

Summary of Response to the 2017 Larimer County Survey Regarding the Proposed Roadway Identification Project (12-19-17)

Larimer County Community Development mailed **739** letters and surveys to affected property owners in the Red Feather Lakes Planning Area on August 8, 2017.

Total Responses Received (on-line and mailed in surveys) through September 2017: **233**

Rate of Return: 31.5 %

Summary Response to the Survey Questions:

“Is there a need for regular road maintenance (periodic grading, repairs, snow removal) in Red Feather Lakes?”

“Yes” responses: 197 (84.5%)

Among the “yes” responses, these concerns with the lack of maintenance were frequently identified:

- Owner access to property, particularly in the winter months.
- Safety concerns, particularly access from emergency responders.
- Wear and damage to vehicles.
- Difficulty in getting home insurance, selling property, retaining value.
- The need for equitable maintenance and shared responsibility for costs.

“No” responses: 36 (15.5%)

“If funds can be secured, *without cost to residents*, to complete this project, are you in favor of proceeding?”

“Yes” responses: 186 (79.8%)

Among the “yes” responses, there were **19** with stated opposition to added costs or taxes for road maintenance needs. Other issues stated by respondents as conditions for their approval:

- Including a process for possible disputes with the road survey.
- Include some, not all roads, in a maintenance program.
- Maintenance to include proper drainage.
- Speed limits and restrictions on OHVs for public roads.
- Service equity when it comes to maintaining roads.

“No” responses: 46 (19.7 %)

Among the “no” responses, the most often reason given for their opposition to the project (17) was the belief that the project will result in additional costs or taxation to property owners. Other reasons stated:

- Preference for the rustic conditions, keeping all as is.
- Most properties are only used seasonally, therefore maintenance isn’t needed.
- Improving the roads will encourage higher and unsafe speeds, congestion.
- Road improvements will lead to unwanted development.
- Roads that are currently privately maintained should remain that way.

Unsure: 1

One respondent was unsure if he could support the project without knowing the answer to the question, “How would this affect roads going through property lines?”

Are you a registered voter in the State of Colorado? From the total response, 29 affected property owners said they were not currently registered to vote in Colorado.

Property Owner Concerns and Questions: Survey respondents were given an opportunity to share concerns about the project. The following is representative of these comments and questions.

Among the “yes” responses to the project need:

- Will property owners be kept informed on an ongoing basis?
- Is there a process for property owner disagreements with the survey?
- What is the expected cost to maintain the roads?
- Will I be taxed for the service? What is my cost?
- Who is responsible for the maintenance?
- Explain the petition process to make roads public.
- Will there be a schedule of when the road grading will occur?
- Will drainage be addressed? Culverts and water diversion to prevent erosion?

Among the “no” responses to the project need:

- Roads and property lines will be realigned, adversely affecting property owners.
- Concerns about being denied the opportunity to vote on a tax levy.
- Can we be assured of a public process?
- Concern about not being provided needed information.

