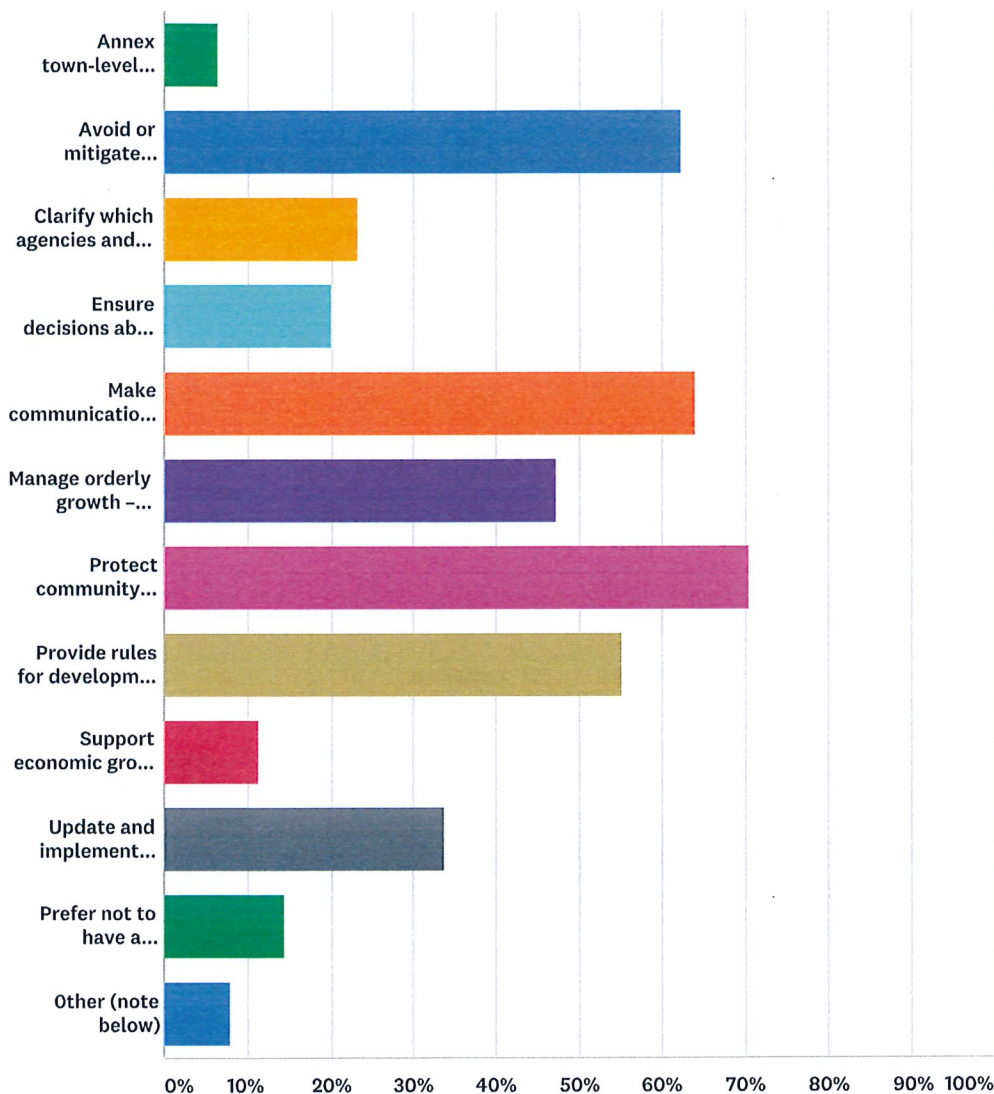


Q1 Based on the current Town of Estes/Larimer County Intergovernmental Agreement and other community examples, what do you think may be accomplished long-term through a continued land use planning agreement between the Town and County? (choose up to 5 that you think are most important for Estes Valley)

Answered: 125 Skipped: 0

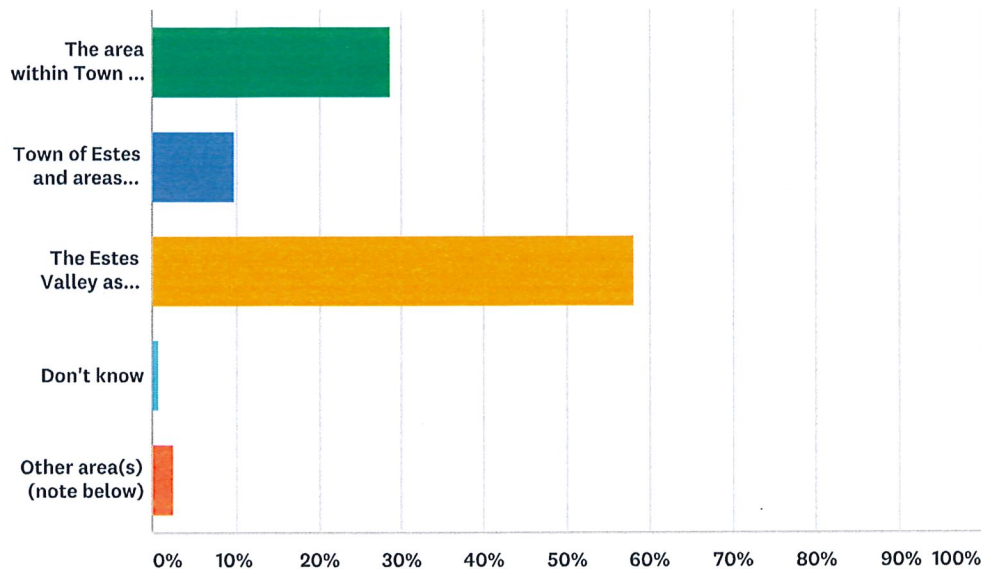


ANSWER CHOICES	RESPONSES	
Annex town-level development -- if it is more intense than rural luses and if it needs town services such as water and electric	6.40%	8
Avoid or mitigate development in areas with natural constraints or resources (e.g., steep slopes, wildlife habitat, floodplains)	62.40%	78
Clarify which agencies and service districts provide services	23.20%	29
Ensure decisions about development are efficient and timely	20.00%	25

Make communications and information transparent	64.00%	80
Manage orderly growth – concentrate town-level development in areas where services and infrastructure can be delivered and maintained (e.g., electrical power, water, sanitary sewer, paved streets and sidewalks, fire and police protection)	47.20%	59
Protect community character in the Town of Estes and Estes Valley	70.40%	88
Provide rules for development applications and review (eliminate confusion between town/county)	55.20%	69
Support economic growth and vitality in the Town of Estes	11.20%	14
Update and implement town/county Comprehensive Plans	33.60%	42
Prefer not to have a town/county agreement	14.40%	18
Other (note below)	8.00%	10
Total Respondents: 125		

Q2 When the Town updates its Comprehensive Plan, what geographic area do you think the should cover?

Answered: 122 Skipped: 3



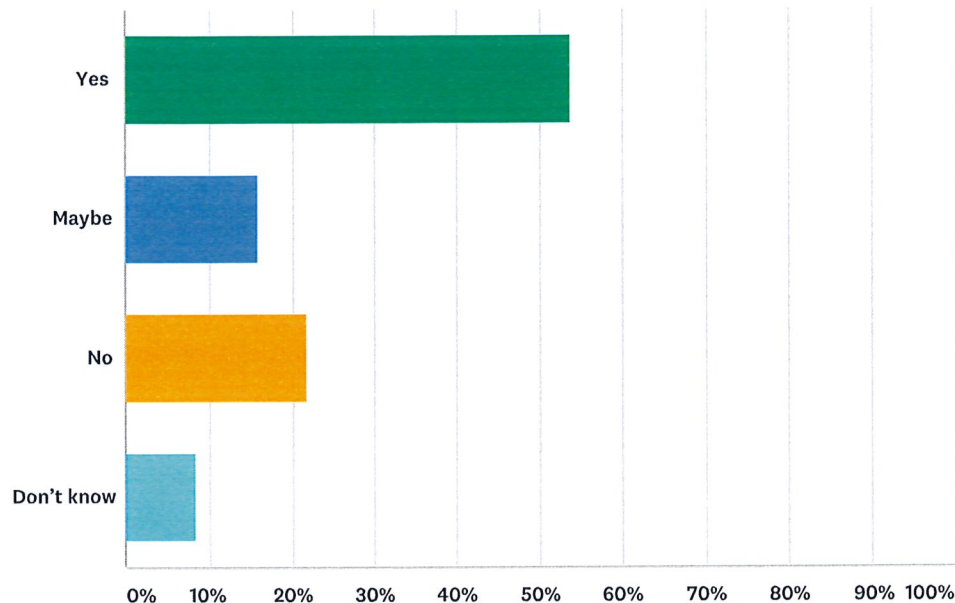
ANSWER CHOICES	RESPONSES	
The area within Town of Estes limits	28.69%	35
Town of Estes and areas within a certain distance from town limits (e.g., one to three miles)	9.84%	12
The Estes Valley as currently defined and shown on maps that includes county unincorporated areas	58.20%	71
Don't know	0.82%	1
Other area(s) (note below)	2.46%	3
TOTAL		122

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	If residents outside the town limits cannot vote on proposed changes, we should t be subject to them involuntarily.	8/12/2019 3:38 AM
2	The town planning and rezoning applications within the town limits shall be governed by PUD APPLICATIONS for related renovation and new property improvements. Larimer County Planning shall have jursisdiction over all zoning applications in unincorporated Larimer County.	8/12/2019 1:27 AM
3	HOW ABOUT WHEN THE VALLEY UPDATES ITS PLAN? NO THE TOWN	8/11/2019 6:10 PM
4	At this point, I do not trust the Town leadership to do anything but promote destructive commercial growth.	8/11/2019 3:45 PM
5	Development is out of control and not for the benefit of the town residents. We don't need an economic development committee. More harm than good.	8/9/2019 11:02 AM
6	Please don't change zoning regulations or definitions. We purchased our retirement home understanding our zoning rules. Those should not be changed now to facilitate new development and profiteering.	8/9/2019 10:56 AM
7	You need to include the entire Estes Valley to insure consistency. Also, need a better staff review process that takes into account the comprehensive plan as required by the current regulations.	8/8/2019 2:24 AM

8	Restrict commercial development in residential and accommodation zones	8/5/2019 10:42 AM
9	There is much confusion regarding Town vs County services. There are "rural" parts of Estes Valley that are not part of Estes Park, however when zoning questions are asked, Larimer county has directed me to Estes Park planning, and Estes Park planning has directed me to Larimer county.	8/5/2019 10:28 AM
10	there should no longer be an intergovernmental agreement, and the county should have full jurisdiction in the Estes Valley.	8/5/2019 7:24 AM
11	Annexing is cost prohibitive and there has been little to no foundational principles established. What agency handles 911 calls from outside the city limits and is there a pause in the process?	8/2/2019 4:28 PM
12	I don't think any planning can be effective if it does not include the entire Estes Valley. We are all tied together and changes in one area likely in some fashion impact other areas.	7/31/2019 12:13 PM
13	I want to ensure uniformity between the town and uninc. Larimer	7/31/2019 9:11 AM
14	It has always been problematic that those that live in the county are unable to vote on issues that directly affect us.	7/31/2019 8:09 AM
15	Comprehensive Plan should not be updated by the town. Rather, this should be updated under leadership of the EV Planning Commission with full involvement of the county and all special districts. The town should not be in a position to impose town priorities on the entire valley.	7/31/2019 7:45 AM
16	Consistency in code and planning staff needed between areas in Town and out of Town but in current Estes Valley area is critical	7/25/2019 7:43 AM

Q3 Should a future Estes or Estes Valley Comprehensive Plan illustrate different types of “character areas” or “land use areas” outside the Town but within the Planning Area boundary (e.g., areas for town-level development versus areas that should be rural)?

Answered: 119 Skipped: 6



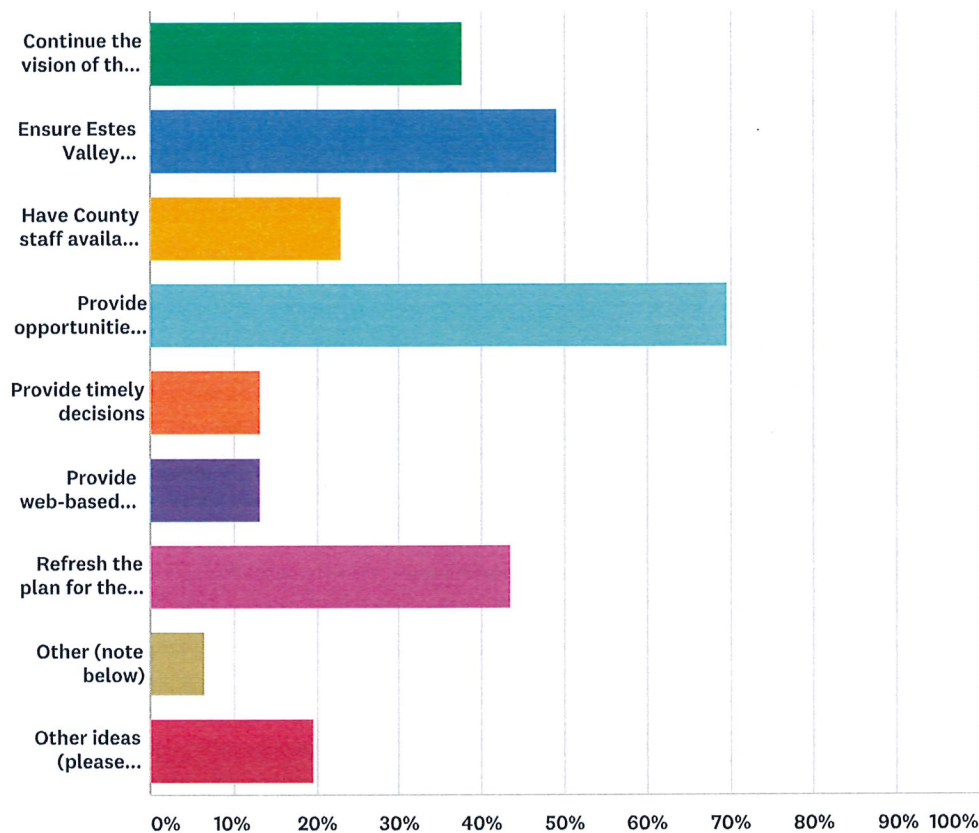
ANSWER CHOICES	RESPONSES	
Yes	53.78%	64
Maybe	15.97%	19
No	21.85%	26
Don't know	8.40%	10
TOTAL		119

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	The town should not have input on areas outside of town limits. If the town wants to control those areas they should go through the legal process of annexation.	8/12/2019 2:24 PM
2	Commercial development in residential areas should be strictly prohibited!	8/12/2019 9:26 AM
3	Comp Plan shall identify specific land use areas designated to be protected with protective zoning covenants. This may require higher density development within the town city limits and offering incentives to develop properties that has been in abeyance, depressed or in need of development incentives i.e. Elkhorn Stables west of CBD.	8/12/2019 1:27 AM
4	.	8/11/2019 6:10 PM
5	Because we cannot trust the Town to protect the beauty, openness, and wildness of the National Park's surroundings.	8/11/2019 3:45 PM
6	Keep rural residential areas RURAL and residential -- no commercial or park/rec usage	8/11/2019 6:49 AM
7	Don't fully understand the question.	8/11/2019 5:04 AM

8	Respect zoning. Or if rezoning is desired then apply and have that request clearly communicated to all that are affected.	8/10/2019 3:34 AM
9	Also, need a better staff review process that takes into account the comprehensive plan as required by the current regulations.	8/8/2019 2:24 AM
10	No commercial development in residential areas.	8/5/2019 1:25 PM
11	There needs to be clear distinction between rural and residential, and rules associated with each.	8/5/2019 10:28 AM
12	there should no longer be an intergovernmental agreement, and the county should have full jurisdiction in the Estes Valley.	8/5/2019 7:24 AM
13	The Estes Valley doesn't have any truly rural areas as you would find elsewhere in Larimer County. That said, we should identify land use areas and the types of development envisioned for those areas in the future as part of the Comprehensive Plan. In doing so we should recognize that a lot of development has already occurred that is inconsistent with the overall vision for land use in a given area.	8/3/2019 10:47 AM
14	No vision equals no plan; fragmentation and dysfunction prevail. There's a lot to square away.	8/2/2019 4:28 PM
15	Don't understand question	7/31/2019 3:29 PM
16	I don't know the implications of this questions so I can't respond in a knowledgeable way.	7/31/2019 12:13 PM
17	There must be some type of distinction between town residential zones and residential and estate zones in the county part of the valley. Introducing such a distinction would eliminate most of the complaints from county residents about imposition of town commercialization priorities throughout the valley	7/31/2019 7:45 AM
18	And areas for open space.	7/30/2019 8:35 AM
19	Don't subject areas outside the town limits to town control. Residents of this area cannot vote the town board and they don't have our best interest at heart	7/29/2019 10:16 AM
20	leave residential zoning alone	7/25/2019 9:20 AM
21	but within a consistent zoning and planning ordinance and process	7/25/2019 7:43 AM

Q4 In 2020, as Larimer County starts providing development review services in the unincorporated area of the Estes Valley, what will be the most important issues and service needs to address? (select up to 3)

Answered: 122 Skipped: 3



ANSWER CHOICES	RESPONSES	
Continue the vision of the Estes Valley Comprehensive Plan and Estes Valley Development Code	37.70%	46
Ensure Estes Valley representation on boards and commissions	49.18%	60
Have County staff available in the Town of Estes and by phone	22.95%	28
Provide opportunities for community involvement in policy and rule-making and decisions	69.67%	85
Provide timely decisions	13.11%	16
Provide web-based information and application materials	13.11%	16
Refresh the plan for the unincorporated area of the Estes Valley to refine the land use vision and update rules and regulations	43.44%	53
Other (note below)	6.56%	8
Other ideas (please specify)	19.67%	24
Total Respondents: 122		

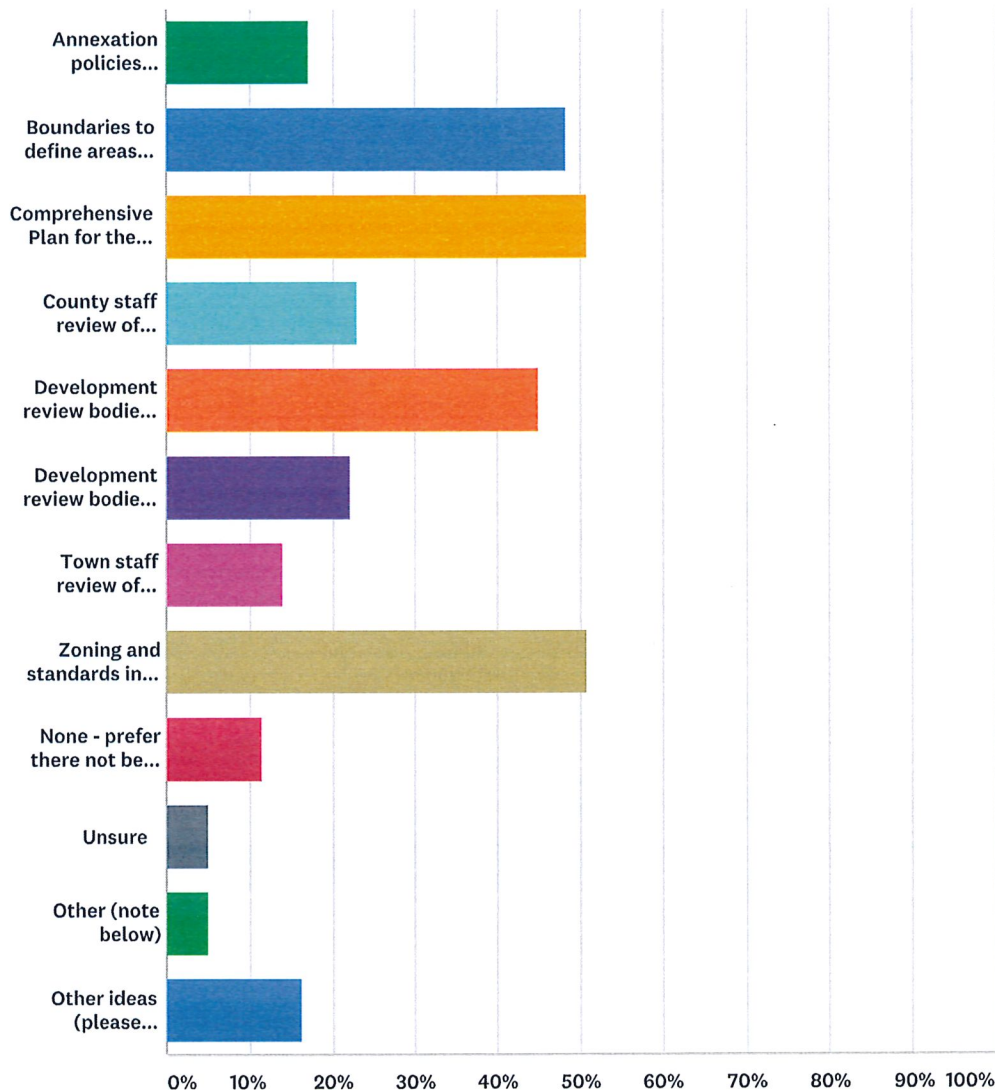
#	OTHER IDEAS (PLEASE SPECIFY)	DATE
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1	revoke land use restrictions that the town has placed on unincorporated areas.	8/12/2019 2:24 PM
2	Commercial development in residential areas should be strictly prohibited!	8/12/2019 9:26 AM
3	Community Development Director shall be a resident/property owner in the Estes Valley community (5 year minimum). CDD job description shall clearly identify accountability, responsibility and authority in directing information to the community with regard to all land use planning related issues that impact property owners.	8/12/2019 1:27 AM
4	Residential areas need to be kept residential. Commercial Activities in commercial areas only! Estes Park needs to preserve its charm and character- not be ruined by ventures in residential areas. Do what is necessary to keep Estes Park Estes Park and not let it become a Gatlinburg.	8/11/2019 5:08 PM
5	I am new to the county. I moved here because the development plan reflected my values. Since that time, I have not seen that land use decisions are consistent with the plan. So whether it's the original vision or an updated one, if decisions aren't consistent with it, it just doesn't matter.	8/11/2019 4:18 PM
6	Protect the natural beauty and openness of lands surrounding the National Park! We are stewards of the Estes Valley. The National Park tells us that it is overwhelmed with visitors; yet our town and county seem continually to be promoting commercial growth. This does not make sense. Manage growth. Give openness and wildness a top priority!	8/11/2019 3:45 PM
7	No comprehensive plan. Keep town planning in town and out of the county.	8/10/2019 5:56 AM
8	Enforce development codes already in place - not currently being done.	8/10/2019 2:58 AM
9	follow rules currently in place- for example the North End- 1 house per 10 acres, no commercial development	8/9/2019 12:33 PM
10	The Wellness Center was a fraudulent ploy to get lot 4 for the wrong uses. Now it is lodging for the Stanley. It is suppose to comply to height code but it is violation. Dishonest	8/9/2019 11:02 AM
11	Limit development in unincorporated Estes Valley.	8/9/2019 10:56 AM
12	Also, need a better staff review process that takes into account the comprehensive plan as required by the current regulations.	8/8/2019 2:24 AM
13	No commercial development in residential areas.	8/5/2019 1:25 PM
14	During the past decade there has been poor planning. For example, when I moved to Estes Park 10 years ago, there were no short term rental homes anywhere near me, however today I have rentals on three sides of my property. If you have a short term rental next to you, you are very unlucky. Short term rentals result in all sorts of nuisance ranging from: noise, profanity, drunkenness, illegal drugs, loud music, "partying", nudity, etc. While some people come to Estes Park for family activities, there are many other people who come to "party". There are many people who move to Estes park to retire. I tell people I know, Estes Park is not a good place to retire.	8/5/2019 10:28 AM
15	1. Emergency services; 2. Continuity of the foundational character of Estes; 3. Road maintenance, (which we are already being taxed for and which that those tax considerations are redistributed as needed in other areas...) What an embarrassment.	8/2/2019 4:28 PM
16	It is top priority for us that land use emphasize retaining the essence of our community; avoiding more density, and maximizing open space, wildlife protection, and public lands.	7/31/2019 12:13 PM
17	Preserve the natural beauty, low density, wildlife friendly and residential nature of the unincorporated area of Larimer County.	7/31/2019 9:35 AM
18	County properties should not be automatically incorporated into the town just because a single property owner wants to develop a high density complex. Rather, there should be a full review before incorporation that gives neighbors an opportunity to comment and raise concerns. Without this change, then the town - working with property owners - could push through any and all intensive developments without county residents or commissioners having any say in the process.	7/31/2019 7:45 AM
19	Protect open space and irresponsible growth.	7/30/2019 8:35 AM
20	Be honest and transparent. There has been a decided LACK of that among the Town leadership and Town Planning folks. Recreation FACILITIES DO NOT BELONG IN THE MIDDLE OF NEIGHBORHOODS OR RURAL AREAS	7/29/2019 3:56 PM
21	Limit influence from the EDC on development.	7/29/2019 2:56 PM
22	Do not continue this agreement.	7/29/2019 10:16 AM

23	stop diluting residential zoning in the town and valley	7/25/2019 9:20 AM
24	Should not happen. Current IGA process should be continued. If there are issues (such as cost sharing) work these out but don't throw out the current process	7/25/2019 7:43 AM

Q5 What aspects of the existing or other community Intergovernmental Agreements would you like the Town of Estes and Larimer County to carry forward in 2020? (select all that apply)

Answered: 122 Skipped: 3



ANSWER CHOICES	RESPONSES	
Annexation policies encourage town-level development to occur in the town with adequate services rather than in the county	17.21%	21
Boundaries to define areas for future growth management/annexation/conservation/rural character	48.36%	59
Comprehensive Plan for the Estes Valley "Planning Area" that addresses unincorporated areas	50.82%	62
County staff review of development applications in the county unincorporated area with referrals to town staff	22.95%	28
Development review bodies that are combined town/county (e.g., a joint Planning Commission and/or Board of Adjustment)	45.08%	55

Development review bodies that are independent (e.g., Larimer County Planning Commission and Town of Estes Planning Commission)	22.13%	27
Town staff review of development applications in town and unincorporated areas of the Estes Valley with referrals to the county	13.93%	17
Zoning and standards in the unincorporated area that reflect the Estes Valley's unique needs	50.82%	62
None - prefer there not be an agreement	11.48%	14
Unsure	4.92%	6
Other (note below)	4.92%	6
Other Ideas (please specify)	16.39%	20
Total Respondents: 122		

#	OTHER IDEAS (PLEASE SPECIFY)	DATE
1	County residents should be able to vote for the people who make decisions that affect their property values and quality of life. Making land-use decisions without representation is tyranny!	8/12/2019 9:26 AM
2	A moratorium for any development (i.e. rec coaster application) needs to be enforced until the 2020 New Comp Plan is approved by the CBC (Larimer County). No project development shall be approved on an individual basis "under the wire" permit approval process before the new Comp Plan is in place. Refer to Niwot/Boulder County moratorium enforced this past year.	8/12/2019 1:27 AM
3	Stay out of the unincorporated areas and allow NFS and recognized entities to make determinations which fit the needs of the residents in the area	8/11/2019 1:36 PM
4	Respect for zoning and property rights.	8/10/2019 3:34 AM
5	Enforce development codes already in place - not currently being done.	8/10/2019 2:58 AM
6	Stop looking for ways to development just for development with no need by our community	8/9/2019 11:02 AM
7	Also, need a better staff review process that takes into account the comprehensive plan as required by the current regulations.	8/8/2019 2:24 AM
8	There needs to be a clear set of rules, especially regarding who is in charge. Right now talking to town and county regarding zoning/planning is like a kangaroo court.	8/5/2019 10:28 AM
9	there should no longer be an intergovernmental agreement, and the county should have full jurisdiction in the Estes Valley.	8/5/2019 7:24 AM
10	IF the town board does not have the experience or capability of vision to plan, then hire a professional architectural development team to do so.	8/2/2019 4:28 PM
11	Comprehensive plan that serves interest in remaining a community with diverse age groups and year-round residents by prioritizing development including multifamily housing near major corridors and balancing with interests in open space.	8/2/2019 9:55 AM
12	I'd repeat my comment above here, too.	7/31/2019 12:13 PM
13	Since the unincorporated residents of the county can not vote for Estes Park Trustees, the town of Estes Park should not have any planning or development impact on the unincorporated areas.	7/31/2019 9:35 AM
14	Prevent construction of large buildings and roads that will change the character of Estes Valley, e.g. the loop and the "affordable housing" development on 7.	7/31/2019 9:16 AM
15	Uniformity. I would like to see a Planning Commission with responsibility for the entire valley, that is elected and has real authority	7/31/2019 9:11 AM
16	Protected areas and low density zones, covering much of the county part of the valley, that cannot be changed by the town; see IGAs for Lyons and Steamboat Springs as examples.	7/31/2019 7:45 AM
17	a REAL and purposeful inclusion of the people living in the Estes Valley and planning area--not token meetings after the decision has been made	7/30/2019 2:05 AM
18	With the current lack of confidence in the town staff, their should be more transparency and oversight.	7/29/2019 2:56 PM

19	support the existing IGA	7/25/2019 9:20 AM
20	consistency in ordinance and process between town and unincorporated area within the valley	7/25/2019 7:43 AM

Q6 Three to five years from now, my vision for land use planning in the Estes Valley is: (please share your ideas)

Answered: 103 Skipped: 22

#	RESPONSES	DATE
1	I admit this is not a future vision or answer to this valley's vision, however, most important to me is to insure that the zoning codes that currently exist remain in effect and are enforced ...and not illegally allowed to be changed by insider elected officials! i.e. Cody Walker's grandiose plan for his "Mt. Coaster" which is intended to become an entire mountain amusement center. Another example is what occurred when the town declared that "we as a populace were too uneducated and uninformed to vote on "The Loop". This kind of "insider manipulation " can no longer be tolerated if we are ever really going to arrive at a realistic land use plan for this beautiful valley..	8/12/2019 5:10 PM
2	Separation of town and county authority and planning. I don't feel the town represents the county residents interests and should not have the ability to impose their will through an IGA or other means. If the town wants to have the ability to manage county areas they should have to go through the legal process of annexation.	8/12/2019 2:24 PM
3	Uphold private property and no annexation of residential property to commercial use. Preserve open areas as much as possible to allow wildlife close habitat in the town.	8/12/2019 1:48 PM
4	land use for affordable housing, child care facility, and open spaces to keep the beauty of wilderness. I think we have gone overboard with businesses and now need to focus on making sure we balance that with residential amenities- I know that tourism is what keeps this town going, but it is beginning to feel overrun, over-used, and often overwhelming. Time to step back and see how we can balance a welcoming of tourists as well as residential unity.	8/12/2019 11:37 AM
5	Maintain existing zoning.	8/12/2019 9:26 AM
6	Strict zoning for residential vs commercial use with protection/preservation of wildlife and nature a priority.	8/12/2019 3:38 AM
7	to keep it mountain rural with no high density housing.	8/12/2019 2:01 AM
8	The proximity to RMNP heavily influences the need for detailed preservation planning by implementing policy, process, and public approval planning enforced by all who have jurisdiction in the procedure. A PUD application process should be implemented for the majority of land use developments in the EP Valley.	8/12/2019 1:27 AM
9	Still need working by-pass of congestion on elk horn & Moraine !!	8/12/2019 12:40 AM
10	IT IS IMPORTANT TO ADDRESS BOTH THE INTERESTS OF BOTH THE RESIDENTS (MOSTLY COUNTY OUTSIDE THE THE TOWN, BUT INCLUDING MANY IN WITHIN TOWN BOUNDARIES) AND COMMERCIAL INTERESTS IN ARRIVING AT AT AN EQUITABLE LAND USE PLAN. MOST RESIDENTS OUTSIDE THE TOWN WANT TRANQUIL RESIDENTIAL ENVIRONMENT MOSTLY MADE UP OF 5 OR 10 ACRE SINGLE FAMILY PLOTS. ON THE OTHER HAND THE COMMERCIAL INTERESTS, PERHAPS TO COUNTER REDUCED TRAFFIC FLOW RESULTING FROM THE POTENTIAL RATIONING OF VISITORS TO ROCKY MTN NATIONAL PARK RESTRICTIONS, ARE TRYING TO FIND WAYS TO MAKE ESTES PARK A DESTINATION ALL ITS OWN. MY FEAR IS THAT THE COMMERCIAL INTERESTS WILL RESORT TO A DOLLYVILLE, KINGS DOMINION, SILVER DOLLAR CITY, KNOEBELS OR CEDAR POINT SOLUTION, WHILE SOMETHING LIKE STONE MOUNTAIN FOCUSING ON ATTRACTIONS DERIVED FROM THE HISTORY OF RNP AND EARLY ESTES VALLEY WOULD BE THE DESTINATION VENUE I BELIEVE THE COMMERCIAL INTERESTS WANT AND WILL NEED. IF THE TOWN RELIES HIGHLY VISIBLE ATTRACTIONS, THEY RUN THE RISK OF LOOSING THOSE WHO VISIT FOR THE WILDLIFE, SCENERY AND NATURE AND THOSE WHO MOVED TO THE VALLEY FOR THE SAME BENEFITS. IT SHOULD ALSO BE NOTED THAT THE VALLEY CAN'T SUPPORT MORE AUTOMOBILE TRAFFIC. WE HAVE A GROWING NUMBER OF INCREASINGLY DANGEROUS AIR QUALITY ALERTS, MOSTLY OZONE ATTRIBUTABLE TO AUTO TRAFFIC. IT'S A DIFFICULT ASSIGNMENT TO DEVELOP A PLAN THAT WILL APPEASE MOST VALLEY RESIDENTS.	8/11/2019 6:10 PM

11	Please keep commercial activities in commercially zoned lots, and do not allow commercial activities to invade residential areas and the character of the Estes Valley.	8/11/2019 5:08 PM
12	Elected bodies rather than appointed, with county residents able to vote on matters which impact them. Conflict of interest requirements which reflect best practices and the 21st century. Residency requirements in some form or fashion so that those who live here are governed by fellow residents. Estes needs directed sustainable considered avenues of growth, rather than whatever any individual thinks will stick or entice tourists.	8/11/2019 4:18 PM
13	More openness, more wilderness, much less commercial development.	8/11/2019 3:45 PM
14	Maintain and increase conservation efforts	8/11/2019 1:36 PM
15	Allow residents in the rural area have a voice in how their properties are affected	8/11/2019 10:01 AM
16	Keep rural RURAL and residential where it is now -- NO COMMERCIAL or Park/Rec developments -- protect our rural quality of life!	8/11/2019 6:49 AM
17	If the current trend of ignoring the code & the comprehensive plan continues, in 3 -5 years, the Valley will become only a tourist accommodation area with no wildlife & no room for full time residents.	8/11/2019 5:04 AM
18	The overriding priority of planning should preserve the sense of community in the Estes Valley. The current imbalance favors commerce and will turn us into a resort destination rather than a RMNP via point. A phenomenon already exacerbated by too many short term rentals.	8/11/2019 3:06 AM
19	If an IGA is put in place, it must be binding and not a guideline. Given that our area is bordered by mountains, review the height restrictions, and have an independent counsel represent the Planning Commission.	8/11/2019 2:56 AM
20	Restrict commercial development which seeks to exploit the tourist industry to the detriment of Estes Park as a community and as a gateway to the natural wonders of the National Park. Restrict housing development as it relates to multiple story mansions built on subdivided land, which strains resources and wildlife habitat, and will eventually destroy what the valley is. Restrict car flow through to only those who are going over the pass to Westside or local traffic of official residents with an official pass. All other traffic must, by reservation, park in public parking facility and use public transport, which should be developed to the appropriate scale for a reasonable number of summer Nat'l Park visitors, also a reservation status.	8/10/2019 1:26 PM
21	Keep commercial and infrastructure support systems in specific areas - NOT in obviously residential areas. Compartmentalize. Respect the quiet ambience homeowners expect and paid for!	8/10/2019 6:48 AM
22	Residential stays residential	8/10/2019 5:56 AM
23	That it comply with Larimer County standards.	8/10/2019 4:15 AM
24	That commercial zoning areas be established that promote reasonable growth while preserving residential zoning. Wild aggressive growth at all costs is useless if this is to also remain a community that has identity and vitality for residents.	8/10/2019 3:34 AM
25	Preservation of the Estes Park identity that draws vacationers to our town, including the conservative/religious principles that vacationers have identified with EP.	8/10/2019 2:58 AM
26	Keep strong zoning regulations in place! Don't mix land uses, such as Residential and Private Parks and Recreation.	8/10/2019 2:44 AM
27	no more multi housing units	8/10/2019 12:44 AM
28	Land use plan that protects residential areas from business development e.g park and recreational facilities in residential zoned areas.	8/9/2019 2:52 PM
29	green belts surrounding town; architectural review board for new development in town- cohesive mountain look; NO commercial property development on property zoned residential	8/9/2019 12:33 PM
30	That the rural character of the Northend has been preserved and the quality of life is not sacrificed to economic development. That EP is a model of an environmentally aware community and not become an amusement center for visitors. All development should reflect quality design and protect mountain views and wildlife. That short term rentals have not overrun this valley.	8/9/2019 11:15 AM
31	As little development as possible. This survey guides answers that you can interpret for John Nicholas' vision	8/9/2019 11:02 AM

32	Land use planning for the Valley should be under one Planning Commission. We need to restrict development to the bare minimum. Continued aggressive development will ruin the appeal of the Estes Valley as a natural, rural landscape.	8/9/2019 10:56 AM
33	Abide by the Development Code, and insist that controversial land use applications be determined by entire boards and not the staff	8/9/2019 10:13 AM
34	similar to what it is now	8/9/2019 2:51 AM
35	Considering the non-rational "interpretations" and the gutting of our current code, I envision there will be no real land use planning. Sadly, just a continued haphazard approach to packing in more people in a beautiful but limited land area.	8/8/2019 10:38 AM
36	I want the natural setting and scenic beauty of the town's setting to be preserved. I want the wildlife to be allowed the habitat and safety they need to continue to live here. I want the beauty of the town itself to be preserved (protect the street view of the surrounding mountains). I want private profit and sales taxes to be secondary to the beauty and peace which our residents and our visitors treasure.	8/8/2019 10:09 AM
37	Preserve views, ridgelines, not a duplicate of the ski towns with high rises and malls	8/8/2019 7:53 AM
38	Residential and outdoor recreation in keeping with and conserving the natural beauty and wildlife that define the area.	8/8/2019 4:52 AM
39	Maintain the view corridors; currently there is a bias towards dense development especially along the Marys Lake Road view corridor. Thank God the developer Jim Mackey is an idiot and unable to sell/develop his parcel of land. His development plan should never have been approved by the town as it is incompatible with the comprehensive plan to preserve the Marys Lake view corridor.	8/8/2019 2:24 AM
40	No commercial development in residentially zoned areas...	8/8/2019 1:32 AM
41	Preserve open space Consider the needs of land owners and community rather than focusing exclusively on businesses.	8/7/2019 11:30 AM
42	I would like to see affordable housing located in places that are convenient to schools and encourage family living that is not nesssary in downtown in pack in neighborhood. We need open space to keep our quality of human and natural life pleasant.	8/7/2019 9:43 AM
43	Keep undeveloped land undeveloped, preserve undeveloped land for open space and wildlife.	8/7/2019 9:02 AM
44	Keep Estes rural. We are the gateway to a natural preserve, not a metropolis. I fear that Estes is losing touch with the history and character that built it.	8/7/2019 8:15 AM
45	No irresponsible high density development (for example low income and /or workforce development housing) and absolutely no commercial development in residential areas. Short term rentals need to be denied in established residential areas.	8/5/2019 1:25 PM
46	Fully integrated planning among jurisdictions. Recognition that there are limits to growth.	8/5/2019 11:26 AM
47	Respect residential neighborhoods, limit commercial activity to other properly zoned areas. Planned economic development considering and preserving the unique character of the area. Limit input from Pro development EDC	8/5/2019 11:22 AM
48	Wholesale shift away from the strong and harmful pro-commercial development bias of the current Town planning staff and toward a more balanced land use planning system that restores the original vision of a strong comprehensive plan and code, which have been badly degraded in the past several years. We need protection for the integrity of residential and accommodation zones, which are currently being threatened by weakening of code and its enforcement in order to allow commercial development that is not consistent with the long-term vision of balanced community development that is needed.	8/5/2019 10:42 AM
49	There needs to be clear zoning regarding setbacks and what constitutes rural, residential, and "town" use.	8/5/2019 10:28 AM
50	there should no longer be an intergovernmental agreement, and the county should have full jurisdiction in the Estes Valley.	8/5/2019 7:24 AM
51	High density mixed housing and commercial in the downtown center, encouraging multi-family development within walking distance of town. Continued support for a mixture of vacation rental and long-term owner/renter occupied dwellings. Limiting development out of town in wildlife corridors.	8/5/2019 5:59 AM

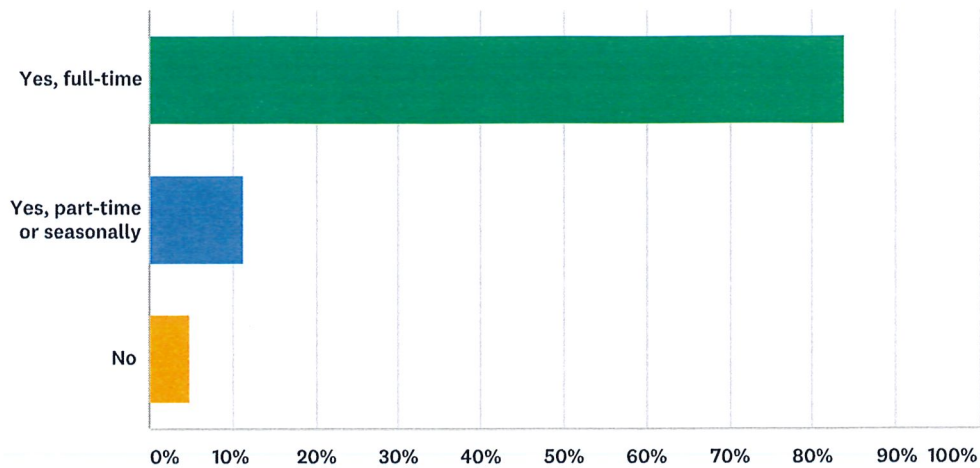
52	Independence of county unincorporated areas from town of Estes park influence given that residents of county cannot vote on people or issues in the town elections.	8/4/2019 2:42 PM
53	Balance environmental with economic needs to sustain the mountain beauty	8/4/2019 9:00 AM
54	To have a comprehensive plan that details the processes and tries to fill as many loopholes as possible, that is clearly understood and followed by all parties. To balance between development, open space (preserving nature), upgrading residential quality of life & slow down tourism development until there is a better balance between residential & tourism and the town can handle the tourism better (i.e., still gets poor ratings according to article in Trail Gazette). Quality vs. quantity.	8/4/2019 4:46 AM
55	Unified consistent land use planning across the Estes Valley. An updated Comprehensive Plan for the entire valley. More areas annexed into the town to mitigate the lack of representation of unincorporated county residents in town government.	8/3/2019 10:47 AM
56	We DO NOT want this beautiful area to become a Breckenridge or Aspen	8/3/2019 1:21 AM
57	Blue sky: The sewage Waste Treatment/Processing capability is expanded to handle beyond current max capacity. Elkhorn Estates is developed into a draw; an outdoor entertainment "walk" with amphitheater, impulse buy shops and restaurants. Elkhorn is modified for walking and the flow of Estes in general is opened. The loop is questionable whether or not it will be a successful attempt at achieving this, or whether it will be an exercise and waste of money.	8/2/2019 4:28 PM
58	that residential land and property is permanently protected and not vulnerable to spot rezoning whenever a commercial project is looking for space. Not growth at any cost.	8/2/2019 2:04 PM
59	More rounded character for the area - not just AirBnB's!	8/2/2019 1:45 PM
60	Estes Park is no longer excluding and discouraging housing for diverse workers and families.	8/2/2019 9:55 AM
61	Maintain a rural atmosphere rather than a business centric/haphazard development model that denigrates our community for the sake of progress (i.e. allowing business to benefit a few (business owners) to the detriment of residents and the public).	8/2/2019 8:39 AM
62	inclusive and accessible, encouraging those who work in the community to be able to live in the community	8/2/2019 8:01 AM
63	Rennoovation only - no new development.	8/2/2019 6:50 AM
64	Improve workforce housing, enhance residential capacity, improve and update business facilities, inns, lodges and open up vacation rentals to more landowners.	8/2/2019 5:55 AM
65	Please our unique mountain town from over development and irresponsible, high density development!	8/2/2019 1:59 AM
66	Do not try to cram in everything. We have limited space. National Park needs to work on managing too many visitors—reservation system, shuttle busses only on Bear Lake Road in summer. Businesses/town officials/residents need to understand that we live in a unique area, which is being destroyed by too many people.	8/1/2019 4:32 AM
67	A set of policies that recognize the unique character of the valley and protects it from development that does not fit this character	8/1/2019 3:45 AM
68	Conscious, environmentally-aware planning and development that preserves the natural wonders of the area while providing for economic development	8/1/2019 12:26 AM
69	Expanded downtown to include the industrial area by ep brewery Hwy7 redesigned More multi story buildings More pathways walk ways Incentives for small Buisness to come in Outdoor adventure park maybe out hwy 7 or pole hill area	7/31/2019 2:04 PM
70	Maximizing open space, wildlife space and protection, minimizing/avoiding any developments that make our unique community more touristic, built up, and further disconnected from our beautiful surroundings.	7/31/2019 12:13 PM
71	Land conservation. Remodeling of pre - existing structures, and less new development. Increase in visitor taxation to help increase tax revenue.	7/31/2019 11:45 AM
72	responsive, common sense, light ordinances put back and enforced; county is a big offender with street lights	7/31/2019 11:36 AM
73	Protect wildlife corridors and limit growth	7/31/2019 11:25 AM

74	The town is able to grow in a way that is visitor and resident friendly	7/31/2019 11:04 AM
75	A central focus on conservation of undeveloped land. In terms of 'who', I consider the differing resources, between the Town and County; the Town is comprised of about 150-/+ staff, whereas, the County has several hundred staff and more resources to better support the greater operations.	7/31/2019 9:54 AM
76	Preserve the natural beauty and wildlife friendly ecosystem that exists in the unincorporated areas. Respect the zoning restrictions on the residential estate areas of the unincorporated areas. Protect the property rights of the residents of the unincorporated areas as separate legal entities, or allow the unincorporated residents voting rights for all Estes Park, as current Estes Park residents.	7/31/2019 9:35 AM
77	A place where the visitors of RMNP drive through town in and out with ample, convenient parking to visit shops and restaurants. No buildings so massive to impact the valley's charm. Free, fast WIFI throughout the town for visitors and residents.	7/31/2019 9:16 AM
78	Reflecting less tourism more year-round needs and characteristics. Mixed use, not Euclidian zoning.	7/31/2019 9:11 AM
79	Land banking or some other remedy for the workforce/affordable housing crisis is the number one priority; without a solution, the community will continue to lose families, candidates for employment and current employees.	7/31/2019 8:32 AM
80	A process that effectively gathers input from stakeholders and applies sound methodology to decision-making for the best interest of the overall community/valley.	7/31/2019 8:20 AM
81	Tracts of land in the Town and County are still in place and protected from developers.	7/31/2019 8:09 AM
82	Land use planning is guided by an updated Comprehensive Plan that provides very specific, sub-zone guidelines that protect the beauty, wildlife and dominant single-family residential land use pattern in the county part of the valley, constrains efforts of the town to introduce ad hoc code changes serving narrow interests and those designed to push commercial activities into all parts of the valley. As part of this, distinct zones should be set up for the county parts of the valley so changes desired by the town or town property owners are not imposed on all over valley property owners.	7/31/2019 7:45 AM
83	Unincorporated areas will return to county governance by which zoning regulations will be enforced accordingly.	7/30/2019 2:19 PM
84	To protect habitat for wildlife and decrease irresponsible growth. We do need employee housing and affordable housing, but need to think how we build and where we build.	7/30/2019 8:35 AM
85	A stronger leaning towards conservation as well as a more uniform look to new housing.	7/30/2019 6:49 AM
86	The entire Estes Valley is consistent with its look-and-feel, a constant theme throughout. Planning and protection should be uniform throughout the entire Estes Valley.	7/30/2019 3:24 AM
87	Limit further expansion of building and land utilization to those areas that are already involved	7/30/2019 2:05 AM
88	Incorporate neighborhood building as a community, vs allowing businesses to invade neighborhoods.	7/30/2019 12:36 AM
89	Preservation of natural beauty with limited commercial development that enables the valley to be home to a work force adequate to serve local residents as well as serving as a gateway community to RMNP. This will require recognizing limitations to the number of visitors RMNP and the town can accommodate. In order to reach a livable balance we need to tip our efforts away from visiting EP and more toward living in EP.	7/29/2019 3:58 PM
90	YOU PRESERVE THE RURAL CHARACTER AND NEIGHBORHOODS as opposed to inundation by vacation rentals, air B&B and short term rentals that wreck owner occupied neighborhoods. The we have honesty and integrity among Town leaders and Town Planners.	7/29/2019 3:56 PM
91	Maintain wildlife corridors, keep commercial park & recreation development out of our neighborhoods. I can't believe we're even having that discussion. Restrict high density development to areas that are in need of redevelopment not new areas.	7/29/2019 2:56 PM
92	Stop unadulterated commercialization and development!!!! You are killing our Town. Read Sedona AZ article! Smell the sewage treatment plant early in the morning by the Visitors Center !! Infrastructure is lacking for the millions Visit EP is inviting here!!! Visitors are very unhappy about crowds, lines, and conditions. RMNP is beyond capacity at 7 AM!!!! Take care of the land and resources! Downsize vacation rentals so there is affordable housing for true residents! Don't build more high density/ slum housing; low quality of life causing more social problems.	7/29/2019 2:32 PM

93	keep the incorporated parts of the Estes Valley rural and without the impact of commercial enterprises including vacation rentals	7/29/2019 10:16 AM
94	A much more concerted focus on land preservation as opposed to development. To this end, a formal land purchase/easement approach with specific goals for land acquisition dedicated to preservation. A much more transparent land use decision-making policy.	7/29/2019 9:37 AM
95	Stay out of our "use" and allow land owners to make decisions for their private property.	7/29/2019 7:21 AM
96	Consistent across the Estes Valley, maintaining the character and feel of Estes while providing for the needs of the workers in the community. Growing the area through large commercial ventures is not consistent with the current look-and-feel of the community. Take care of the existing community while ensuring the current flavor of Estes is not lost to development.	7/29/2019 12:41 AM
97	Like it is, except pay more attention to the effects of high density development and be more creative regarding it	7/25/2019 9:20 AM
98	A coherent plan for the entire valley including both town and unincorporated area administered locally not in Ft. Collins	7/25/2019 7:43 AM
99	More affordable/workforce housing based on increased density within the Estes Park downtown area and adjacent to Highways 36 and 34. Preserve outlying (rural) areas (e.g., North End) for wildlife and open space.	7/24/2019 5:10 AM
100	Citizens of the Estes Valley actually be represented, and not controlled by the Town of Estes Park.	7/24/2019 1:04 AM
101	The Town of Estes Park does not support nor relate to the Estes Valley (Larimer County). Keep Estes Park Planning out of County activities.	7/23/2019 12:11 PM
102	Land owners have the right to use their land as they see fit. No government has the right to tell you what you can and can't do with your land.	7/23/2019 11:41 AM
103	Consistent throughout the Estes Valley.	7/23/2019 10:54 AM

Q7 Do you live in the Estes Valley?

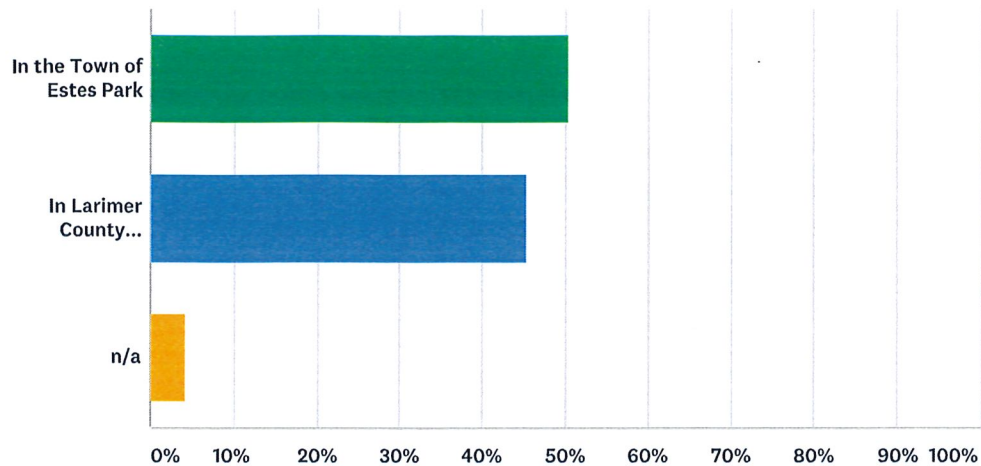
Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, full-time	83.87%	104
Yes, part-time or seasonally	11.29%	14
No	4.84%	6
TOTAL		124

Q8 If you live in the Estes Valley, where do you live?

Answered: 121 Skipped: 4



ANSWER CHOICES	RESPONSES	
In the Town of Estes Park	50.41%	61
In Larimer County unincorporated part of the Valley	45.45%	55
n/a	4.13%	5
TOTAL		121

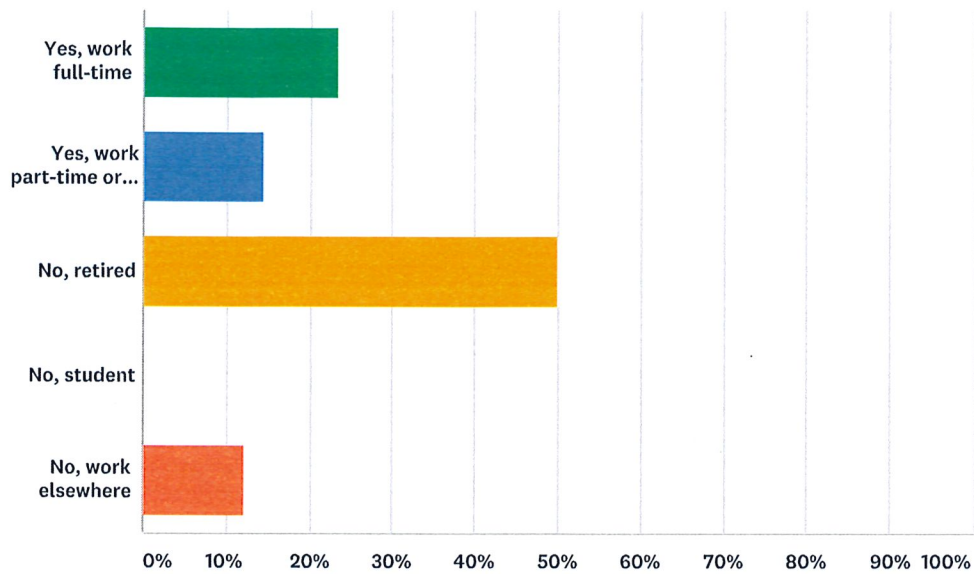
#	PLEASE NOTE WHERE YOU LIVE (NEIGHBORHOOD OR GENERAL LOCALE)	DATE
1	Carriage Hills	8/12/2019 2:24 PM
2	Carriage Hills	8/12/2019 1:39 PM
3	McGraw Ranch	8/12/2019 11:37 AM
4	North End	8/12/2019 11:05 AM
5	North End	8/12/2019 9:26 AM
6	McGraw Ranch Rd.	8/12/2019 3:38 AM
7	2023 Kendall Drive (Dry Gulch Rd) Kendall Ranch	8/12/2019 1:27 AM
8	North End	8/11/2019 4:18 PM
9	the "North End"	8/11/2019 3:45 PM
10	Waltonia	8/11/2019 1:36 PM
11	Moccasins Bypass	8/11/2019 3:06 AM
12	Devil's Gulch Rd., Chasm Drive	8/10/2019 1:26 PM
13	Aspen brook	8/10/2019 6:48 AM
14	North End	8/10/2019 5:56 AM
15	Carriage Hills	8/10/2019 3:34 AM
16	2151 McGraw Ranch Rd for 7 years and will be retiring there by mid-2020	8/10/2019 2:58 AM
17	lone pine acres	8/10/2019 12:44 AM
18	Little Prospect Mountain	8/9/2019 2:52 PM

19	Little Valley	8/9/2019 12:33 PM
20	near Dunraven on Spur 66	8/9/2019 11:26 AM
21	Northend	8/9/2019 11:15 AM
22	Black Canyon Hills	8/9/2019 10:56 AM
23	North End	8/9/2019 10:13 AM
24	Little Prospect Mountain	8/8/2019 2:44 PM
25	East side of Prospect Mountain	8/8/2019 10:38 AM
26	Ranch Meadows	8/8/2019 10:09 AM
27	Park View Ln	8/8/2019 4:52 AM
28	Mary's Lake area	8/8/2019 2:24 AM
29	Near hospital area.	8/7/2019 9:43 AM
30	Devils Gulch	8/7/2019 8:15 AM
31	Along Peak View Drive	8/5/2019 1:25 PM
32	above Drake (Storm Mountain area)	8/5/2019 11:26 AM
33	Spur 66	8/5/2019 10:42 AM
34	Windcliff	8/5/2019 10:28 AM
35	Virginia Drive	8/5/2019 5:59 AM
36	North End	8/4/2019 2:42 PM
37	Reeds Subdivision	8/4/2019 4:46 AM
38	Carriage Hills	8/3/2019 10:47 AM
39	Little Valley area	8/2/2019 4:28 PM
40	Peakview	8/2/2019 2:04 PM
41	High Drive area - year-round 4 days a week.	8/2/2019 1:45 PM
42	just outside of city limits west of Mary's Lake Rd	8/2/2019 8:39 AM
43	Pole Hill	8/2/2019 8:01 AM
44	near pinewood reservoir - 90+ minutes from estes	8/2/2019 6:50 AM
45	Prospect Mountain	8/2/2019 5:55 AM
46	Ranch Meadow	8/1/2019 4:32 AM
47	Black canyon	8/1/2019 3:45 AM
48	Wapiti Circle	8/1/2019 12:26 AM
49	Near sombrero stables	7/31/2019 3:29 PM
50	Upper Broadview	7/31/2019 12:13 PM
51	Near the Bird streets	7/31/2019 11:45 AM
52	Country Club Estates	7/31/2019 11:36 AM
53	High Drive	7/31/2019 11:25 AM
54	Grand Estates	7/31/2019 11:04 AM
55	North of Lake Estes	7/31/2019 9:54 AM
56	north end	7/31/2019 9:35 AM
57	Elk Hollow	7/31/2019 9:16 AM
58	Windcliff	7/31/2019 9:11 AM
59	Spur 66	7/31/2019 9:11 AM

60	Carriage Hills/Fish Creek Rd	7/31/2019 8:20 AM
61	Koral Heights	7/31/2019 8:09 AM
62	Grand Estates	7/31/2019 8:08 AM
63	Little Valley	7/31/2019 7:45 AM
64	Stanley Hills	7/30/2019 3:23 PM
65	North End	7/30/2019 2:19 PM
66	Chapin Lane	7/30/2019 8:35 AM
67	Little Valley	7/30/2019 1:35 AM
68	Davis Hill	7/30/2019 12:36 AM
69	West Estes	7/29/2019 3:58 PM
70	Carriage Hills	7/29/2019 3:56 PM
71	Estes Park	7/29/2019 2:56 PM
72	North End	7/29/2019 10:16 AM
73	1101 North Lane, Stanley Heights	7/29/2019 9:37 AM
74	Black Canyon	7/29/2019 12:41 AM
75	Spur 66	7/25/2019 7:43 AM
76	North End	7/24/2019 5:10 AM
77	South	7/24/2019 1:04 AM

Q9 Do you work in the Estes Valley?

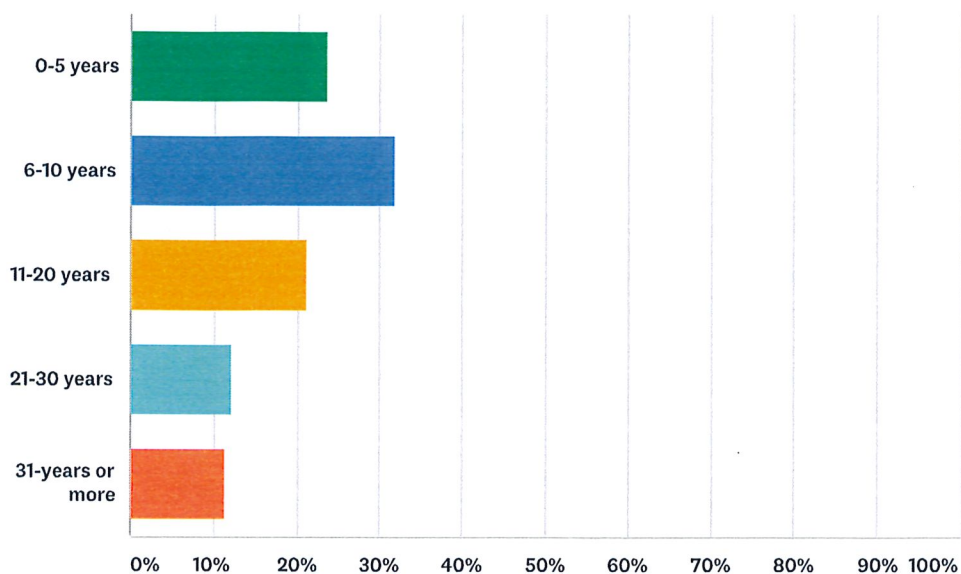
Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, work full-time	23.39%	29
Yes, work part-time or seasonally	14.52%	18
No, retired	50.00%	62
No, student	0.00%	0
No, work elsewhere	12.10%	15
TOTAL		124

Q10 How long have you lived and/or worked in the Estes Valley?

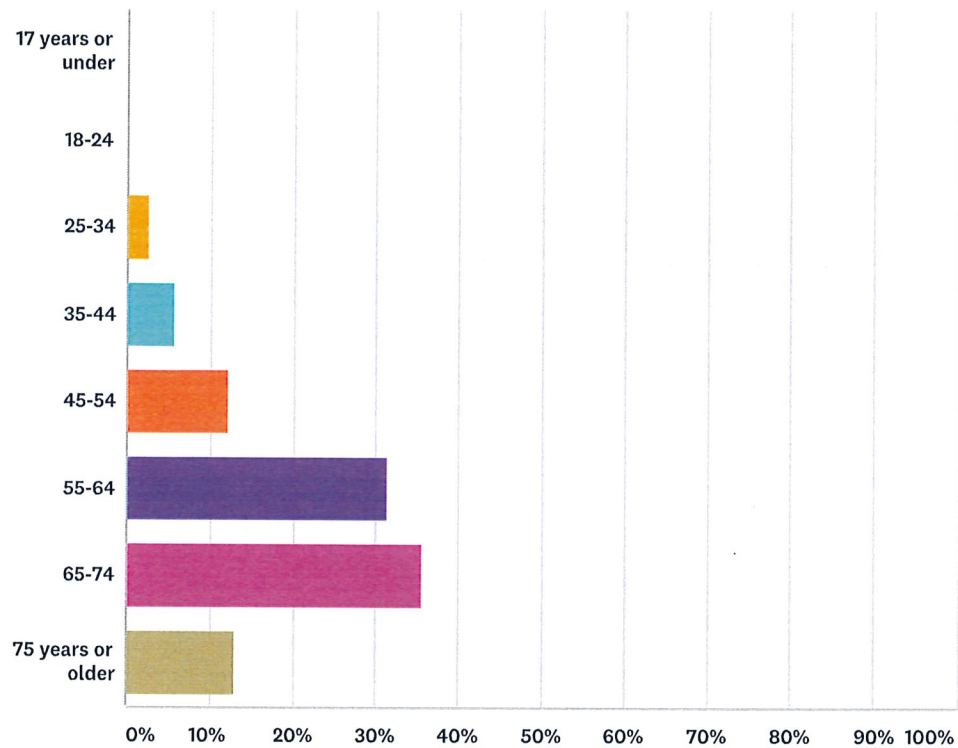
Answered: 123 Skipped: 2



ANSWER CHOICES	RESPONSES	
0-5 years	23.58%	29
6-10 years	31.71%	39
11-20 years	21.14%	26
21-30 years	12.20%	15
31-years or more	11.38%	14
TOTAL		123

Q11 What is your age?

Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
17 years or under	0.00%	0
18-24	0.00%	0
25-34	2.42%	3
35-44	5.65%	7
45-54	12.10%	15
55-64	31.45%	39
65-74	35.48%	44
75 years or older	12.90%	16
TOTAL		124