

## PURPOSE

The purpose of this document is to summarize all post-it note comments collected from the Park County Strategic Master Plan Update Workshop Series. During the week of September 21-25, workshops were held in Hartsel, Fairplay, Bailey, Lake George, Guffey and Alma. The comments collected from these workshops are organized by vision question (below) and grouped into themes. Each theme begins with general comments (countywide, or mentioned by all) followed by comments associated with a specific location, (Fairplay, Hartsel...). The numbers in the parentheses (3) indicate the number of individual comments collected at the workshops that were the same or similar to that particular comment or topic.

## BACKGROUND

A total of 109 community members attended the Community Workshops throughout Park County to help planners create the master plan vision statements, the first step in developing and up-to-date Strategic Master Plan for Park County. One exercise during the Community Workshops was an interactive, energetic event with small and large group discussions structured on these questions:

- What do we treasure and want to preserve about Park County?
- What concerns do we have about Park County and what changes are needed for the future?

## RESULTS

### WHAT DO WE TREASURE AND WANT TO PRESERVE ABOUT PARK COUNTY?

#### HISTORY/HERITAGE

Rural character/Mountain character (38)

Lack of people/low density population (6)

Sense of Community/Quality of life (31)

Spirit of volunteerism

Peace & Quiet (15)

History (18)

- South Park City
- Cemeteries
- Railroad Museum
- Historic Structures (7)
- Snowstorm Dredge & Gold Dredge
- Mining & Ranching



Natural beauty/scenic views (34)  
Ridgelines (2)  
Wildlife (17)  
Topography (2)  
Wetlands  
Bristlecone Pines (2)  
Clean Air (3)  
Preservation of forest lands (2)  
Proximity to wilderness  
Night sky (8)  
Snow  
Gardening  
Kenosha Pass  
Low crime rates  
Individual Rights/Honor individual differences (4)  
Diversity  
Freedom (2)  
Conservative values  
Privacy (3)  
Drug free environment (2)  
Keep Park County as it is  
**Hartsel**  
Preserve ranches (3)  
**Bailey**  
The developing community consciousness  
**Guffey**  
Guffey Gorge  
Untouched lands (2)

## **ECONOMY**

Home businesses  
Local mom and pop stores  
No big industry  
Mining (3)  
Ranching (2)  
**Lake George**  
Few businesses  
**Guffey**

## **LAND USE**

Limited private property



Small lot (1-5 acres) zoning for livestock  
Low density (2)

## GOVERNANCE

Small government (Low taxes)

### Lake George

Very few tax exempt properties

### Guffey

Agricultural policies

- Tax rebate
- Fence out law

## RECREATION

Trails/Access (3)

Open Space (21)

Access to public lands (2)

Recreation activities/Recreational appeal (22)

- Hunting
- Fishing
- Hiking
- Horseback Riding
- Mountain Climbing

Federal and State recreation areas

Recreation compatible with rural character

Shooting rights

## NATURAL RESOURCES

Water-quality and rights (17)

### Hartsel

Ecology

Grazing land

### Guffey

## PUBLIC SERVICES

Continue investing in schools and libraries (4)

Emergency Services

Good schools

### Guffey

School



Volunteer fire fighters

## INFRASTRUCTURE

Roads going to outlying areas (2)

Unpaved roads

### Hartsel

Low traffic

## WHAT CONCERNS DO WE HAVE ABOUT PARK COUNTY AND WHAT CHANGES ARE NEEDED?

## COMMUNITY/QUALITY OF LIFE

Preserve the natural environment

Limit use of ATVs everywhere (2)

Concern about growth with no restraint

Reputation that anything goes in Park County

Concern about people who think they can do anything they want in Park County

Concern about groups coming into county making big changes for short term weekends with lasting effects

### Hartsel

Minimize cattle everywhere

Limit shooting gallery atmosphere/keep the area quiet

Don't allow mining

### Fairplay

High population turnover

### Bailey

Bailey V. Fairplay Culture

### Lake George

Preserve library and community center 3

Need library & community center near schools

## ECONOMY

Special event regulations too restrictive

Don't allow big/loud events

Need more jobs (6)

Jobs for younger people (2)

Lack of opportunities

Encourage more business (6)

- Need more industry
- Support home occupancy infrastructure
- Allow light commercial that fits mountain style (5)



- Allow light industry
- Encourage businesses not currently in the county-drugstore, bakery, butcher, farmer’s market, movie theatre...

Promote local businesses/business coordination-help make businesses sustainable (6)

Support agricultural jobs

Medical services are inadequate (5)

- Need a hospital

Want access to shopping without high traffic

More diverse tax base

Draw in more tourists

Concern that anti-growth attitude will hurt young residents

Concern for blind economic development

Special event regulations too restrictive

Keep Special event regulations 4

- Don’t allow blow out music events
- No infrastructure for large events
- Limit large events on agricultural lands/no events near residential

### **Fairplay**

Coordinate marketing & economic development with Fairplay (2)

### **Bailey**

More economic development along Hwy 285

Improve roadside appeal, make people want to stop 3

Need a brewery in Bailey

Lack of grocery store in Bailey 2

No dollar store in Bailey

No bank in Bailey 2

Support Bailey businesses

More services on Crow Hill

### **Lake George**

Need a gas station 3

Need a clothing store

Need a hardware store

Need a food store

### **Guffey**

More lodging

Gas station (3)

Small store-groceries (2)

No fracking

No mining (3)

- Uranium



## GOVERNANCE

Better access to county services

Need more attention from county officials in rural areas

Concern about lack of communication-no system to get information about accidents, fires, county meetings... (5)

Want a smaller county government

Want Less gov't regulations-general (3)

Regulations are not enforced (2)

Uphold new regulations

Inconsistent procedures in government hearings

Concern about the size of government & regulations given size of population

The ranches have too much control

Allow citizens to run for office without political party nomination or petition

Outspoken negative voices discourage leaders (2)

Better Animal control enforcement

Less nanny state

More leadership from large landowners partnering with county on community projects

More tax resources to go to high population areas

Taxes are too high

More help with neighborhood issues

Put money towards road improvements and business support

### **Hartsel**

Far away from county government

Want to be heard by county government and achieve results (6)

Hartsel needs their own commissioner

Separate the county on top of Kenosha

Want county officers to be present for entire meetings

### **Fairplay**

Improve Police/Sheriff coordination

Coordinate with towns more often/better (3)

- Coordinate on land use adjacent to municipalities

### **Bailey**

More county meetings/public input opportunities in Bailey area (2)

### **Lake George**

Better maintenance of Lake George Community Center (3)

### **Guffey**

Need a physical polling location (5)

More control/regulation of Guffey Gorge-littering, cars (2)

Close Guffey Gorge (2)

Wayfinding/Signage (3)



## MARIJUANA

Change the perception that marijuana is bad for Park County (Tax Revenues) (2)  
Only 1 Marijuana store per 30 miles  
Keep marijuana in areas that voted to have it  
Concern about marijuana (14)  
Need more public involvement when deciding to approve or deny a marijuana grow/vendor application  
No more marijuana businesses (3)  
Don't allow marijuana grow operations in residential areas (2)  
Repeal Marijuana  
Tired of being known as "Pot" County  
**Fairplay**  
Stop approving grow sites in Fairplay

## LAND USE REGULATIONS

Many vacant lots  
Growing too fast without a plan  
Concern about the impact of buildout of 20,000 vacant lots on infrastructure and services  
Lack of services/cost of services prevents people from building out vacant lots  
Do away with impact fees to support growth  
Less LURs (2)  
Better enforcement of LURs (6)  
Inappropriate spot zoning  
Improve antiquated LURs that aren't enforced  
Loosen Building codes (5)

- Improve permitting process
- Less restrictions for small construction projects

Covenant enforcement  
Better enforcement of squatter regulations (7)  
Better regulation of ATVs and dirt bikes on county roads (5)  
Improve fire mitigation on private land adjacent to Forest Service lands  
Reduce size of the master plan  
Include look and feel of structures in master plan  
Focus future development in rural centers and municipalities  
More low impact development  
Prevent commercial sprawl on 285  
Allow proposed businesses to negotiate with neighbors to get approval  
Bigger lot sizes  
Concern about light pollution  
**Fairplay**  
Eliminate slash 6 subdivision



## RECREATION

Make the county a destination

Use the rivers and mountains, make them more accessible

Maintain outdoor rec. opportunities-Hiking, biking, horseback riding, camping, climbing

### Fairplay

Build baseball field near athletic complex

Improve athletic fields-lights, track

### Bailey

Shooting on small properties is a safety hazard

Restricted hunting in residential areas (archery/muzzle loaded) in residential areas overpopulated by elk/deer

Don't build sports fields or rec centers that mimic city amenities

### Lake George

Open Wilkerson Pass Visitor's Center-Forest Service 2

Need disc golf

Swimming pool/spa

### Guffey

### Housing

Too many HOAs (2)

### Bailey

Need more affordable housing 2

- Housing for singles and young families

### Guffey

## INFRASTRUCTURE

Improve current infrastructure to handle future development before it occurs

Better internet (10)

Better cell service (10)

Better landline service (2)

People wanting metropolitan services in rural area, but not in their backyard (2)

### Hartsel

### Bailey

Waste water treatment for Bailey area

### Guffey

## ROADS

Improve Road maintenance programs-use Teller County as a model

Better/more road maintenance (32)

Better plowing

Improve dirt roads

Improve secondary roads



Improve subdivision roads

Potholes on roads

More funding for Road & Bridge

Only 3 roads into and out of county

Hwy 285

- Improve highway safety
- CDOT expand Hwy 285 3
- Too much traffic on Hwy285 (9)
- Minimize length of Hwy 285 closures to only necessary areas

Let groups adopt a Forest Service road, maintain it & monitor who uses it

Restrict use of forestry roads

State parks provide funding to maintain & build roads leading to their facilities

### **Hartsel**

Improve roads south of Kenosha

Prioritize road improvements in Hartsel

### **Bailey**

Concern about increased traffic

### **Lake George**

Pave more roads-such as CR 98

Prioritize road improvements in Lake George area/allocate more R&B funding to the area

### **Guffey**

Better maintenance of CR 71

## **PUBLIC SERVICES**

Lack of Reverse 911 communications

Law enforcement underfunded (2)

Need more funding for emergency services

Need medical facilities/services (7)

- Hospital

Need retirement home/Independent living facilities (2)

Increase funding for schools (3)

No common core in schools

Need transit (2)

### **Bailey**

More police services (3)

- More highway patrol

More ambulance services (3)

No medical care available on CR 24

### **Lake George**

Concern about fire truck response time

No public facilities (restrooms) between Fairplay and Lake George

Ambulance services closer to Lake George



More law enforcement

- More law enforcement on CR 3 in Florissant-speeding & littering
- Reckless driving by tourists on CR 98, CR 96 & CR 61
- More DOW & Law enforcement of ‘road hunters’

**Guffey**

## **NATURAL RESOURCES**

Water (13)

- Prioritize ground water
- Make water drinkable
- Keep existing water rights and work to get back water rights
- Keep water & mineral rights tied to the land

**Hartsel**

Make water drinkable

**Fairplay**

Water quality in subdivisions

**Bailey**

Control watershed pollution

**Guffey**

