

Down Valley Community Meeting Notes January 7, 2020

There were 21 people in attendance.

Kaye Simonson, County Planning Director, presented notes from the August 20 meeting and explained the population estimates. It was explained that a Community Master Plan is the best next step so we understand the community needs. The County anticipates beginning work on the plan in 2021, following completion of the master plan for the Telluride region. Research done for that plan, such as demographics, will help inform the plan for the Down Valley neighborhoods.

The following is a summary of comments made during the meeting.

- Wireless connectivity is a critical need.
- A Citizen Committee should be formed for to help guide development of the Master Plan. It should build on these community meetings.
- Commissioner Kris Holstrom noted that the County is gathering information on a range of costs for water and sewer systems, reaching out to Colorado Counties, Inc., Rico, and other locales and sources.
- It was noted that estimates of trenching for main lines can be obtained, since most contractors have an idea of cost.
- There was discussion regarding whether it would be a single system or multiple systems. That would be determined through future planning but it is expected that multiple small wastewater treatment systems are most economical.
- The Master Plan would identify future density, uses and zoning.
- The Master Plan looks at both community goals and technical issues, i.e. transportation, services, geotechnical conditions.
- There were questions about property types and how many vacant parcels there are. All properties identified as “Residential” in the summary table on the handout have residences on them according to the Assessor. Only 15% of the parcels in the area are classified as “Vacant” and have no development. The buildability of those parcels has not been evaluated. The vacant parcels do not include the County/Trustee parcels in Placerville.
- There were questions regarding the types of water and septic problems people had. While the survey asked people if they had problems, we didn’t quantify the nature of those problems. For example, if water problems were reported, we don’t know if that problem was quality or quantity. Some people may have provided an explanation in the open-ended text responses. It was mentioned that if we had a drought in consecutive years, many more people would be expected to have water problems.
- It was asked if it was known how many people had participated in the Delta County water testing. That program has now ended.

- It is important to inform people about the technical side of their property – water, septic, power, etc. Some are not aware of conditions or the full costs associated with a system until there's a problem.
- Telluride Wastewater Treatment Plant is raising their septage dumping fee, which is impacting septic pumpers and property owners.
- What are the next pieces on which the community can help? The community should keep the discussion going, build lines of communication, and continue to gather input on wishes and issues.
- Can the County map the age of OWTS using GIS? How many systems are within 100 feet of the river?
- Why did 65% of property owners not respond? Is the response sample fully representative? (Note: respondents were proportionally distributed within each neighborhood, e.g. the percentage of respondents in Placerville was close to the percentage of parcels in Placerville.)
- Can the County help subdivisions get grants for infrastructure projects?
- Planning for the future is a community decision. The Master plan is needed to identify the vision and goals. There is a need for community organization when planning.
- Build communication networks within neighborhoods.
- Plan for the whole area but also recognize the neighborhoods.
- Include the Leopard Creek/Highway 62 corridor.
- Residents would like information on next summer's CDOT project. (CDOT will be posting information in the coming months at <https://www.codot.gov/projects/southwest-colorado-projects>. You can also search the CDOT page for "CO 145 Keystone to Placerville Resurfacing.")
- The planning committee should include representatives from each of the neighborhood areas. So far, 8 people have expressed interest.

Community Outreach:

- Email
 - (Note that the County will send mass e-mails as a blind copy, since not everyone wants their email address going out to large groups. If you do not want to receive emails from us, let us know and we will remove you from the list.)
- Walk the neighborhoods and talk to people
- Use neighborhood networks
- Join the Facebook page – Down Valley Community Coalition (DVCC). Contact Colin Sullivan for more information
- County web page – go to <https://www.sanmiguelcountyco.gov/573/Down-Valley> for meeting materials, studies, and announcements
- Any other suggestions are welcome