (such as foot bridges over local rivers to help access for people). What about a Paonia to Hotchkiss Trail? Why not improve river access? Why are private property owners allowed to prohibit access to the river in Hotchkiss? It's ugly and a put-off that the citizens of Hotchkiss don't really have easy access to the river that runs through town. The access they do have needs to be improved.</p> <p>How about some mag chloride on our county roads? People can't even walk on them, let alone jog, ride bikes, or other sorts of recreation. How about some bike lanes along roads? I know it's expensive, though. How about enforcement of outdoor lighting to mitigate light pollution? How about a "blue line" that prohibits building structures on top of ridges that ruin the view-scape?</p>
	I think we should manage our growth and development very carefully to avoid sacrificing our natural beauty, agricultural bounty and lifestyle for the sake of attracting out-of-control and inappropriate development -- i.e., CAFOs (giant factory farms), inappropriate energy development and the like. Our land and water and wildlife -- and our wonderful people -- are our greatest resource!
	#13 is a double edged sword. I am in favor of appropriate growth with thoughtful and progressive community collaboration. I am not in favor of growth but no growth would put undue pricing increase on existing land prices and stifle the move toward energy independence and healthy land management practices. I do not want mcmansions, I do not want industrial use or factory farms, i do not want Walmart. I would prefer no growth to poor choice growth. I would prefer progressive growth with energy independence









	and infrastructure, educational settings and public community spaces with art and multiuse. I would prefer development that has broad spectrum advantage, low environmental impact and is in alignment with values of quality of life/ slow pacing and quality goods / quality services. Unique vision, creative implementation, thoughtful execution and colorful consideration. Diversity and progressive thinking of many small businesses can take us further than a bottom line driven chain store style economy.
	Youth Athletics! Although small in population our area has always been a strong athletic community. We have too few local resources and are constant in the growth of personal agenda as a drive. Kids in the community do not have the same opportunities to develop. Financially we have no resources to fall back to, we have politics playing the sports instead of our children. We try to take the competition out of them and it is this competition that enables the link from sports to life. The kids in most divisions start late, are forced to participate in leagues wherein they are subject to the influence of people whom do not want to see the success of what they see as rivals. Parents are taking kids to other communities for participation.
	Any master plan particulars adopted... by a town or who/however... should not negatively effect the value of anyone's property investments. Be carefull
	<p>Cultural diversity is important - now we've got new folks that have come in for the good living, and old folks that were born here - and there is some tension - newbies like me also have to realize that the ranchers and conservative locals that were here for generations also need to be involved in the future of Delta county.</p> <p>I think both groups and everyone has a good strong focus on the nature / outdoors / wildlife / clean air and water. We all agree on that.</p>
	I think it is very important to preserve our pristine air, land, forests, and waterways. I would like to see more hike/bike trails in the towns.
	Transition away from a fossil fuel economy to a specialized agricultural economy, such as organic, vineyards, fruit. Also important is to keep the environment attractive for a tourism economy.
	The Bowie Mine should fulfill the promise made legally and to the community by Colorado Westmoreland Coal that the loadout facility at the north entrance to Paonia will be restored to its original grade and agricultural potential. The idea of turning the east entrance to Delta County into a cemetery for mining equipment is a violation of past promises and would cripple the development of the County. It would also deprive our construction workforce of several million dollars on employment. Finally, it would threaten the 40 or so farmers and rancher who use the Farmers Ditch. The Ditch was put in a 600-foot-long culvert 40 years ago and buried under fill. That culvert will collapse sooner or later, and that will dry up the irrigated land downstream of it. Those are practical considerations. But more important, this survey has a lot of questions about heritage and history. Heritage includes keeping your word. And the promise was made in the forms of statements, legal agreements, and the putting up of financial bonds. No one forced the owners of the Bowie Mine to accept those promises, but they did. Willingly. For Bowie to now try to get out of its obligations, and for the county to help them get out of those obligations, is not in keeping with Delta County's traditions.
	<p>I favor environmentally low-impact, non-polluting, artisanal enterprises such as solar, and recreation that does NOT depend on new road development.</p> <p>Bicycle-friendly roads (lanes) would benefit the local economy while minimally impacting air and water quality.</p>
	<p>I love the small town community feel of the North Fork. I hope it stays small town and community-centered. I do wish there was a little more cultural diversity.</p> <p>One of my favorite parts about living near Paonia is being able to run on Jumbo as well as Loan Cabin Road. I love how easily accessible they are and how they are not very crowded.</p>








	<p>I think we need to improve our school system. One way to do this would be to pay teachers more so that we can find and keep higher calibre educators.</p> <p>Having clean water is VERY IMPORTANT.</p> <p>If the North Fork can grow slightly but maintain values such as being community-centered, organic food, public lands, safe drinking water, renewable energy, then I am in support of slight growth especially if it means more cultural diversity and job opportunities so that young people/families can afford to live here.</p>
	<p>maintaining a healthful quality of life is most important with a sense of community in town and privacy and quiet out of town. I have lived in rural Delta county for 27 years supporting the local economy, local organic food, and outdoor recreation skiing, hiking, backpacking and kayaking. Renewable resources are abundant and the only way to go to maintain this quality.</p>
	<p>I want to protect small farm agricultural production, wineries, orchards, and small business owners. I want better roads, better schools (combine high schools!), more support for the arts, nicer downtowns in all 3 North Fork Valley communities that would attract more tourists and encourage more people to shop and eat locally.</p> <p>I do NOT want large scale agri-business, gravel pits, or oil and gas development!</p> <p>Thank you!</p>
	<p>Comments on #11: Large scale agribusiness needs to be evaluated differently than small ag (e.g. Chicken wars)</p> <p>Oil and gas development, gravel, and other extractive industries is not compatible with my values that I chose above. We are not and should not become an industrial sacrifice zone for extractive industries.</p> <p>The school situation is abysmal; 4 high schools for this county is crazy. CONSOLIDATE and improve quality. This should have been done in the 1980s. So what if the Bulldogs and the Falcons become one school. Get over the old-timer mentality and rivalries.</p>
	<p>Many people from various places in the country, from various backgrounds, and different age groups have chosen to relocate in Delta County. They are choosing what exists today. I would like to preserve what exists. Clarifying and solidifying parts of the master plan may be desirable based on conflicts that have developed since the last revision.</p>
	<p>Oil and natural gas development should be very limited. Industrial agriculture, especially concentrated animal production facilities, should be restricted to appropriate areas so as to minimize impacts on residential and traditional and/or organic gricultural farming operations.</p>
	<p>conservation renewable energy and recycling</p>
	<p>We are at the headwaters. There is no more water to be distributed. Everyone must conserve. We humans need to quit breeding.</p>
	<p>Zoning is important to me so there is a proper place for every thing</p>










	I strongly support efforts in sustainability of this area. Growth and development I favor if it's managed to support the values of the area. I oppose fracking everywhere but especially in this area for its impact on the land and clean water sources.
	Growth should respect the rural, natural and cultural context of this beautiful area and protect it from intrusive growth uses that may pollute our water, clean air, our wildlife and views.
	<p>We must have land use regulations for growth and development to proceed fairly and amicably. Industrial farming (CAFO's) should be distinguished from traditional ranching and farming. There should be areas where this important economic activity should be allowed and supported. It cannot be easily integrated into rural residential communities.</p> <p>The time when extraction industries can be counted on to provide a significant part of our economic base is coming to a close. We need to actively pursue other economic development strategies which may include outdoor recreation and retirement communities. Much of the long term value of our locality is in the beauty and outdoor access available here. These should be shared and protected.</p>
	It's time to move away from hydrocarbon production and start emphasizing sustainable renewable energy, organic farming, and opportunities to educate children and keep them here operating in the new economy.
	Support our hospital and clinics, our largest employer and essential for all Delta County residents
	Delta County needs jobs! Not just service\ minimum wage jobs, but good paying manufacturing jobs. When the coal mines shut down it was a huge blow to the county. We need to make sure there are a variety of jobs that will support economic growth. Stop hindering the growth of the county, let manufacturing come to Delta. Another problem is the crime. Please start prosecuting criminals to the fullest extent of the law. Drive the drug dealers out of Delta County.
	Energy development and fracking threatens the very fabric of Delta County.
	<p>I very much DO NOT want Delta County to become an industrial zone for the aggrandizement of SG interests or Gunnison Energy. I want this place to base itself on a recreation, tourist, food and wine production economy. NO polluting industries.</p>
	Public lands need to remain under public/government control and access to those public lands needs to remain open.
	Thank you for listening and giving us the opportunity to do so....
	<p>As a resident of this county, I would love to see it thriving and for the wonderful people here to stop struggling. It would be nice to see business' encouraged to open their doors here.</p> <p>Businesses that support the lifestyle of the North Fork. Business' that are making a positive impact on the planet.</p> <p>I live here because it's fresh air, great food, and really hard working people.</p> <p>I own 3 business in the area and work hard everyday to make sure they thrive. I am in the start-up phases but have dreams of being able to become a staple in the North Fork Valley and Delta County. To employ people from all around the valley, to help this area thrive.</p> <p>I know I am not alone. Countless others I know are pouring countless hours and energy into making something for themselves. We all want success, we all want abundance. We all want bounty.</p> <p>I, as well as other business owners that I know, do not want to see the valley's beauty compromised by private interest interested in exploiting this valley and compromising the quality of life we have all come to love and have grown accustomed to. To see this valley, to eat the vegetables and fruits, to drink the wine, to enjoy all that this valley has to offer is why we all live here. I think it is very important to invest in our county by offering a helping hand to the folks who work so hard, everyday, to make this valley what it is.</p>
	As we are seeing globally, growth as a strategy is not sustainable. I would prefer to see us become a more sustainable county with







	<p>a focus on community and healthy quality of life over growth. Being in the unincorporated county between Paonia and Hotchkiss, I am especially concerned that our agriculture and public lands stay clean, protected, and healthy for our personal and economic well being.</p>
	<p>It is important to consider the availability of water before any growth or development.</p>
	<p>I would like to see the county support responsible and sustainable development of recreational areas, with a mindset of diversity, but concentrating on non-motorized trail opportunities because of the lack there of at this time.</p>
	<p>I would like to see Delta County continue to grow in it's agricultural values, supporting practices that contribute to the health and welfare of the county. I do not think industrial ag. or animal production is included in that model. Which is also true for other industrial enterprises such as oil and gas infrastructure and drilling. This is a beautiful residential community, let's support growth that supports the quality of life in our county.</p>
	<p>Growth in Delta County needs to happen at a well planned and steady pace. Impacts to existing land use and lifestyle need to be considered, both long term and short term.</p> <p>Financial impacts to the county budget both on a negative and positive manner need to be weighed before development occurs. I don't think we want to develop something that ends up costing more money than it makes.</p> <p>Our existing assets need to be valued and considered before development occurs. Once the integrity of our landscapes and natural resources are compromised we will never get them back. How we grow needs to be mindful of who we are and how others see our spaces and people. How we develop and grow will be a strong message to any newcomers. It will speak volumes about who we are and how we take care of things.</p>
	<p>Require all utility infrastructure to be under ground, ie: electric lines.</p>
	<p>More areas are needed for RVs. They come and spend money then leave. Perfect. How do we get people to come from Ouray and aspen?</p>
	<p>I am all for growth in Delta County, but want to make sure it has minimal impact to residents and wildlife (and the environment). It would be nice to not have to go all the way to Montrose or Grand Junction for a Target or Home Depot. I like to shop locally, but sometimes it's hard to find what you need locally (and I'm not a huge fan of Wal-Mart).</p>
	<p>Please protect what exists, and allow for growth with guidelines protecting our way of life and environment.</p> <p>Seek and encourage low impact to the environment new businesses.</p>
	<p>I feel we need to improve access to recreational activities and improve our general infrastructure in order to make our valley more appealing to business owners and entrepreneurs. I believe small scale manufacturers and businesses are our best hope for economic growth. We need to keep our valley healthy and desirable by resisting natural gas. It is simply too risky in terms of ground water and does not improve quality of life or home values. While it would provide some jobs, it would detract from our best qualities which are unspoiled beauty and the clean water and air that allow us to create great agricultural products.</p>
	<p>I believe that the focus of unincorporated Delta County should be agriculture, livestock husbandry, and natural lands preservation. There should be less focus on the tourism industry and more focus on the locals and their quality of life, with an emphasis on education and availability of locally sourced food and goods. Farmers and ranchers should be recognized for the hard work they put into their land, and private property held more sacred, and more young people should be encouraged to continue in jobs centering around farming, ranching, and other vocations pertaining to wildlife and natural areas management. Development for the entertainment of outsiders should be discouraged unless the locals will benefit more than the tourists will. Also, more emphasis should be laid on the suppression and eradication of the drug problem in the county.</p>
	<p>My husband is a retiree and refugee from a noisy city. He is 81 years old and delights in his daily walks, where he sees birds and other wildlife, bringing back feathers and snake skins to adorn the kitchen. It is extremely important to me that he has a safe trail to</p>





	<p>walk, free from fast moving cars. It is also extremely important to me that our neighborhood remain a quiet place free of "industrial pollution odors", like diesel engine fumes and industrial feedlot waste.</p> <p>I understand that local people need to make a living, and I hope that this planning process will find opportunities for them without sacrificing the beautiful rural qualities that we enjoy.</p>
	A white water park in Delta would be an economic boost.
	<p>Very excited about possible comprehensive plan. Need to move forward in so many ways. There is a culture of hesitation in the cities and county. "We might get it wrong so don't do anything at all." Nothing is always completely right but we MUST grow in a thoughtful way. Need to maintain what we have but <u>be better</u> so our young people want to stay here and grow with us.</p>
	Protect the beauty and national lands, recreation areas -- we give up a lot with regard to jobs, pay scale etc. in order to live in an area that has this available.
	Protect viewshed
	<p>I would like to see Delta County maintain its rural atmosphere and agricultural quality which depend on clean air and water. This is a major factor in attracting visitors to the area. Without that natural beauty, there would be very little reason for many people to be here.</p> <p>Thank you.</p>
	Keep delta county's population small . Keep growth small .
	<p>Controlled, directed growth, designed to increase the opportunity for local residents and their children to earn a living in the County is a laudable and worthwhile goal. That goal is somewhat at odds with the desire for, and the historical reality of, a relatively unfettered ability to freely exercise private property rights. The current reality is that the exercise of private property rights, right to farm, etc., can only be unfettered while that exercise does not impinge on the property rights of others in the County. Those impingements can include traditional issues such as road access, water drainage, noise, etc., but also include less easily defined issues such as dust, dark skies, safety and security, property value, quality of life, etc. Even in the face of additional cost, these impingements must be avoided or mitigated. Failing that, the proposed growth-oriented action must be denied.</p> <p>When considering growth, the County must carefully examine the characteristics of the proposed growth. Is it sustainable or extractive/depletive? Does it increase the diversity and resiliency of our local economy or make is more prone to outside shock? Does it come at the expense of debilitating or destroying existing, healthy endeavors? Are all of the costs of a proposed action being borne by the entity proposing the action, or are some costs being pushed off onto the uninvolved (see Crested Butte Mount Emmons water purification plant in Coal Creek and Gold King Mine in Durango.) The County must require the proposing entity to fully bear ALL of the costs, short-term, long-term and in some cases, extremely long-term of the proposed growth. Do not, in pursuit of short-term, ephemeral "benefits," pass on long-term cost to our children and grand children. If the full inclusion of ALL costs makes a proposed venture uneconomical, so be it. Decline to accept such growth.</p> <p>Finally, do not fear to use the power granted the Government of the County of Delta by the People of the County of Delta. Indeed, the first and foremost rationale for the establishment of a government is to pursue collective, coordinated action in the best interests of, not just the few, but all. Following the natural beauty we are blessed with, that collective action has created most of what we value in the County, transportation systems, municipalities, energy systems, conflict resolution systems, public services, accessible heath care, public safety services, etc. Do not acquiesce to demands that the only way forward is to allow the individual free and unfettered reign to do as he or she pleases. From the signing of the Declaration of Independence, through the creation of the the Articles of Confederation and the Constitution, and more recently in multiple world-wide conflicts, and in the creation of public goods such as the interstate highway system and the Apollo moon missions, the way forward has been via the subordination of individual wants in pursuit of larger, worthwhile, common goals. Do not fear to ask the People of Delta County to constrain</p>






	<p>themselves for the common good. They have in the past and will again. Do not fear to harbor a vision and lead.</p>
	<p>While I strongly support agriculture of all types "confinement animal operations" are industrial in impacts and should be treated and sited accordingly. Things like large scale chicken farms, dairys and feedlots, should have a sizable buffer between them and higher density populations. Chicken farms in particular cause health impacts from discharge of allergens. Two miles from town minimum.</p> <p>The biggest issue the county will face will coming up with a real solution to dealing with rural residential subdivisions. The current density standard regulations have not worked and have been ignored. Standard lot-size zoning should be considered.</p>
	<p>It is a concern that the county governance seems strongly oriented towards their more conservative constituency, valuing their needs and concerns above others. In fact, county governance seems dismissive of the concerns of constituents that don't favor extraction and large scale agriculture. I believe our county governance has a responsibility to take the concerns of all of their constituents seriously and should actively work to cultivate a culture of cooperation, collaboration and tolerance. Their approach to gathering input for the county master plan is an excellent start and I'm appreciative of that effort and hope that it signals a more open attitude.</p>
	<p>The future is tourism if you don't allow the area to be destroyed by oil & gas development. The world needs our food, our beauty and our peace and quiet much more than they need our fossil fuels.</p>
	<ol style="list-style-type: none"> 1. I would like to see growth centered around the utilities and infrastructure. 2. I would like to see that agricultural lands are not swallowed up into residential housing. 3. I would like to see the water that is in our County better protected with a stronger voice from the County Officials.
	<p>Keep the chain stores and large industrial farms out of the valley. They provide very few jobs and destroy the common fabric of locally owned business.</p>
	<p>We do not support environmentally harmful activities such as coal mining and natural gas exploration, especially tracking.</p>
	<p>Most of these things will take care of them selves if we just get out of the way.</p>
	<p>This survey was so broad as to not be useful. The last question I chose the second one because I believe growth will happen, but I also believe that mitigation has to happen when a problem is created. I believe if growth is thoughtful an appropriate then not much to any mitigation should be needed. Yes, change is always takes some getting used to, but hopefully it is positive change.</p> <p>#11 is another confusing question. All types of land use need to be appropriate to their context. Therefore it is ALWAYS important to identify appropriate locations for all land uses. Especially the impactful ones. Such as industrial activities, including industrial farming.</p> <p>No where in the survey does it ask what might be inappropriate, or land uses that are incompatible. That is why we need a master plan, to avoid placing incompatible land uses in proximity to each other.</p> <p>All the things listed are important and natural parts to a healthy and thriving community. The problems come when one land use degrade to quality of life for the properties near by.</p> <p>Much of this survey is about economic development. Good land use planning creates good economic development. What we have here is precious and becoming more rare, that is built on quality agriculture rather than quantity agriculture. It is the foundation of a quality of life that people are more and more willing to pay for as it become more and more rare.</p> <p>#10 Public services and public infrastructure are more important in towns and cities. Some public infrastructure such as public transportation is not realistic in a rural county. Employment and professional opportunities can not be artificially created. As internet services grow, then professionals will be able to work here and help create employment for others. There are many job today that can be done from anywhere, if they can be connected to the world through the internet. Those are high skilled jobs I don't believe local people have the training for. I am not sure how land use planning might help this situation. Encouraging low skill industry to be developed here will not help bring the standard of living up, but rather, stunt our growth by keeping people living from pay check to</p>








	<p>pay check. It is better to encourage locally owned businesses that keep their many here rather than send it back to a corporate office. It is better to grow a slow pace than to have too much outside influence.</p> <p>Nowhere in the survey does it allow us to connect the importance of public lands to our private lands. Public lands a huge asset. Grazing, timber, water quality and quantity all come from public lands.. Recreation will become a more important part of our economy and our land use planning must prepare and facilitate the best possible development. This is where county infrastructure could really help, or hurt. Working with public lands agencies to develop visitor amenities will be key. We have a river part in Paonia that was developed by a not-for-profit group. It is the only public access to the river and one of only a few in the county. Yet, it is generating more and more economic activity every year. The county has at have vision about what make this place unique. The county must not sell out to outside forces that have nothing to do this this place other that we are less expensive for them to come here. That is degrading by its definition! Don't let Delta County be degraded by making it too easy for industrial agriculture to come in just anywhere.</p>
	<p>It is very important to keep our clean air, water, and agricultural lands. There are very few places left in the country that are as pristine and beautiful as Delta County. We should be emphasizing and supporting solar and wind energy, ranches and hayfields, small organic farms, vineyards, and orchards. We have the largest concentration of organic farms in the state - feeding the mountain town around us, the front range and beyond. Delta County has incredible wildlife and the large elk herds overwinter in the North Fork Valley, and we have deer, turkeys, pheasants, etc, creating a sustainable environment for excellent hunting.</p> <p>In order to move forward with this, we need to minimize oil and gas drilling which has the potential to harm all the beauty we have been given. Let's keep Delta County an amazing place by keeping it pristine!</p>
	<p>This plan really needs to distinguish between two types of agriculture: small scale and industrial. A feedlot or chicken farm is very very different from a pasture, hay field or vineyard. Pastures , low density livestock, orchards and small organic farms should be zoned differently than industrial livestock operations. Industrial scale feedlots and chicken farms should be very carefully sited away from residential areas</p>
	<ol style="list-style-type: none"> 1. Delta County needs zoning. Zoning will prevent expensive land use conflicts. Study how zoning is working in other, similar Colorado counties. 2. We need to regulate land use to keep new residential development within towns or at edges of towns. This will help preserve agriculture and be practical for providing infrastructure and services.
	<p>We really need to grow in order to keep our young people in the area...and to continue to prosper with the business that we have already established..we need healthy growth. We also need to work towards more services and better main street areas and more activities that attract people.</p>
	<p>I think growth needs to be structured to accomodate & respect the current land uses of the existing, surrounding neighbors. I support agriculture but do not consider Right to Farm to mean bringing in new industries that will conflict with the current land uses of the surrounding areas.</p>
	<p>I would like the master plan to distinguish between industrial and GMO agriculture and family operated organic farms. Industrial ag is not appropriate in Delta County in my opinion.</p> <p>I would like the master plan to set an intention to convert the railroads to trails recreational trails after the coal mines are played out (see Rails to Trails organization for assistance) similar to what Pitkin and Eagle Counties have accomplished. Their trails are an amazing amenity for the public.</p>
	<p>Keep our county rural by helping small farmers and ranchers. Give our children more educational opportunities and provide structure and a good learning environment. Help Keep the Hospital from having a monopoly on the health care in our county.</p>




	<p>I previously submitted a completed survey. Now I am adding an answer for item 7.</p> <p>The music and festival events could be located in unincorporated parts of Delta County. Such events are economic drivers and also could need to be addressed in land-use planning.</p>
	<p>Of all the things having to do with growth and development in Delta County, the one I worry about most is legalized marijuana. I think Delta County should pursue growth and development in different areas and brand itself as a family friendly county where people can work, live, and spend vacations WITHOUT marijuana being a focus.</p>
	<p>I believe growth is critical and we need to regulate it to keep from destroying natural habitats and agriculture. I also think there needs to be freedom to the individual to not be too confined by regulations. It's a fine line but I believe it's achievable.</p>
	<p>Re: #11 - industrial agriculture/factory farms (e.g. enclosed chicken or other animal facilities) and large manufacturing operations should be separated from all residential areas, including rural residential.</p>
	<p>Educational institutions and industrial manufacturing would be really good for our area to offset the boom/bust trends of energy jobs. Aircraft rework would be excellent for maintaining and reworking post military aircraft for forestry use. Do both and you could have apprenticeship program of study through a partnership, which would sustain both the educational institutions and the aircraft facility long term.</p>
	<p>We need a way to incentivize and fund preservation of agricultural land, riparian corridors, and important wildlife habitat.</p> <p>Development of agricultural land into subdivisions of less than 35 acres, should have a 'subdivision' fee assessed per lot. Funds generated from this fee should go towards incentivizing or helping to pay for conservation easements on ag lands or critical wildlife habitat lands.</p>
	<p>I think that this county has tremendous opportunity to grow it's economy and through careful promotion of its open spaces, public lands, and agricultural resources. The era of natural resource extraction is over and will not lead to long term, sustainable growth for this county.</p> <p>An issue I have witnessed as a newcomer is that many businesses, especially agriculture and food-related businesses, have a hard time finding quality employees. One problem to address is the lack of rental housing available. Another issue is that there isn't enough non-motorized transportation infrastructure (bike paths, sidewalks) or public transportation between the towns.</p>
	<p>When we have potential for new business or new ideas wanting to come into our county, I think we should be as helpful as possible in getting answers to questions and situations and not be discouraging by tons of red tape-with a bad attitude. HELPFULNESS and FRIENDLINESS are tops in importance.</p>
	<p>I would hate to see large scale industrial farming in this area, especially if it is poorly situated in relation to the other activities/properties that surround it. Quality of life (peace of mind, health, property values, etc) should be the real goal of a new master plan for Delta County not profits for a few.</p> <p>in this vein, I would not want to see zoning that can be used to the detriment of surrounding properties. The parameters of any zoning laws have to be carefully worded and designed to protect the rights of existing property owners. We have all moved here because of the pastoral peace of our countryside. It is a crime to place a chicken barn or an industrial machinery parking lot within feet of a beautiful, productive organic orchard.</p> <p>Lastly, two of our fastest growing economic segments are agro-tourism and available recreational opportunities. What draws tourist here is the beautiful, pristine lands that offer a variety of activities for the casual weekend tourist and for the avid outdoorsman. To fill this land with oil rigs and industrial farming operations is a crime. There are few areas in Colorado that have been left as pristine as</p>

	ours. To destroy it forever for a few greedy business men should not enter into the equation for our new master plan.
	We have seen a lot of people moving in and then trying to make it like where they came from. People not understanding country ways as in water use, driving slower on country roads so as to have less dust and wash boards. They do not understand cattle drives, sheep drives, farm equipment on the roads. The environmentalists who are not willing to work nor understand that logging, agriculture, coal, etc. is necessary. People drive up the prices of real estate and then the kids who have grown up here can not afford to buy. Ag land getting split up into smaller places that are not sustainable or affordable. Parcels of 40 acres or less should not be subdivided.
	I support small scale agriculture, so my answers reflect that. I do NOT support industrial agriculture happening next to residential lots. Please separate agriculture in to different categories. 80 cows on 100 acres is VERY different than 80 cows on 1 acre.
	<p>I would favor Delta County adopting a moderate level of land-use planning for unincorporated areas. This favors business develop because it's easier for a new business to find a location where they will not be subject to an expensive legal process. And it helps protect property rights of owners already in place.</p> <p>We need to bear in mind that property rights belong to everyone. One's right to quiet enjoyment of his property is at least as important as his neighbor's right to develop a business on his property. Both must be respected in whatever process is adopted.</p>
	<p>Delta County requires regulations to preserve its current quiet, rural, agricultural atmosphere.</p> <p>Industry should be limited to the town of Delta and immediate environs.</p> <p>The idea of anything-goes private property rights is childish. Land use, development, construction, and industry all require strict regulation as people move to the county.</p> <p>No oil and gas in any form. Oil and gas development will destroy our quiet, rural feeling with air pollution, heavy traffic, ugly bulldozing, and wells in inappropriate areas. Oil and gas also threatens agriculture and wine-making with water pollution, spills, etc. Oil and Gas has also been proven to decrease property values.</p> <p>Home business, tech, science, organic agriculture (when organized), and sustainable energy businesses have proven to attract jobs, educated people, and outside money. These aspects are where economic success lies.</p> <p>Thank you for providing this opportunity to make our voices heard!</p>
	<p>The County needs to step up and take better control of growth to ensure compatibility of uses, maintain the health, safety and welfare of its citizens, and preserve property values. Yes, this might just mean zoning and building codes!</p> <p>Oil and gas development are not compatible</p> <p>All agricultural uses are not equal. Confined agricultural feeding operations put water quality and residential values at risk and should be regulated.</p> <p>Property rights radicals may be highly vocal, but they actually represent a very small percentage of Delta County's population and should not be allowed to disproportionately influence the master plan process.</p> <p>Don't throw our tax dollars at new businesses/industries that promise "jobs" that rarely materialize in the hopes of economic development. Make new start-ups accountable for their promises (read Stewart Lodges, etc.)</p> <p>Lacking zoning, donation of conservation easements (CE) has been a powerful tool as well as major grass roots land use strategy in Delta County. The Master Plan should address this and have a goal whereby Commissioners would write letters of support for CE grant funding and also use some of the open-space monies which have been collected on each new subdivision lot through the years to support conservation easements (see Gunnison County program).</p>
	Thank you for putting together this survey. I would like to see more distinctions about types of agricultural uses. There is a great difference between small scale, (less than 10-20 acres), sustainable agriculture and large scale commercial agriculture. Some factors to consider would be pesticide use, Confined Animal Feeding Operations, wastewater, run-off and air quality impact. I think

	<p>there is great potential in the unincorporated areas of Delta County for industrial Hemp and CBD production. However, it would be best if there were geographic areas dedicated to this production so as not to interfere with the lucrative recreation and medical marijuana producers.</p> <p>Additionally, our family has experienced and witnessed the difficulty of finding quality education options for 7-12th grade in Delta County (more specifically in the North Fork Valley). Combining resources from Hotchkiss, Crawford and Paonia could potentially allow more families with students who are highly academic or non-traditional learners to remain in the County for their children's education needs. Committing to quality Gifted and Talented and Experiential Education opportunities and programs would help keep many of the Valley's bright students from having to seek education opportunities elsewhere.</p> <p>Again, Thank you for your time and effort.</p>
	<p>We should focus more on helping things like local business, agriculture and protecting public lands.</p> <p>We should focus less on helping things that are generally out of our control, such as the extraction industries.</p> <p>The best thing we can do to help ourselves with extraction industries is to keep vigilant in making sure they do no harm. Or said industries will roll right over us, just as they have in the past.</p>
	<p>growth is great and all.. but i would prefer if the growth came from local money and people... NOT from out of state transplants.</p> <p>lonnie lucas 970.399.3563</p>
	<p>Delta County needs better zoning and building regs. At the moment people are able to have many homes on one property that is designed to have one. House plus guest house is fine; house plus multiple residences affects neighbors, traffic, safety, drain on resources not designed for significant increase in use. Designating areas where certain types of development can occur would be helpful. For example, my family and my neighbors would be significantly affected by a feed lot moving in to our neighborhood. I am frequently reminded of this when I drive past the Orchard City Park. If the feed lot was there first then the neighborhood knew what they were getting into when they purchased their home. If it was allowed after, then the county is doing more harm than good to its residents.</p> <p>Regarding economic potential, heritage is important, but keeping up with the times is crucial. High speed internet is necessary to keep Delta County competitive. Without this service Delta County will miss out on many economic opportunities. Maintaining our quality of life by keeping our public lands pristine will also help attract companies. Sadly, I think that the coal industry is dying due to many economic and other forces. We need to try to keep what we have going, but can no longer depend on this industry as our bread and butter long-term.</p>
	<p>I am very much against CAFO's in mixed rural residential areas of unincorporated Delta County such as the chicken operation on Hanson Mesa. These are not protected by Right to Farm laws as the advocates argue. These operations hurt the property rights of others, not to mention the health of neighbors. The local Farm Bureau does not represent the natural, organic and sustainable growers and producers in the North Fork Valley. The Valley Organic Growers Association (VOGA) does. The whole situation with the county supporting these operations in rural residential areas makes me question the quality of governance of Delta County and I now have little to no confidence in the Delta County Health Department. There are many, many appropriate places for CAFO's in unincorporated Delta County. It defies common sense to approve these uses when neighbors can be negatively impacted. Not to mention, the few benefits to the local economy as less than a full time employee is needed to run these operations.</p>

	<p>I think that the County Commissioners have a poor record for encouraging economic growth and any funding or incentives should be handled by other governmental organizations.</p> <p>I think it's important to focus on the basics in attracting businesses to Delta County - good infrastructure, internet, education, health care and governance. It's silly that a private citizen has to post county commissioner meeting notes online because sharing that information in a user friendly way is not a priority for the county. People looking to invest in the county have expectations for professionalism that the county should seek to meet, if not exceed.</p>
	<p>I strongly feel the Delta county and its people are best served by minimizing, preferably eventually phasing out of industries like coal, natural gas, and large-scale commercial agriculture that pollute our environment and discourage people from staying or moving here and by encouraging growth of small scale farming, orchards, environmentally friendly businesses, and the maintenance and nurture of the natural beauty that surrounds us and brings tourism dollars from others that wish to enjoy hiking, fishing, hunting, and other outdoor activities we all enjoy.</p>
	<p>Personal property rights have their limits. A person's property rights end when that person's property and use of that property impinges on, damages or has the potential to diminish their neighbor's property.</p>
	<p>We need progressive & future development planners. Tired of people in the county that don't want ANY change for the citizens. Some would still love to have us in a horse & buggy environment. Ag is important to our county but not to the expense of hampering future development of our county.</p>
	<p>Establish Avigation Easements for both the Delta-Blake and North Fork Valley airports. These were originally proposed in a Knight-Piesold Planning document commissioned by the County in the late 1990s, concerning Airport and Aviation Planning. The suggested easements are in the County documents relating to the airports. Former County Manager Susan Hansen would be very knowledgeable about these issues. Feel free to contact me as I have been involved with the airports since 1999.</p> <p>Clay MacDonald 527-5811 claymacdonald@tds.net</p>
	<p>Zoning restrictions are needed to protect the value of home and farm owners. Even agricultural pursuits can devalue the property of a neighbor, even a neighboring farmer. Industrial forms of agricultural activities such as feed lots newly introduced to a neighborhood could easily make an adjacent property unsaleable.</p> <p>Controlled access and use of public lands is needed to provide those who wish a quiet experience and a chance to view wild life (animals and vegetation) without noisy and smelly intrusions will keep tourists and residents alike to keep coming back. In order to enhance the tourist trade in Delta County our communities need to work with public lands entities in being able to offer both types of experiences.</p> <p>Forward looking education and employment opportunities are needed. There is no value in depending on aging and failing industries from the past. It is well to note that any area that fails to move with the times or is dependent on single large employer of unskilled or narrowly skilled workers is doomed to loss of population (mining ghost towns in PA coal country and IL lead mining country are good examples).</p> <p>Individuals with the education and training to command well paying jobs will be attracted to areas with great outdoor and social environments. Any company/organization that requires this type of workforce would only locate where there is the necessary modern infrastructure and community values that support clean air and water, outstanding schools, and welcoming diverse population.</p>

	I don't understand why Delta county is not pursuing the tax benefits of supporting the marijuana industry. I have moved here recently, and there seems to be a large underground marijuana culture here. Why not allow dispensaries in the county, tax it and reap the benefits? The people I know who partake all travel to other counties to get the pain relief they need (retirees).
	The County needs to be much more thoughtful about appropriate uses in various neighborhoods, i.e., industrial facilities should not be in residential areas, high impact activities should not be in residential areas. We need to be careful about significantly changing uses on agricultural land.
	Please keep our farms safe from fracking and keep the water pure from fracking. Our entire economy here is funded primarily from agriculture and ag tourism. The oil and gas development if allowed will ruin everything we have here in this beautiful valley of organic farms.
	"Growth is OK if it is managed to mitigate impacts." I chose this but with reservations about Delta County commissioners actually and fairly managing to mitigate impacts. If they could live up to this, that is the answer that most closely aligns with my opinion. (The commissioners jumped on the bandwagon for new chicken factories with minimal regard -- nearly contempt -- for impacts on neighbors' health and quality of life. Contempt for one version of "right to farm" over another version of the same concept is wrong. And spending MY money to help the chicken factory owner was so wrong and unwise and questionably legal, frankly. So... when do you think Delta County will be mature and responsible enough to mitigate impacts of growth? Based on a lifetime of observation, it will take a LONG time for attitudes to change. Maybe the next set of commissioners or the next set after that will be fair managers of impact mitigation.
	Delta County, and the BOCC particularly, must begin to represent the entire spectrum of citizens in the county, especially the forgotten citizens of the NFV who might not be multi generational residents. Focus must be on forward thinking technologies rather than relying on the extraction industry. In regards to agriculture, there MUST be a distinction between industrial scale commercial enterprises and small scale self supporting farms.
	<p>If there are plans to increase access to public lands by providing information about how to access, where to access, etc - substantial efforts in trail management need to take place. Well-marked signs, well-managed trails, etc must be at the forefront of the conversation, in addition to including all parties (motorized, non-motorized, equestrians, cyclists, etc). If we come together & respect one another's outdoor passions, a solid plan for developing recreation spaces where we can symbiotically enjoy can be developed.</p> <p>Fat biking in the winter on the Grand Mesa should become part of the plan as well. The GMNC can have their space, but if we could work together to build a trail system where we can enjoy the space as different trail users, it could be a wonderful thing. Check out how Telluride & Crested Butte worked their trail systems. Buggy Draw in Mancos has a fabulous fat biking/snowshoeing/nordic skiing system.</p> <p>Law enforcement needs attention in this plan as well. Our police force is small, and the growth we have experienced from the 'new' homeless shelter has put a burden on those of us who enjoy a quiet town. There is a lot of drug use/abuse in the neighborhoods, and the police need support in order to grow and maintain any sort of ability to manage what currently exists here - in addition to tourists and passersby.</p> <p>Finally - I would love to see a joint effort between Montrose, Olathe, and Delta through this expansion. There is a lot of effort between the Montrose & Delta communities toward growth, tourism, etc. If we joined forces and developed a plan together, a lot of duplication of effort could be minimized, and all done for the same cause. Unity is a powerful thing.</p>
	Very limited government.

	It is critical that development, especially large scale operations, do NOT interfere with existing successful uses, including neighbors' quality of life. I actually think that the county should encourage economic activity with infrastructure improvements (such as internet access and roads and bridges), but not give tax breaks or other special considerations--especially to enterprises that negatively impact the growing high quality of life that creative, agriculture and tourism enterprises are already successfully doing. I am especially concerned that our growing creative, clean economy would be totally compromised by dirty industries that temporarily boost the economy for short-term employment and gain. And when I rate Agriculture on the highest level, this does NOT mean industrial agriculture such as confined feeding operations of cattle or chickens. And "freedom" does not include infringing on the freedoms of neighbors.
	Please bring in good paying jobs. Delta County will become a ghost town if we do not have jobs.
	Growth near towns should receive more attention and regulation than away from towns.

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