



Household Community Survey

Analysis Report

September 2019

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Table of Contents

01	Background & Context	5
02	Approach & Methodology	9
03	Response Analysis	13
04	Strategic Next Steps	29

Appendix

A	Survey Form	33
B	Written Comment	37

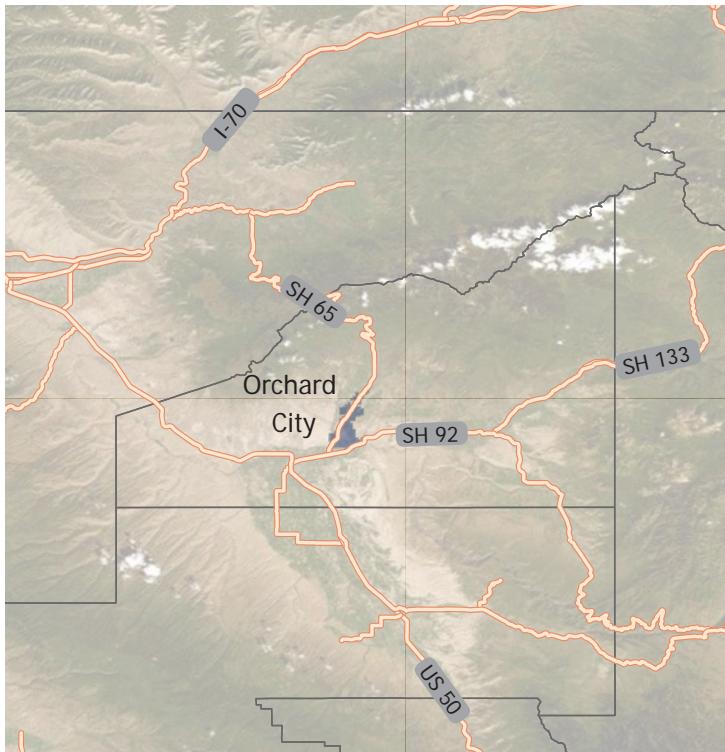
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01: Background & Context



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Community Profile



Incorporated in 1912, Orchard City joined together the three unincorporated communities of Eckert, Cory, and Austin. While the three communities are together Orchard City, there is still strong community ties to each individual community which is further solidified with separate post offices and zip codes. Residents of each community place a very high value on their respective identities. Because of the strong tie to each of these three areas, it is important to continue to recognize each as distinct parts of the greater Orchard City.

The town lies on the south sloping plateau that extends from the lower slopes of the Grand Mesa south to the bluffs above the Gunnison River. This relatively flat elevated bench is bounded on the west by the Tongue Creek and the east by Harts Basin and Dry Creek.

The value of residential real estate in the community has brought change to local development patterns. The disparity between financial return from agricultural activities versus that of residential development has put pressure on farmers, ranchers and orchard operators to sell or otherwise develop their property for residential purposes.

Today, Orchard City is faced with development pressures from both inside and outside the community. The town has been involved in discussions about central sewage treatment, zoning concepts, a local sales tax, capital improvements, and other community development related topics. The town continues to retain cultural values of small government, no zoning, no local sales tax or property tax, no central sewage treatment, a quality central water system, and operation of a road network. It is anticipated that growth pressures will continue and Orchard City will be faced with ongoing consideration of these topics, and others, into the future.

Context

Town records show that since at least 2003 multiple requests to investigate nuisance complaints have been reported. Discussions on these requests were usually tabled and very rarely addressed or remedied.

Since September of 2011, there have been a number of complaints – mostly via anonymous telephone calls – on everything including but not limited to animals, noise, vermin, trash, rubbish and smoke. Additionally, a few letters to the editor have even been published in the Delta County Independent. When asked the town's position and action taken on these complaints, the town has no option other than to respond with the facts - the town has no ordinance addressing these concerns so there is nothing that can be done. Even if the Town did have an ordinance, addressing nuisances to ensure the health, safety and welfare of the community, there is a lack of resources available to enforce the regulations. Town staff regularly recommends town residents call the Delta County Health Services Department to see if the complaint is covered in their regulations.

Throughout this time, the closure of the coal mines led to a large number of homes being abandoned. Although most of these properties have since been sold, there are a few that have become uninhabitable and now contribute to the overall run-down look of the town.

On May 17, 2018, the 2018 Brownfields Redevelopment Resources for Your Community Workshop was held at Town Hall. It was learned that there may be viable options in cleaning up some of these properties scattered about the town. Around the same time, citizen outcry began pressing for the town to become proactive instead of reactive in dealing with

nuisances. It is clear that brownfields and nuisances should have some sort of standard to keep them from infringing upon public health, safety and welfare of the community or negatively impacting nearby property values. This proactive approach requires an enforcement officer, which in turn requires funding.

It appears there is community and political interest in addressing these issues once and for all. Therefore, the town began a community engagement effort to gain feedback, input and guidance on how to address these concerns while upholding the values which make Orchard City a pleasant place to live.

The first engagement effort was a community preference survey where qualitative preferences were provided through the use of graphics and images. The full Public Meeting Unleashed Analysis Report, May 2019 is available at Town Hall.

This effort, the second engagement effort, builds off of what the community preference survey found by expanding the scope of questions. This report presents the results of this second engagement effort and makes recommendations for future actions to continue to build on concepts that are generally agreed on by a majority of the community members.



02: Approach & Methodology



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Objective

The objective of the household survey was to gather additional insights on various topics, ideas and projects the town has been evaluating, and to assist the Town of Orchard City Planning Commission, Board of Trustees, and town staff prioritize projects, identify next steps and allocate resources. The household survey, and this report, builds off of previous outreach efforts including the preference survey completed earlier this year.

The primary objective of this report is to present the survey results in an unbiased and unaltered manner. Additionally, it provides professional inference and analysis of the responses to help town and community leaders understand how to best use the information.

Since community sentiment is complex and interrelated, no singular recommendation, interpretation or analysis should be taken to be definitive. The information received from this survey and recommendations laid out in this report should guide action steps and where additional community dialogue may be needed to bolster community support.

To reach as many residents as possible, the town mailed out the survey form to every postal customer in the three zip codes including post office box holders. This saturation reached 1,774 households. The previous engagement effort - Public Meeting Unleashed - was targeting residents while completing their normal daily tasks and routines while this effort brought the survey directly to them. This was intended to actively reach a larger participant pool and solicit a higher response rate (the percent of people who received the survey who provided responses).

Survey Setup

The survey was laid out in six parts, A through F. Each part asked questions on a different topic and questions within each part were written to measure the respondent's level of agreement or disagreement with a particular statement. The six topics seeking input through this survey were:

A. General Community Understanding	D. Water
B. Land Use	E. Roads
C. Town Services	F. Financing & Funding

Additionally, these parts comprise three different types of questions.

The first type of question, used in part A, asked for Yes or No response. The intent of these questions is to find out if the respondent was aware of information presented by the town. While these questions didn't provide deep insights into the community opinions, they do allow a baseline understanding to be established.

The second type, used in parts B - E, was to understand a respondent's level of agreement with a statement presented in the survey. For this type of question, the possible responses were "Strongly Agree", "Somewhat Agree", "No Opinion", "Somewhat Disagree", and "Strongly Disagree". By providing five options, the town could better understand the respondents level of agreement which could be used to develop priorities in addressing the survey results.

The third type, used in part F, was to understand a respondent's willingness to put their money behind their response by asking if they'd be willing to pay for a particular public service, asset or amenity. For this type of survey, the possible responses were "Not willing to pay anything", "Somewhat willing to pay", "Might pay depending on cost", "Willing to pay", and "Very willing to pay". The responses in this type will assist town officials in determining what service, asset or amenity the community would be willing to financially support. Furthermore, when analyzed in conjunction with other parts of the survey, town officials are able to understand what amenities respondents may want but may not be willing to pay for which could inform an educational outreach effort to gain additional support for a particular service, amenity or project which may require public funding.

Quality of Data

As could be expected from a mailed survey to a very broad audience, some responses required interpretation. In general, the data was reliable, however, the following scenarios were encountered when the responses were input into the electronic tally form:

1. Some respondents identified more than one response for a given question. Therefore, the sample size varies between questions. The sample size for each question is provided in the report.
2. Some respondents did not fill out all questions. In these cases, only responses filled out were recorded. The presented percentages represent the number of responses for that particular question, which could be different than the percentage of total number of surveys received.
3. Respondents were able to provide written comments for any question of the survey, however, due to lack of space or length of comment, not all comments were fully legible nor easily connected to a particular question. To the best of our abilities, comments were tied to particular questions or parts, but there should be some flexibility in the comments sections. Because of this, the written comments were not interpreted or analyzed in connection with the survey responses. However, they should be reviewed for general community sentiment and feelings towards particular parts, concepts, or projects.

Reliability of Survey

Understanding the reliability of the survey results is extremely important to successfully utilizing the results. When determining the reliability of the survey, there are four elements used: population size, sample size, confidence level, and margin of error. All four of these elements must be used together to determine the level of reliability. In general, as the sample size gets larger, the confidence level increases and the margin of error shrinks.

Population Size:

Population size is the total population sent the survey. The survey was sent to 1,774 households throughout Orchard City, therefore, the population size is 1,774.

Sample Size:

The sample size is the number of responses received. Of the total 1,774 households sent the survey, 351 responded. Since some questions have more responses than others, the sample size varies by question. The sample sizes for the Community Household Survey ranged from 314 to 339 with the average sample size being 327.7.

Confidence Level:

The confidence level is the level of certainty that the actual percentage of the community's opinion falls within the margin of error. Typically, a confidence level of 90%, 95%, or 99% is used in surveys. A confidence level of 95% was chosen because it is the generally acceptable level for community surveys such as this one.

Margin of Error

The margin of error is the range within which the actual opinions of the entire population are likely to fall. The range is determined by adding and subtracting margin of error to the response percentage. The smaller the margin of error, the greater the confidence in the results. A reliable margin of error is generally between 4% and 8%. Typically, a 5% margin of error is used. For this survey, the margin of error was calculated based on the population, sample size, and confidence level to be +/-5%.

In short, based on these calculations, we can be 95% confident that the actual views of the Orchard City community are within +/-5% of the survey responses. This is within generally accepted thresholds, therefore, the responses received in this survey can be generally relied upon to guide decision makers, provided the level of confidence is taken into account.

03. Response Analysis



General Responses

In general, the community views are split on many of the topics covered in the survey. Given the split responses, it is apparent that prior to taking action, additional education and community dialogue is necessary to better understand the communities views.

Reviewing the written comments received, there were many more comments with negative connotations than positive connotations. This could be indicative that those who are opposed to the concepts presented in this survey hold very strong opinions whereas those who agree or don't hold strong opinions on the concepts didn't feel it was necessary to provide a written response. When using this survey to guide decision making efforts, the percentage responses should be used first since those include all opinions of those responding while the comments may not be representative of all respondents. The written comments can help formulating an approach and messaging because they do provide valuable insights into the sentiments behind the responses.

By the Numbers:

Pop. Size:	1,774 Households
Responses Rec.:	351 Surveys
Avg. Sample Size:	327.7
Response Rate:	19.8%
Confidence Level:	95%
Margin of Error:	+/-5%

Format of Analysis

A “Quick Reference Recommendation” is provided for each question throughout this report. This recommendation is only based on the responses to the single question alone and is intended to help prioritize next steps out of this report. As mentioned earlier, these recommendations should be used in context with other responses throughout the survey.

To reach the Quick Reference Recommendation, the responses were first grouped as either “Agree”, “Disagree”, or “No Opinion”. To do this, for parts A - E the “Strongly Agree” and “Somewhat Agree” were added together to reach the “Agree” total. Similarly, the “Strongly Disagree” and “Somewhat Disagree” were added to reach the “Disagree” total. The remaining were categorized as “No Opinion”. The following method was used to determine the recommendation.

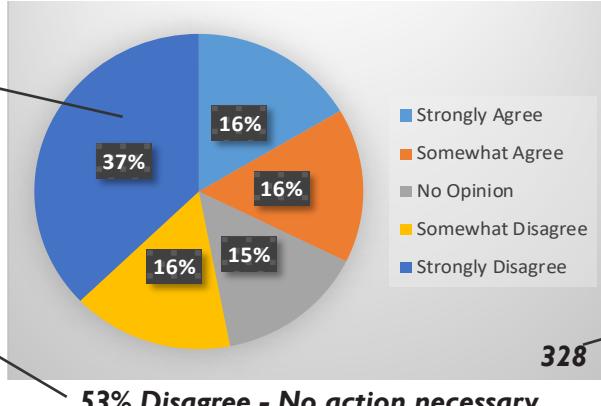
- If 50%-60% of respondents feel one way or another, recommendation is “some action should be taken”. In some cases, a recommendation of “no action should be taken” is made if the question is written in a way that the action surveyed is not supported.
- If over 60% of respondents feel one way or another, recommendation is “action should be taken” or “no action should be taken” depending on the format of the question. This recommendation suggests that there is greater community support and the town can be more confident on the topic.
- If 50% of respondents don’t agree one way or the other, there is no majority consensus in the community. Therefore, recommendation is “no action necessary”.
- Since part F uses different responses, the “Not willing to pay” and “Somewhat willing to pay” were combined to create a group that was less willing to pay for the purposes of this analysis. The other responses were combined to create a group that was more willing to pay for the service or amenity. These classifications give the town a better idea of those who would pay for a service and those who would not.

Additional narrative and recommendations are provided within each Part, and a summary of action steps that could be taken based on this survey is included in Chapter 04 of this report.

Sample Quick Reference Recommendation:

5. The town should regulate home-based businesses. (Businesses located within a residential home and neighborhood)

Each pie chart presents the percentage of each response received for the particular question it represents.



The question as written in the survey is provided easily relate the chart to each question.

“Quick Reference Recommendation”

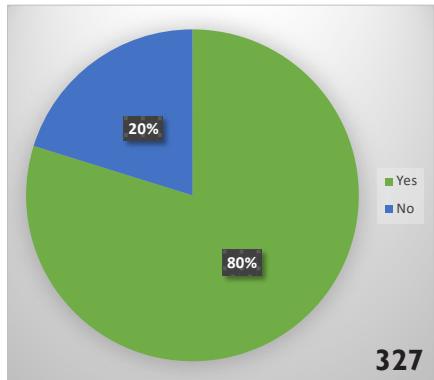
53% Disagree - No action necessary

This is the sample size for this particular question.

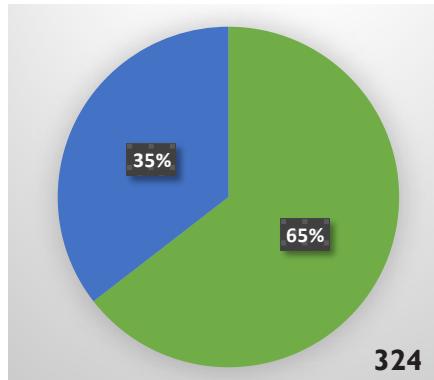
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Part A: General Community Understanding Responses:

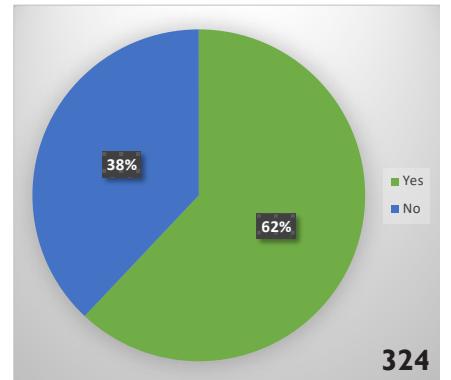
1. Are you aware that the town was incorporated in 1912?



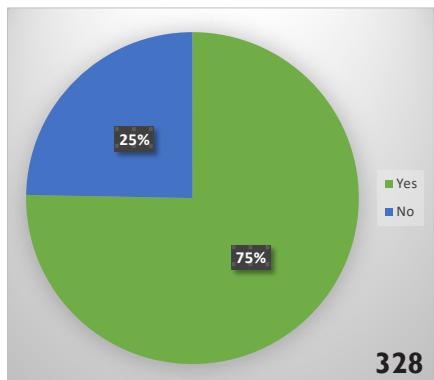
2. Are you aware that the town is not an irrigation district?



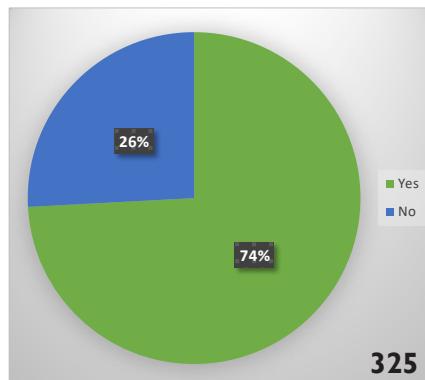
3. Are you aware that the town has no business licensing?



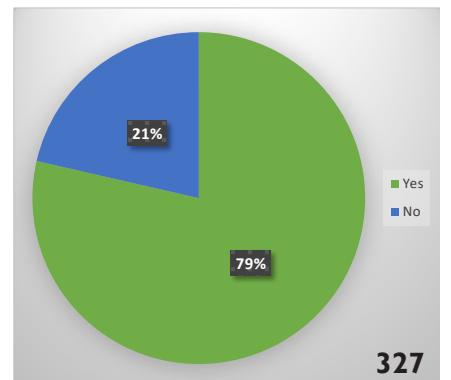
4. Are you aware that the town has no property tax?



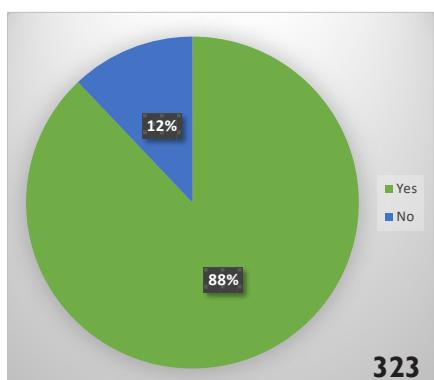
5. Are you aware the town pays the County for law enforcement?



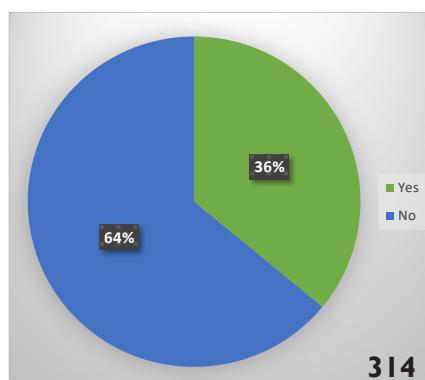
6. Are you aware that the town has no sales tax?



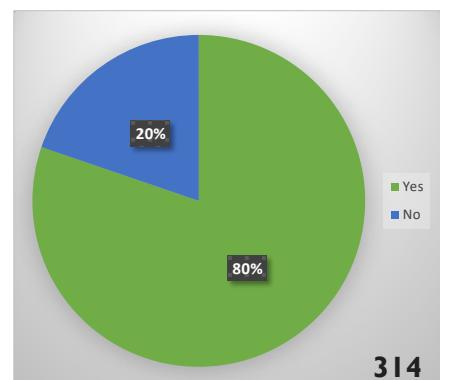
7. Are you aware that zoning is one tool for land use planning?



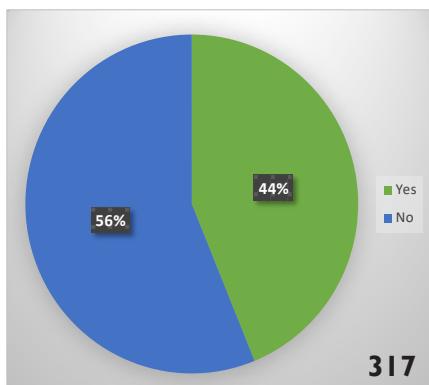
8. Are you aware the town revenue sources have declined?



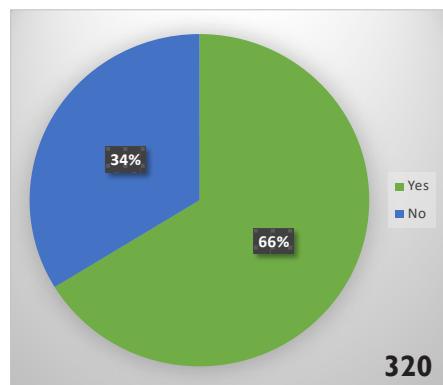
9. Are you aware that land use planning can protect property value?



10. Are you aware that Delta County is implementing zoning?



11. Are you aware the town relies on Delta County and the State to remedy health and environmental violations?



Narrative:

Part A of the survey sought to understand the town residents' knowledge of formation, organization, and structure of the town in addition to their general understanding of words or phrases which have been used to describe potential actions by the town. The intent of part A was to establish a general understanding before diving into the specific topics within subsequent parts of the survey.

Reviewing the responses, it can be assumed that most of the community members are aware of these foundational facts impacting the town's ability to fund improvements or enact and enforce health, safety and welfare violations.

Two questions respondents seemed to be less aware of were 1) declining revenues in the town and 2) that Delta County is implementing zoning. These are two fundamental concepts which, for some reason, were not communicated or understood throughout the community.

Based on the responses provided, it seems plausible to conclude that the residents, in general, are receiving information and are aware of the organization and structure of the Town of Orchard City.

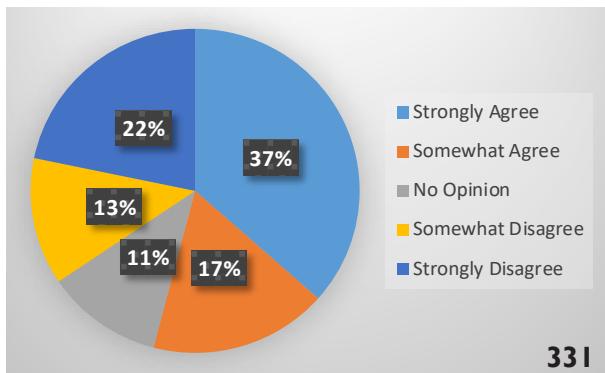
Recommendation:

Since yes and no questions don't allow for much understanding beyond the response, there are no significant recommendations coming out of part A. However, decreased revenues and Delta County implementing zoning are two key reasons the town is engaging in these outreach efforts. Since over 50% of respondents weren't aware of these, the town may want to increase communication to the community to keep them informed on the realities of the town and surrounding areas. Increasing communication could increase transparency and trust between the residents, town staff and leadership.

Part B: Land Use

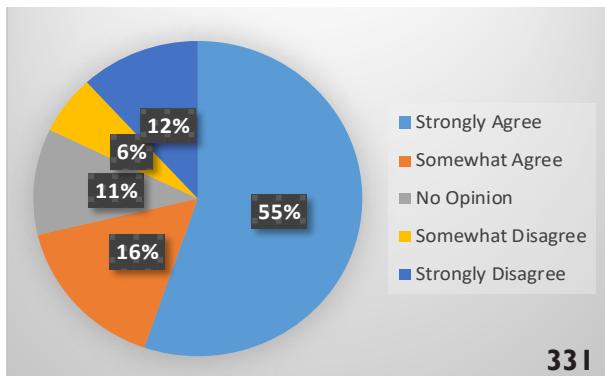
Responses:

1. The town should restrict tiny home developments consisting of multiple units.



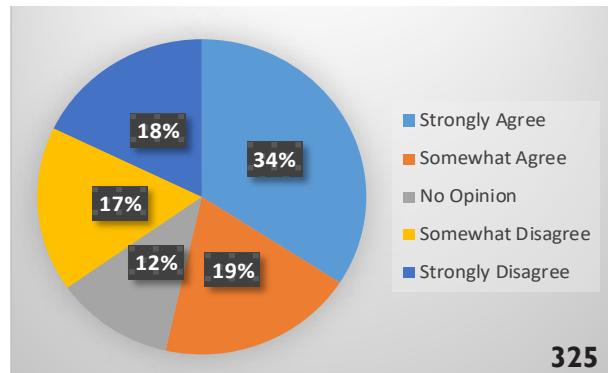
54.1% Agree - Some action should be taken

3. The Town should restrict salvage yards



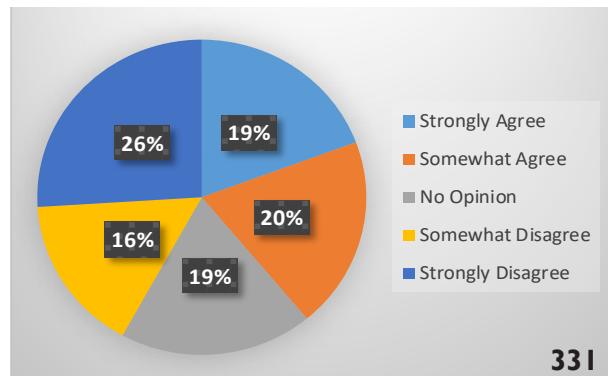
71.3% Agree - Action should be taken

2. The town should continue to restrict RV Parks within town limits.



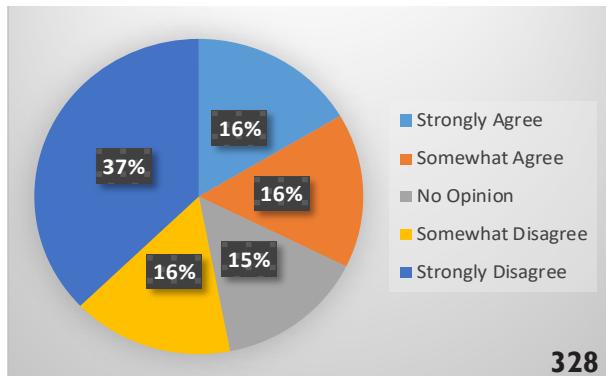
53.5% Agree - Some action should be taken

4. The Town should encourage development of camp-ground



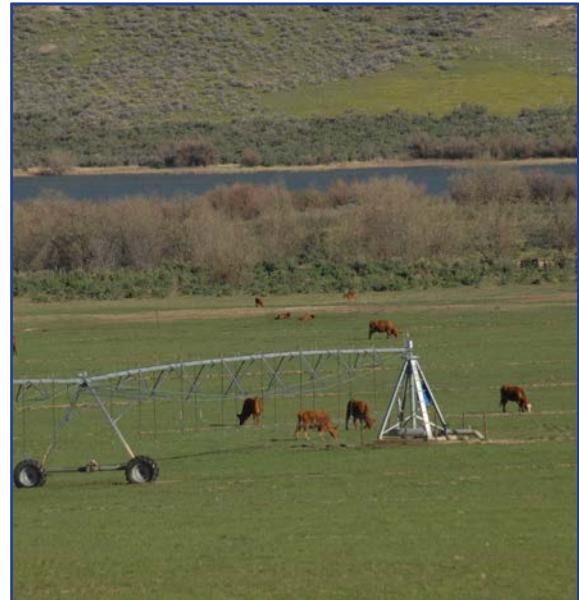
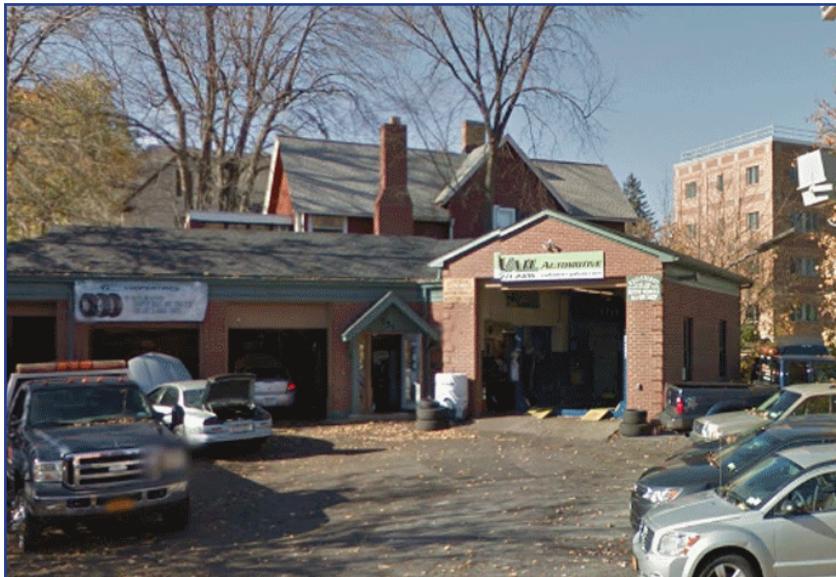
<50% Agree / Disagree - No action necessary

5. The town should regulate home-based businesses. (Businesses located within a residential home and neighborhood)



53.0% Disagree - No action necessary

Home-based businesses are prevalent in Orchard City. The Public Meeting Unleashed indicated home-based businesses were an area of potential consensus.



The Public Meeting Unleashed indicated the community prefers agricultural land uses and open spaces.

Narrative:

In general, developing standards for land uses is not desirable based on the responses as well as the comments provided. However, the only land use that the community feels strongly about are salvage yards. Because of the desire to not have land use standards, this could indicate that it is not the land use that should be regulated, but the impacts of noise, odors, dust, and views. The only other two uses which respondents supported were to limit were tiny homes and RV parks.

Recommendation:

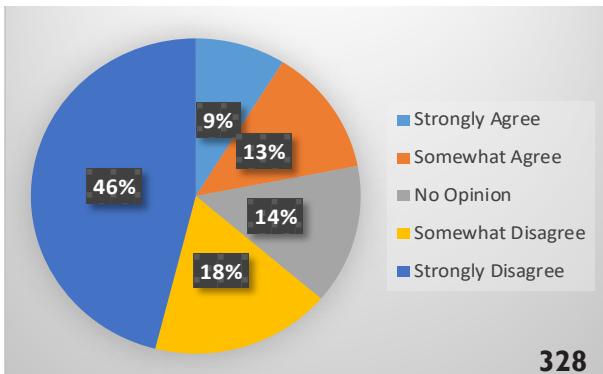
These responses indicate a desire to limit some land uses in town limits. A basic land use ordinance could be developed to limit these undesired uses in various areas within the town limits. Specifically, tiny homes, RV parks, and salvage yards should be included in this ordinance. Additionally, because home-based businesses are prevalent throughout Orchard City, authorizing home-based businesses could also be included not to restrict such uses, but to formally authorize them. This land use pattern is the cornerstone of Orchard City's culture and local economy, and they shouldn't be overly restrictive.



Part C: Town Services

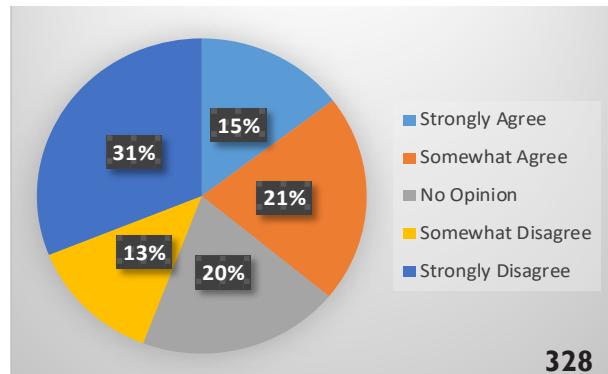
Responses:

1. The town should encourage a public transportation system.



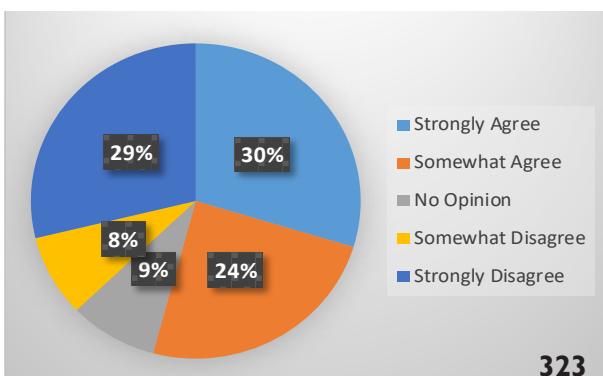
63.7% Disagree - No action should be taken

2. The town should oversee recreational programs or events (youth sports leagues, tournaments, community events at town owned property and parks, etc.).



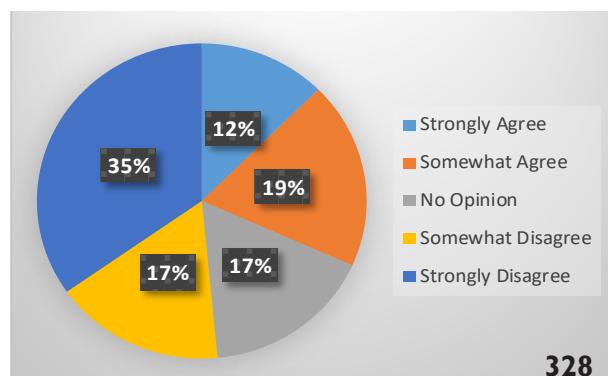
<50% Agree / Disagree - No action necessary

3. The town should create and enforce standards for citizen health, safety, and welfare (nuisance ordinance).



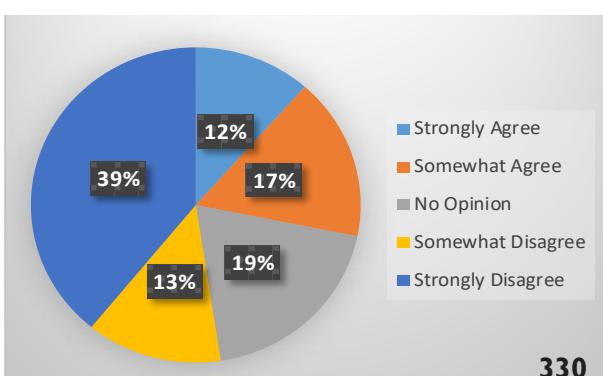
54.2% Agree - Some action should be taken

4a. The town should develop additional parks & open space.



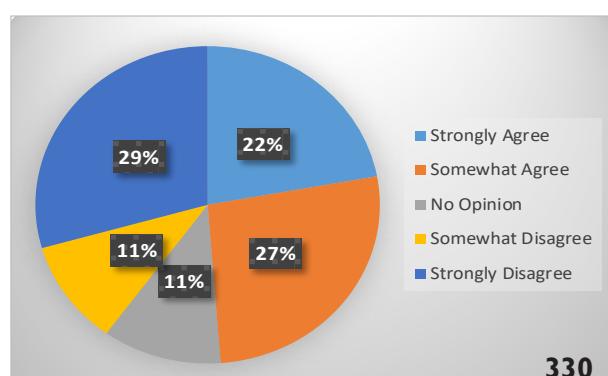
51.5% Disagree - No action should be taken

4b. The town should develop a dog park at Orchard City Town Park.



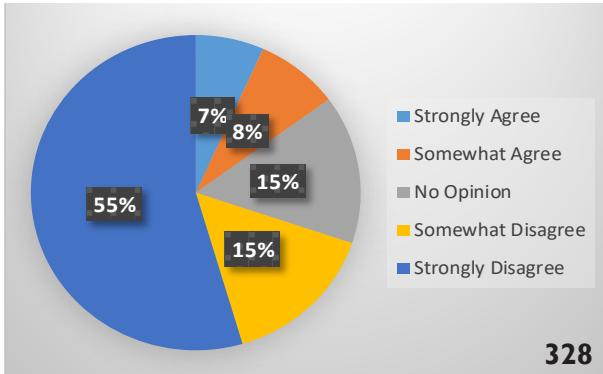
52.4% Disagree - No action should be taken

4c. The town should develop multi-use trails for walking, biking and/or horseback riding.



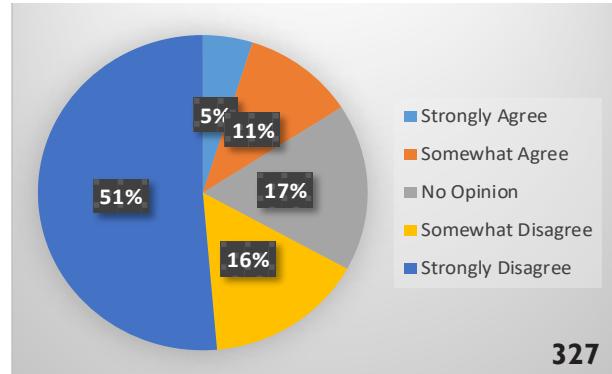
<50% Agree / Disagree - No action necessary

5a. The town should develop a Town Civic Center offering a public library.



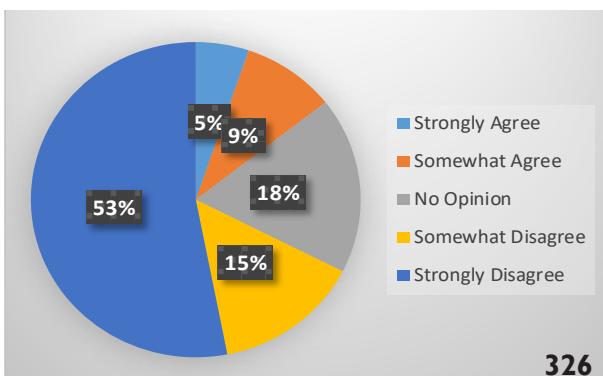
69.8% Disagree - No action should be taken

5b. The town should develop a Town Civic Center offering a cultural/history museum.



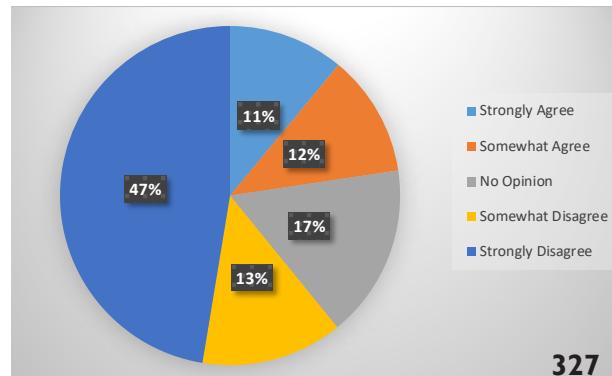
67.0% Disagree - No action should be taken

5c. The town should develop a Town Civic Center offering a visitor's center.



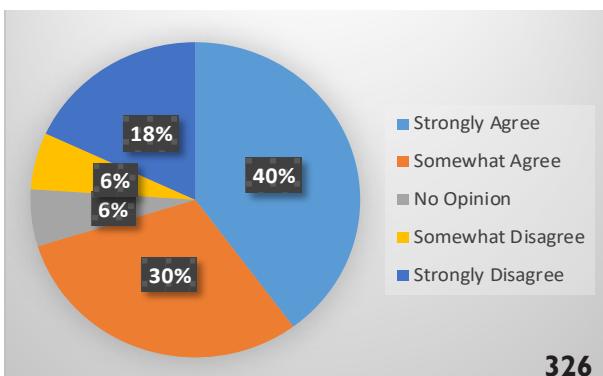
68.0% Disagree - No action should be taken

5d. The town should develop a Town Civic Center offering a senior center.



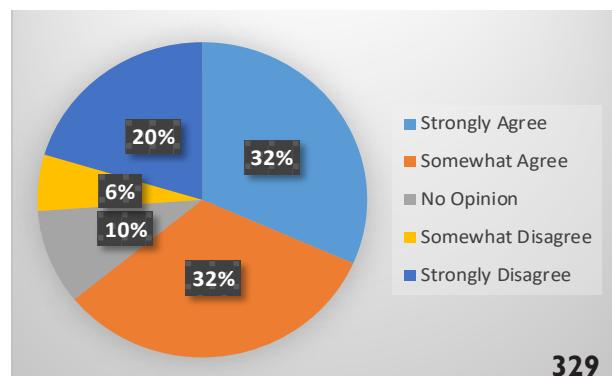
61.0% Disagree - No action should be taken

6a. The town should distinguish between land uses (residential, commercial, industrial, agricultural) for water rates and fees.



70.0% Agree - Action should be taken

6b. The town should distinguish between land uses (residential, commercial, industrial, agricultural) for land development standards.

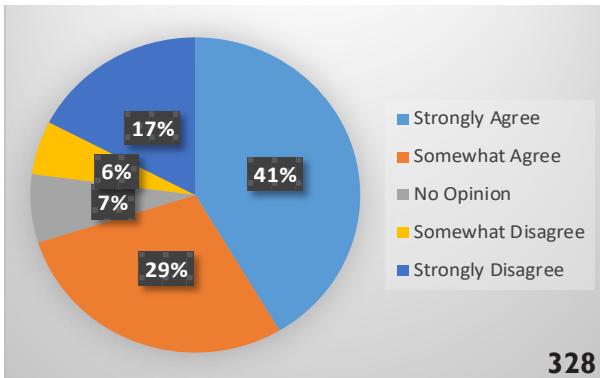


64% Agree - Action should be taken

Part C: Town Services (cntd)

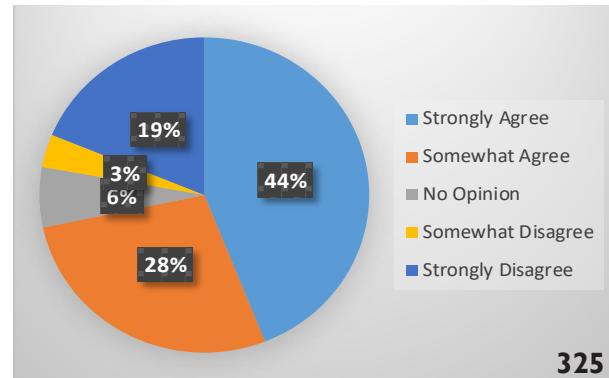
Responses:

6c. The town should distinguish between land uses (residential, commercial, industrial, agricultural) for business operations that have a greater impact on adjacent properties and neighborhoods.



70% Agree - Action should be taken

6d. The town should distinguish between land uses (residential, commercial, industrial, agricultural) for impacts on adjacent properties (such as noise, dust, smells, traffic, views, etc).



72% Agree - Action should be taken

Narrative:

Part C was deliberately written to try to understand the community desires for the role of the town and what services should and should not be provided. In general, many of the capital projects (parks, town center, etc) are not strongly supported and should not be pursued based on the results of this survey. However, written comments indicate that these actions may have more support if the town is able to receive grants and not have to pay the full cost.

A majority of respondents felt that the town should distinguish between various land uses for the four areas discussed: water rates and fees, land development standards, business operations, and impacts on adjacent property owners. The written comments indicate this is based more on the negative impacts these land uses are having on adjacent properties rather than the strong desire to limit or restrict land uses.



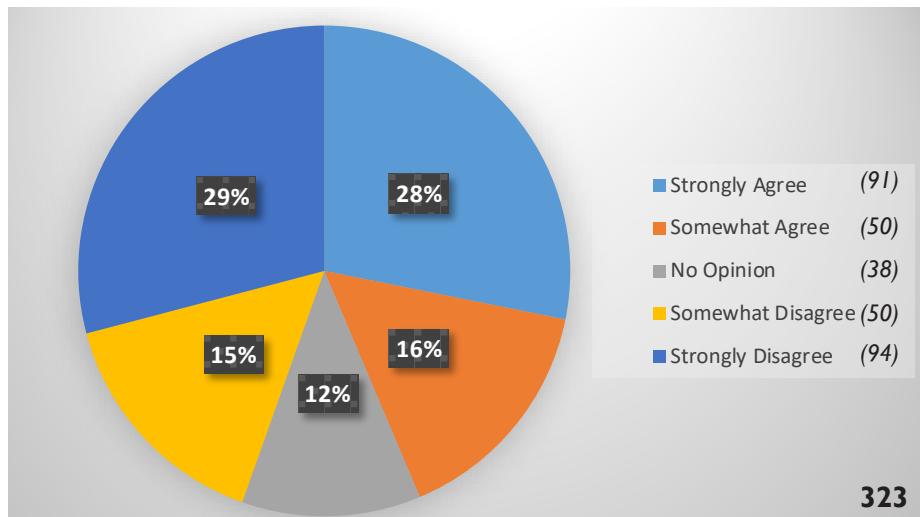
Recommendation:

The responses to part C indicate the town should pursue the development of a nuisance ordinance which can address the negative impacts one property may have on the greater community such as weeds, junk, trash, unsafe buildings, etc. While the nuisance portion of this action is clear, precisely how to address the desire to distinguish between various land uses as stated in 6b, 6c, and 6d, will need more community dialogue. The town could embark on a nuisance and land use ordinance, however, any such process should have very heavy community engagement to ensure the standards are not overly restrictive limiting the quality of life and the Orchard City culture. This will not be a quick process, but ensuring all voices are heard, concerns are understood, and a balance is reached could very well enhance the quality of life for current and future residents.

Part D: Water

Responses:

- I. The town should explore dis-incorporating and only being a water district operating the area's drinking water supply and distribution system and all public services and governmental jurisdiction to be provided by Delta County.



Narrative:

The responses to the one question in part D was split. The percentage of responses indicating either strongly agreeing or somewhat agreeing with exploring dis-incorporation is the same as those responses indicating strongly disagreeing or somewhat disagreeing. There were also a lot of comments provided in the comments section for this question. Please see those comments in Appendix B: Written Comments to this report.

Many comments referred to the town incorporating because it was the only organizational structure available to manage a water system at that time. Currently, there are dozens of special district organizational structures available to address various needs.



Recommendation:

Based on these comments and the split decision, it appears that education and community dialogue should continue to answer the many questions that dis-incorporation has. Many of the comments received indicated that people were indecisive because they didn't fully understand the intended and unintended consequences.

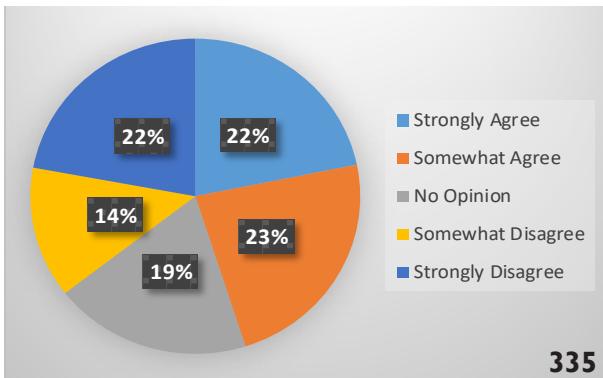
The Town could further explore what dis-incorporation would mean, how much it would cost (up front to make happen and what the financial impacts to the residents could be long-term). Initial information gathering actions that could be taken are: 1) reach out to Delta County leadership to understand their position; 2) reach out to Colorado Department of Local Affairs to understand what this action could mean to the residents and what it would take to make this happen; and 3) continue the community dialogue on what it means to be a town versus a water district to create the structure that best addresses the community needs.

This is a very complex and consequential action. No action should be taken until all sides of the issue are understood.

Part E: Roads

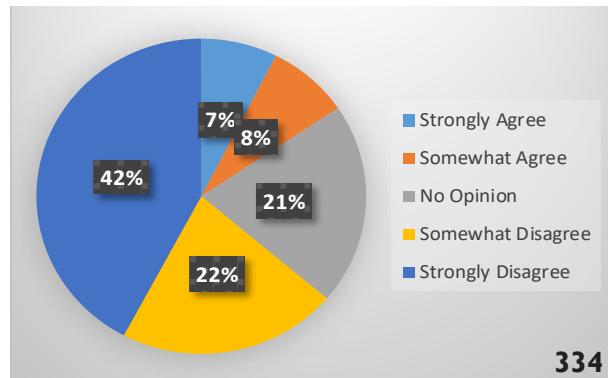
Responses:

1. The town should restrict the number of accesses to a parcel from a public road.



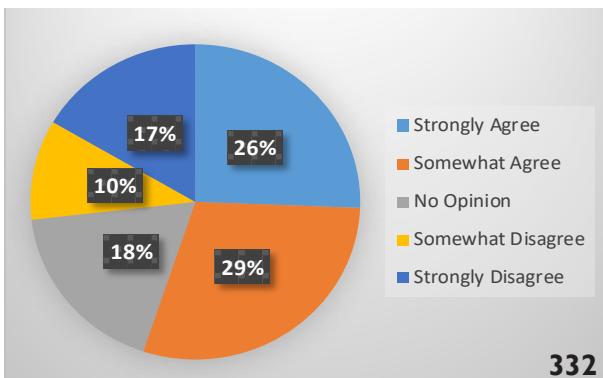
<50% Agree / Disagree - No action necessary

2. The town should not allow private streets.



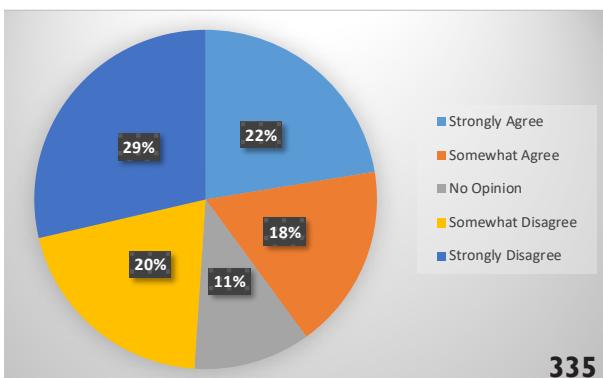
63.8% Disagree - Action should be taken

3. The town should provide maintenance to more roads that are inside town limits.



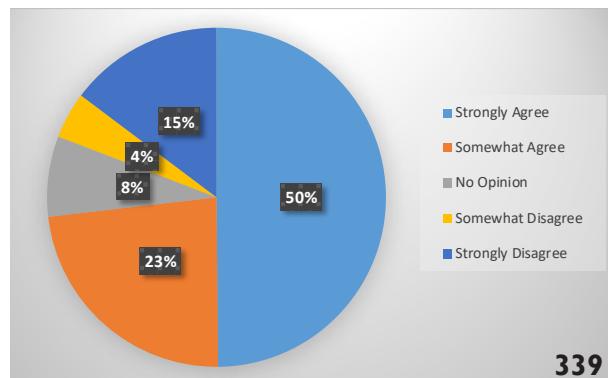
55.1% Agree - Some action could be taken

5. There should be lower speeds on State Highway 65 inside town limits.



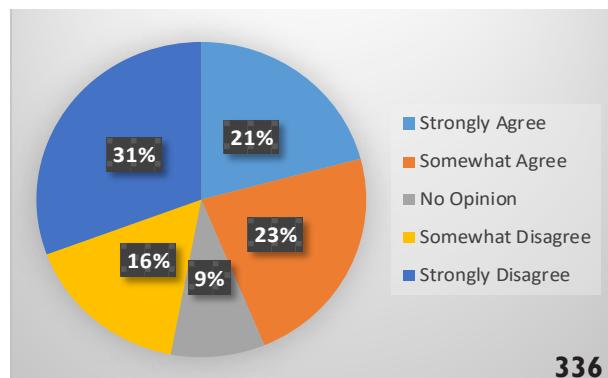
<50% Agree / Disagree - No action necessary

4. There should be passing/turning lanes on State Highway 65 for safer travel.



73.2% Agree - Action should be taken

6. Traffic control (stop signs, median design, limited direct access to the highway, etc.) should be used to increase safety along State Highway 65 within town limits.

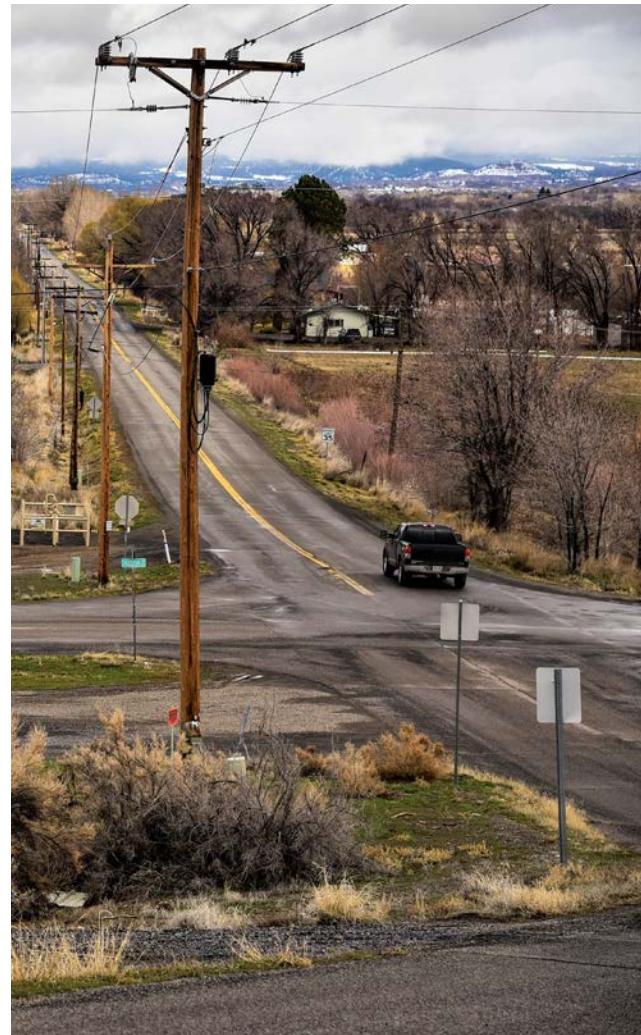


<50% Agree / Disagree - No action necessary

Narrative:

As far as the town's road network is concerned, the responses indicate that there is less interest in capital expenditures and more interest in ensuring the network is as safe as possible. Many of the written comments identify specific intersections and stretches of roads that are more dangerous than others and potential solutions the town may consider in managing those stretches. Some responses indicate an increase in maintenance and/or enforcement which could benefit from additional evaluation and community dialogue.

It should be understood that SH 65 is a state highway under jurisdiction of the Colorado Department of Transportation (CDOT). If improvements are implemented, some design elements may be outside of the control of the town since any improvements using federal monies would have to be built in compliance with federal rules and regulations. Some examples could be limiting direct access to the state highway, the installation of traffic control devices and the criteria by which the speed limit may be changed. Prior to finalizing this survey, CDOT representatives were consulted and asked if they wanted to participate in this survey. The responses related to Highway 65 will be forwarded to CDOT to assist them in future improvements through the corridor.



Recommendation:

Two items which the town can implement to address these responses are to 1) continue to allow private streets and 2) work with CDOT to lower speeds on State Highway 65, where applicable. Other items require greater coordination with CDOT and would benefit from additional public engagement and outreach. As improvements are proposed to SH 65, the public - residents directly adjacent to the project area as well as the community at large - should be included in the design process, as appropriate. If the town isn't currently involved in them, town representatives should attend the Transportation Planning Region (TPR) meetings to increase their chances of being awarded state and federal funds to assist in these safety improvements.

Additionally, over half the respondents would like to see more roads being maintained by the town. An analysis of the town's roadway system and a general evaluation of 1) priority roadways, 2) resources needed to maintain additional roadways, and 3) funding options could be completed to better understand what is possible given the financial limitations and staff resources facing the town. This could be part of a larger capital improvement program that could look at other public infrastructure such as water lines.

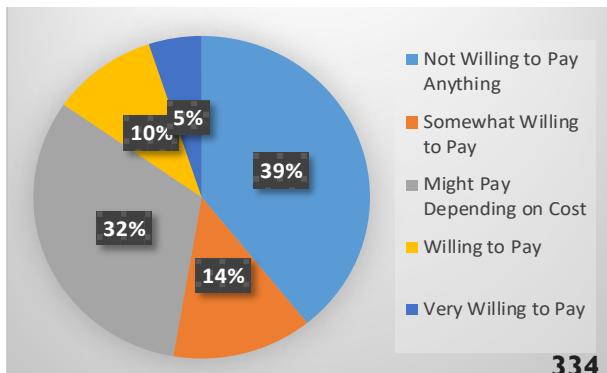


Part F: Funding & Financing

Part F posed questions asking how willing the respondent would be to pay for a given activity or program within the town. The responses were ranked from “Not Willing to Pay Anything” to “Very Willing to Pay” for the activity or program.

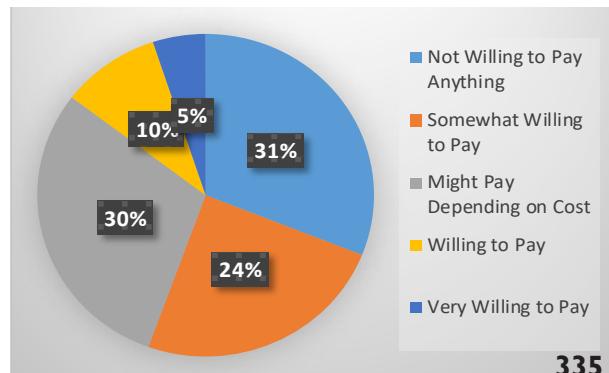
Responses:

1. Code enforcement of town ordinances.



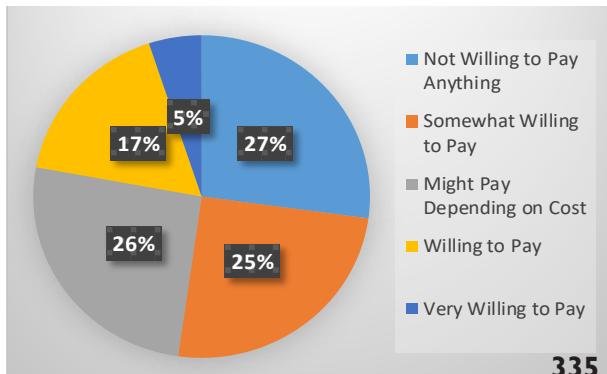
52.7% less willing to pay

2. Capital improvements to public roadways and infrastructure.



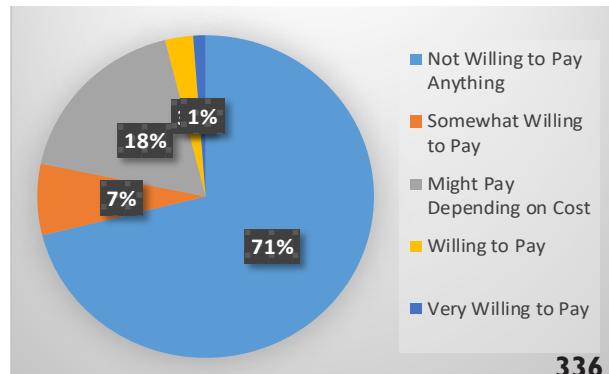
55.5% less willing to pay

3. Ongoing maintenance of public roadways and infrastructure.



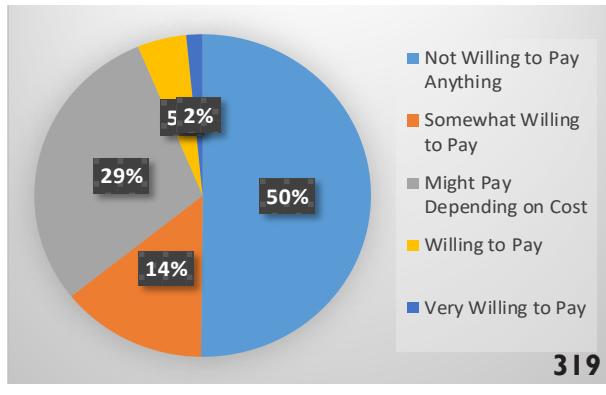
52.2% less willing to pay

4. Public transportation system



78.3% less willing to pay

5. Additional town services (services identified within the Town Services section above).



64.3% less willing to pay

Narrative:

The responses received in part F clearly indicate the community's fiscal conservative nature and an unwillingness to pay for activities or programs that are viewed as unnecessary. The summary percentages provided below the pie charts don't include those who responded "Might Pay Depending on Cost", but only those who were more likely willing to pay or not willing to pay. By grouping the responses in this way, the town can understand which efforts should be pursued through additional education, community dialogue and evaluation of more specific feelings on a particular activity or program. Using this approach, the survey responses indicate that residents may be more willing to pay for code enforcement activities, roadway and infrastructure improvements, and maintenance of the roadways and infrastructure.

Since approximately 2008, the town has been providing \$2,689 annually to All Points Transit, a public transportation service provider in Montrose. For that financial support, All Points Transit provides demand response service to the residents of Orchard City. Regardless of this past support, pursuing additional public transportation services would not be advisable based on these responses.

When viewed in conjunction with responses in other areas of the survey, there is a community desire to establish ordinances addressing nuisance issues and this Part F indicates that just over half the respondents would be willing to pay for the enforcement of such ordinances. Moreover, there were another 32% of respondents who might be willing to pay depending on the cost.



Recommendation:

A common theme through this survey is support for a nuisance ordinance and there appears to be community support for the enforcement of those ordinances, presumably above the current level of enforcement. However, there is a large portion of respondents who would be willing to support this activity depending on the costs. As such, as the community dialogue continues related to the appropriate level of ordinance, an implementation strategy that identifies costs and funding mechanism(s) to support that activity should be included.

Similar to the enforcement of ordinances, there are large percentages of respondents who might be willing to pay for capital improvements and maintaining public infrastructure depending on the costs; 29.9% and 25.7%, respectively. Additional community engagement should be held to understand the concerns and hesitation of the community to support these activities and develop a way in which they can be funded.

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04: Strategic Next Steps



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What's It All Mean?

Between the Household Community Survey and the previous Public Meeting Unleashed preference survey, the town has received a lot of good input and feedback from the community on a wide range of issues. Because of the variety of topics covered in the two community engagement efforts, the town will have to prioritize the projects based on staff and financial resources. When we compare the responses, the following next steps should be taken by the town:

1. Pros & Cons to Dis-Incorporation.

One of the first actions the town should take is to fully understand the pros and cons of dis-incorporation. This includes holding meetings with Delta County, Colorado Department of Local Affairs, and additional community outreach efforts to understand all perspectives and try to reach consensus based on the best option for the community.

2. Nuisance Ordinance.

Both the household survey and the preference survey indicated a strong desire to remove health and safety concerns from properties and make them safe. Respondents to the household survey indicated a willingness to pay for enforcement of ordinances to mitigate these concerns more quickly. This should be a top priority of the community to pursue. While the development of an inspection, violation, notification, and remediation process shouldn't be overly complicated, there should be extensive outreach and community engagement to ensure the standards do not negatively impact the general quality of life and values of the community and violations are prioritized based on their level of risk.

3. Capital Improvement Program (CIP).

The town is responsible for a lot of public infrastructure including roadways, water lines and facilities, and parks and recreation amenities. The responses in both surveys indicated that the town could better maintain those assets. The focus of many of the comments had more to do with the roadways and less on the water system, but to understand the total costs and resources needed, a CIP should be created to include maintenance, repair and expansion of all town owned assets. The asset inventory and evaluations which have been kept by the town can be used to prioritize improvements and identify potential funding sources. The CIP should look out over the next ten years and provide for annual capital improvements projects and public infrastructure maintenance costs.

4. Land Use Standards.

The survey results indicated a desire to establish some level of distinction between various land uses related to land development and commercial activities. The responses indicated enough support to warrant further community dialogue to better understand how the town can ensure the right uses are encouraged in appropriate locations throughout the town to minimize incompatibility. It is essential that these standards are not overly restrictive to a point where it deters businesses from locating or expanding within the town limits and that the values of the community are upheld.



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A: Survey Form



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Spring 2019 Community Household Survey

"Austin – Cory – Eckert"
81410 - 81414 - 81418

ssDear Citizen,

The last community surveys were done in 2003 and in 2008. Many things have changed over the past eleven years. Every effort on the part of the decision-makers is being made to provide the very best decisions and service possible, but we need to hear from you, the People, to ensure that we are either 'on track' or that we need to change course. Your time to respond and return this questionnaire is valuable – your response is valued and appreciated. We sincerely thank you for the guidance this effort will provide.

The Town of Orchard City Board of Trustees, Planning Commission & Staff

Your responses to this survey will give Board of Trustees, Planning Commission, and Staff much desired guidance on the decisions we must make that will influence the course of the Town for the next 10-20 years. Please consider that every effort to keep our Town a nice place to live is of utmost importance to the Town decision-makers and your response to this survey is very valuable to us all. **Please clearly mark your responses.**

A. GENERAL COMMUNITY UNDERSTANDING: We have heard there are a number of citizens who are unaware that Orchard City is a municipality which is operated on water revenues. Those revenues have been on the decline, therefore, the financial revenue to support Town services is decreasing. We can only move forward once we establish a base understanding of how our Town government operates. Please let us know your understanding of our community history.

	Yes	No		Yes	No
1. Are you aware that the Town was incorporated in 1912?	<input type="checkbox"/>	<input type="checkbox"/>	7. Are you aware that zoning is one tool for land use planning?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are you aware that the Town is not an irrigation district?	<input type="checkbox"/>	<input type="checkbox"/>	8. Are you aware that Town revenue sources have declined?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are you aware that the Town has no business licensing?	<input type="checkbox"/>	<input type="checkbox"/>	9. Are you aware that land use planning can protect property values?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are you aware that the Town has no property tax?	<input type="checkbox"/>	<input type="checkbox"/>	10. Are you aware that Delta County is implementing zoning?	<input type="checkbox"/>	<input type="checkbox"/>
5. Are you aware the Town pays the County for law enforcement?	<input type="checkbox"/>	<input type="checkbox"/>	11. Are you aware the Town relies on Delta County and the State to remedy health and environmental violations?	<input type="checkbox"/>	<input type="checkbox"/>
6. Are you aware that the Town has no sales tax?	<input type="checkbox"/>	<input type="checkbox"/>			

B. LAND USE: At present, 'Live & Let Live' still sets the standard for the Town which means there are no standards, ordinances (laws), or regulations on what you or your neighbors can and cannot do on their private property. While this is a cornerstone of the Orchard City culture and character, as the economic reality of private land uses shifts, this policy has been generating more and more complaints about the impact of land uses on adjacent properties and neighborhoods. The Town is seeking input on some specific items to inform how land uses and complaints may be managed to uphold our foundational values.

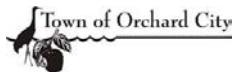
	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. The Town should restrict tiny home developments consisting of multiple units.	<input type="checkbox"/>				
2. The Town should continue to restrict RV Parks within town limits.	<input type="checkbox"/>				
3. The Town should restrict salvage yards.	<input type="checkbox"/>				
4. The Town should encourage development of campgrounds.	<input type="checkbox"/>				
5. The Town should regulate home-based businesses. (Businesses located within a residential home and neighborhood.)	<input type="checkbox"/>				

C. TOWN SERVICES: Many citizens have asked the Town to offer additional services which are typically provided by a town. Some of the amenities and services we've heard of are listed below. Please provide your perspective on each of the statements below.

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. The Town should encourage a public transportation system.	<input type="checkbox"/>				
2. The Town should oversee recreational programs or events (youth sports leagues, tournaments, community events at Town owned property and parks, etc.).	<input type="checkbox"/>				
3. The Town should create and enforce standards for citizen health, safety & welfare. (nuisance ordinance)	<input type="checkbox"/>				
4. The Town should develop:					
a. Additional parks & public open space	<input type="checkbox"/>				
b. A dog park at Orchard City Town Park	<input type="checkbox"/>				
c. Multi-Use Trails for walking, biking, and/or horseback riding	<input type="checkbox"/>				
5. The Town should develop a Town Civic Center offering:					
a. A public library	<input type="checkbox"/>				
b. A cultural/history museum	<input type="checkbox"/>				
c. A visitor's center	<input type="checkbox"/>				
d. A senior center	<input type="checkbox"/>				
6. The Town should distinguish between land uses (residential, commercial, industrial, agricultural) for:					
a. Water rates & fees	<input type="checkbox"/>				
b. Land development standards	<input type="checkbox"/>				
c. Business operations that have a greater impact on adjacent properties and neighborhoods	<input type="checkbox"/>				
d. Impacts on adjacent properties (such as noise, dust, smells, traffic, views, etc.)	<input type="checkbox"/>				

D. WATER: We have heard some citizens do not recognize Orchard City as a Town, but rather a public water utility provider. Please let us know your perspective on the function of Orchard City. Responses to this question will be taken **very seriously**.

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. The Town should explore disincorporating and only being a water district operating the area's drinking water supply and distribution system and all public services and governmental jurisdiction to be provided by Delta County.	<input type="checkbox"/>				



Spring 2019 Community Household Survey

"Austin – Cory – Eckert"
81410 - 81414 - 81418

E. ROADS: Orchard City & the Colorado Department of Transportation (CDOT) recognize safety is an issue due to the increased traffic on all roads and we would like to find ways to make travel more enjoyable & safer. CDOT has jurisdiction over the state highway system located within the Town limits. Please provide your feedback on the following items related to roadways.

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Disagree
1. The Town should restrict the number of accesses to a parcel from a public road.	<input type="checkbox"/>				
2. The Town should not allow private roads.	<input type="checkbox"/>				
3. The Town should provide maintenance to more roads that are inside Town limits.	<input type="checkbox"/>				
4. There should be passing/turning lanes on State Highway 65 for safer travel.	<input type="checkbox"/>				
5. There should be lower speeds on State Highway 65 inside Town limits.	<input type="checkbox"/>				
6. Traffic control (stop lights, median design, limiting direct access to the highway, etc.) should be used to increase safety along State Highway 65 within Town limits.	<input type="checkbox"/>				

F. FINANCING and FUNDING: The Town's only controllable income is water. Revenue is received from water rates (based on individual water usage), tap fee from new users, and monthly service fees. With declining revenues and increasing operating and capital costs, constant restructuring and prioritizing is required. The Town has not identified any costs associated with any of these items. We hope to better understand your interest in supporting these items and will focus future studies and community dialogue on these topics. Please note that information received in this section will help identify future community discussions. **No final decision will be made from this information alone.** Please provide your level of willingness to financially support the following services:

	Not Willing to Pay Any Amount	Somewhat Willing to Pay	Might Pay Depending on Cost	Willing to Pay	Very Willing to Pay
1. Code enforcement of Town ordinances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Capital improvements to public roadways and infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Ongoing maintenance of public roadways and infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Public transportation system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Additional Town services (services identified within the Town Services section above).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tell us anything else you believe should be addressed by the Town. You may also email any comments to planning@kaycee.net.

Completed By : Property Owner / Tenant

Please return this form by July 31, 2019

Name:
Address:

TAPE HERE

PREMISES	U.S. POSTAGE	SURVEY MAIL
Austin	81410	CO

POSTAL CUSTOMER

2019 COMMUNITY HOUSEHOLD SURVEY

INSTRUCTIONS

1. Open and unfold this survey.
2. Carefully read each descriptive and each statement in each of the six (6) sections.
3. Choose and mark one (1) response to each statement.
4. Please write any additional comments in the space provided. **or** you may email your comments to planning@kaycee.net.
5. Completed By: Please indicate if you are a tenant or a property owner.
6. Name and address are optional.
7. Please return this form by July 31, 2019.
8. To return this form – please choose one of the four (4) options below:
 - a) bring to the front desk in person to Town Hall, 9661 2100 Road; **or**
 - b) put in the drop box next to the flag pole at Town Hall, 9661 2100 Road; **or**
 - c) scan both sides into computer & email to planning@kaycee.net; **or**
 - d) refold* and mail back to: Town of Orchard City, 9661 2100 Rd, Austin, CO 81410. **Postage required.**

*To refold: fold along the same initial fold lines, first in half and then in thirds putting the side with 'Town of Orchard City' address on the outside. Tape the bottom and both ends before mailing. **Postage stamp is required.**

Town of Orchard City
9661 2100 Rd
Austin, CO 81410

RETAPE

PLACE
STAMP
HERE

TAPE HERE

B: Written Comments



The following comments were received with the household survey. The comments have not been edited or changed in anyway and are depicted precisely as presented within this Appendix B. These comments reflect impressions or interpretations and may not be based on facts, however, it is not the intent to rebut or correct these comments. As future projects or opportunities arise, these comments should be reviewed to better understand the comments, listen to community sentiment.

Written Comments Part A: General Community Understanding

Question #1: Are you aware that the Town was incorporated in 1912?

1. This is NOT TRUE!	5. As a water district
2. [Crossed out 'Town'] Water District	6. In order to qualify as a water district & only for that reason.
3. Austin?	
4. Though NOT Legally including Cory or Eckert!	

Question #2: Are you aware that the Town is not an irrigation district?

1. [Circled 'irrigation'] Water District	5. Domestic water - potable.
2. With all the water running thru it not sure why	6. What does that mean?
3. You are a water district!	7. Municipal Water!
4. THERE IS NO TOWN JUST {irrigation district}	

Question #3: Are you aware that the Town has no business licensing?

1. Shouldn't be.	
------------------	--

Question #4: Are you aware that the Town has no property tax?

1. Then what am I paying??!!	2. We pay Delta County	3. Yea!
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Question #5: Are you aware the Town pays the County for law enforcement?

1. And our Delta county taxes \$\$!!	4. Best bang for buck.
2. Probably cheaper than our own	5. Need more information
3. Why?	

Question #6: Are you aware that the Town has no sales tax?

1. ? 4.0	2. START DOING IT
----------	-------------------

Question #7: Are you aware that zoning is one tool for land use planning?

1. As well as placing restrictions on development & use!	
--	--

Question #8: Are you aware that Town revenue sources have declined?

1. Poor management	6. With the closing of mines & gas & oil jobs leaving.
2. I don't believe that	7. Bullshit
3. I do not believe this.	8. Cut overhead to balance budget
4. Less water more cost decreases?	9. I thought revenues were pretty flat, but inflation is driving prices up
5. H2O	

Question #9: Are you aware that land use planning can protect property values?

1. 1. NOT TRUE!	7. Govt control/abuse?
2. Disagree with this premise	8. Or it may hurt
3. As long as it is tasteful you should be able to build whenever!	9. Land use planning can be used in many ways. Driving prices up is a common use of them. It usually benefits favored parties and restricts uses for disfavored parties depending on who is in charge and can interpret the verbiage of the rules, which are generally subjective.
4. No it don't	
5. It does not!	
6. Bullshit	

Question #10: Are you aware that Delta County is implementing zoning?

1. Good	4. No, but the county is mostly rural and will not let elitists get away with turning it into country estates. Many of us work the land for our living.
2. We are in Delta County	
3. Trying to.	

Question #11: Are you aware the Town relies on Delta County and the State to remedy health and environmental violations?

1. And the Feds	3. State taxes
2. As it should be.	4. Probably OK

Written Comments Part B: Land Use

General Comments:

1. The county can control there if they need controlled.
2. None of this applies to a water district!
3. You have no authority! You're a water district
4. This might apply IF you were a town! You're a water district!
5. Live and let live is anarchy

Question #1: The Town should restrict tiny home developments consisting of multiple units.

1. Unfair. See notes
2. Small home square footage is more affordable, whether for seniors or young families, but the town water supply is limited.

Question #2: The Town should continue to restrict RV Parks within town limits.

1. Depends on size of property
2. Should be a planning issue. Okay if done correctly.
3. Need more information
4. Restrict them to the Hwy 65 corridor
5. Allow to get a use fee or city taxes like hotels & motels chg
6. Salvage yards are a long term detriment to agriculture, which is the base of the local economy
7. We should be seeking long-term residents, not transients.

Question #3: The Town should restrict salvage yards.

1. TO COMMERCIAL AREAS

Question #4: The Town should encourage development of campgrounds.

1. How many? 2 or 3 okay.
2. ONLY ALONG 65
3. If possible
4. Allow to get a use fee or city taxes like hotels & motels chg
5. Back to B-2; and really we are too dry and unsightly during camping season. Campers want cool mountain breezes, forests, and streams.

Question #5: The Town should regulate home-based businesses.

(Businesses located within a residential home and neighborhood.)

1. If taxes could be collected
2. NO, FARMING IS HOMEBASED PLEASE DEFINE "Neighborhoods" - RESTRICT THE TYPE OF BUSINESS MAYBE
3. Home-based businesses are a plus unless they involve drugs or porn or other social menaces. Be very cautious about taxing or regulating them.

Written Comments Part C: Town Services

General Comments:

1. Tax tax tax. You're a water district
2. Orchard City needs to combine with Cedaredge

Question #1: The Town should encourage a public transportation system.

1. Taxes? Are you going to raise our taxes.
2. Public transportation is costly. Encourage Uber, or helpful neighborhood carpools. /

Question #2: The Town should oversee recreational programs or events (youth sports leagues, tournaments, community events at Town owned property and parks, etc.).

1. Staffing for events is costly. If there's not enough local spirit to run them with volunteers, there probably won't be much attendance.

Question #3: The Town should create and enforce standards for citizen health, safety & welfare. (Nuisance ordinance)

1. Smoke!
2. Very subjective/should be county/state issue.
3. A cop
4. Please be specific
5. Health, safety & welfare are nuisances?
6. Nuisance ordinances are usually based on some-

ones objection to their view, and impose costs on a neighbor without other benefits. Fence or plant trees. Health hazards, work with the county. Safety, people must be aware of what they are doing; traffic hazards, overgrowth around intersections must be minimized.

Written Comments Part C: Town Services (cntd)

Question #4: The Town should develop:

a. Additional parks & public open space

1. \$\$\$ Ha! So you can have idiots hike up & down Surface Creek
2. Would this apply to board of trustees?
3. County
4. Private grants by those who use them
5. Cost?
6. We have the national forest for open space.

1. With GOCO money only.
2. Would this solve a problem?
3. Why? Plenty of room to walk dog now.
4. Leash only & pooper scoopers mandatory.
5. Private grants by those who use them

c. Multi-Use Trails for walking, biking, and/or horseback riding

1. PRESERVE OUR RURAL/FARMING/RANCH-ING HERITAGE
2. Private grants by those who use them
3. YOU HAVE GRAND MESA
4. Less Biking! No Horses!
5. As Affordable & possible
6. Multi-use trails would mess with ditch rights and private property rights and interfere with livestock grazing.

Question #5: The Town should develop a Town Civic Center offering:

a. A public library

1. There's already a library in Delta & Cedaredge.
2. With GOCO \$
3. More \$\$ You're NOT a town! You're a water district!
4. There are 2 available close by.
5. Already available in Delta & Cedaredge.
6. LOL
7. Delta & Cedaredge are fine for us!
8. A library is costly, up-front and for operation. Use Cedaredge. Pioneer town in Cedaredge covers the local area. Nobody comes just to visit Orchard City. Could open the town meeting room for specific hours/days if some seniors group could provide responsible parties to keep it clean.

b. A cultural/history museum

1. Maybe an exhibit @ town hall.
2. Not needed.
3. Already available in Delta & Cedaredge.

4. @ CITY HALL
5. LOL

c. A visitor's center

1. Not needed.
2. Already available in Delta & Cedaredge.

3. LOL

d. A senior center

1. Not needed.
2. Already available in Delta & Cedaredge.
3. Should be Cedaredge

4. We have one - Volunteers of America / Pace
5. LOL
6. Delta & Cedaredge is fine for us

Question #6: The Town should distinguish better land uses (residential, commercial, industrial, agricultural) for:

a. Water rates & fees

1. Less zoning makes it more likely for new business to move in.
2. Not needed.
3. Just usage
4. This is only a bedroom community.
5. There is already Orchard City irrigation District

for agriculture OCID

6. Water rates & fees are already based on consumption - that makes sense. Development/subdivision standards for roads, utilities, etc. already exist. Not clear what else is meant on b, c, and d. Right-to-farm should be respected.

b. Land development standards

1. Absolutely NOT & more ordinances.

2. That's called zoning.

- c. **Business operations that have a greater impact on adjacent properties and neighborhoods.**
 - 1. County regulated
- d. **Impacts on adjacent properties** (such as noise, dust, smells, traffic, views, etc.).
 - 1. County regulated
 - 2. Okay Okay Okay, not views.
 - 3. This is stupid.

Written Comments Part D: Water District or Town

General Comments:

- 1. Yes - be what you are supposed to be! Drinking water ONLY!
- 2. YES, EXPLORE & PUT UP THE PROS & CONS FOR ALL 2 - C.
- 3. That's all you ever were! Towns of Eckert, Cory, Austin. NOT Orchard City. Thanks Huerkamp haha!
- 4. Need more information
- 5. Unsure more "local" voice? As needs county-wise change?
- 6. What is most affordable.
- 7. Leaning toward strongly disagree. Growth is gonna happen better just deal with it now.
- 8. ITHINK IT'S TOO LATE.
- 9. The Town should incorporate with Cedaredge
- 10. Then we really have no voice.
- 11. Yes Yes Yes Yes
- 12. Unless we change 7-12-030!
- 13. x10!
- 14. Where is the town zip code do you have one. No junk ordinance should have
- 15. YES!!
- 16. Explore is the word.
- 17. Turning things over to the county would involve new taxes and regulations. We may be operating on a tight budget, but we operate more efficiently than the county would, and they will find ways to get their expenses covered. We would not be at the top of their priority list.

Written Comments Part E: Roads

General Comments:

- 1. Water District!
- 2. You're a water district! Hello!!

Question #1: The Town should restrict the number of accesses to a parcel from a public road.

- 1. If town remains a "town" then should do these, otherwise not
- 2. ?
- 3. ONLY IN RESIDENTIAL SUBDIVISIONS; NOT AG

Question #2: The Town should not allow private roads.

- 1. More info or to what this means.
- 2. How could this be possible? People have to get to their homes!
- 3. If town remains a "town" then should do these, otherwise not
- 4. Don't maintain

Question #3: The Town should provide maintenance to more roads that are inside Town limits.

- 1. Owned by town/not private
- 2. More town roads? Private roads? County roads?
- 3. How is the Town going to pay for that
- 4. Where is there room for extra lanes?
- 5. As possible

Question #4: There should be passing/turning lanes on State Highway 65 for safer travel.

- 1. State highway businesses
- 2. Make a middle road turn lane all along 65!
- 3. Horizon's
- 4. Where possible
- 5. Highway 65 could use a few more turn lanes. Stop lights not a good idea. / --- I used to own property here, now renting, still like the area & climate.

Question #5: There should be lower speeds on State Highway 65 inside Town limits.

- 1. Please talk to Andy Staley 970-683-6278 @ CDOT. She's the engineer for our area. I spoke with her in December about turn lanes, speed limits etc
- 2. Seems about right
- 3. Highway 65 could use a few more turn lanes. Stop lights not a good idea. / --- I used to own property here, now renting, still like the area & climate.

Written Comments Part E: Roads (cntd)

Question #6: Traffic control (stop lights, median design, limiting direct access to the highway, etc.) should be used to increase safety along State Highway 65 within Town limits.

1. No stop lights, no median sign, maybe limiting direct access to the highway at Cory Store 45mph
2. Please talk to Andy Staley 970-683-6278 @ CDOT. She's the engineer for our area. I spoke with her in December about turn lanes, speed limits etc
3. NO
4. Very selected areas
5. A little 50 or so
6. No stoplights
7. NEVER
8. 65 and North Rd.
9. Highway 65 is a difficult problem.
10. GOOD AS IT IS NOW
11. Highway 65 could use a few more turn lanes. Stop lights not a good idea. / --- I used to own property here, now renting, still like the area & climate.

Written Comments Part F: Financing & Funding

General Comments:

1. No money. On SS only
2. We are part of Delta County, we don't need all this extra stuff
3. Poor choices
4. Enforce noise & speed! If you plan on growth - more problems will arise & we will need a new questionnaire
5. Contrary to what Huerkamp re-arranged (for grant purposes & loans). You're not a town. You're still Just a water district! I own my home.

Question #1: Code enforcement of Town ordinances.

1. If you have a town, then need to support that, but may be don't need a town at all.

Question #2: Capital improvements to public roadways and infrastructure.

No comments provided.

Question #3: Ongoing maintenance of public roadways and infrastructure.

No comments provided.

Question #4: Public transportation system.

No comments provided.

Question #5: Additional Town services (services identified within the Town Services section above).

1. As needed

General Written Comments:

1. Single 2 1/2" fire hydrants are useless to fire fighting & fire district should be forced to update them. Insurance premiums would improve with higher iso ratings! All those shitty little plugs need replacing
2. The piles of junk in yards, behind businesses etc. How about the toilet in the front yard of a house near the Presbyterian church? It's now gone after we have seen it for 30 years!! The new little buildings - Highway 65 and about [??] 15th - for more junk in farmland. We definitely need stop signs at Hwy 65 & North Road - that's a priority!
3. Look at water resources & determine how much growth OC can handle without impacting your citizens. Other area cities do and then regulate growth accordingly.
4. There is no town. First you need to develop zoning regulation and the basic infrastructure to support a town. You need the basics and then develop a planning committee.
5. There needs to be a weed ordinance. Some people do not keep their weeds down and then they blow onto other people's properties who then end up picking them up. Thank you for doing this survey.

General Written Comments: (cntd)

6. In stall sewer lines (box marked) yes
7. The street Iris that connects to Hwy 65 on Cory Grade should be eliminated - it is dangerous; especially since there is alternate access to the area that Iris services.
8. Pot holes in town fixed
9. RE F.4 - Region 10 does OK
10. A 4-way stop at Hwy 65 and North Road would be very effective, and inexpensive
11. You're a water district. Municipal water. Period. End of story.
12. We don't need to give free rides to free loaders & drug addicts. We don't need more noise & people so you have to make more codes & rules & laws the nobody will enforce. If you need more people & noise ? Go to Denver. Just because we get a good year of water & snow shouldn't give the go ahead to pass out building permits like candy.
13. After 100 years the only thing that still matters is the water. The status as municipality is an artifact of old, limiting options for establishing a geographically large domestic water supply entity. If today's options were available then, it is doubtful that incorporating as a municipality would have been chosen.
14. Better communication & education with citizens. Must move into the 21st century & provide services in order to grow the area. Implement sales tax (reasonable) & property tax. Create a viable community to love businesses to locate here because Orchard City is residential & business friendly.
15. Campgrounds could be used as revenue and restrictions/rules created around this- as an accident victim on Hwy 65, this is a priority for me and my family to create safety turnouts and slower speed limits.
16. We live in such a beautiful area, plenty of hiking & a place to take your dog already exists. Spend town resources on traffic safety & tweak the "live & let live" standard to discourage & prevent properties from unsafe trash & neglect.
17. The water company should mind their water company! THE PEOPLE IN THIS AREA CAN RUN their own lives!! You worry about things that do not concern you. Deal with water only
18. 1) Mayor should be sober when attending Board meetings - embarrassing that he is cohesively unable to read student of month papers 2) Board should be addressing community needs / concerns instead of being self-serving 3) Board meetings should be community friendly using the overhead projector to show financial statements, agenda, etc.
19. The speed limit in Eckert - 45 mph should be changed to 30 or 35 by post office going both direction. Building permit - we have always gotten permits, but we know of neighbors who don't & their building is poor & and eyesore to the neighbors. Not inspected for electrical.
20. The #1 problem with Orchard City is how they treat the people who are under their jurisdiction. This became apparent when my boy had problems with his water bills this is obviously a problem - that is why the trustees were voted out and new ones elected. However the people in charge, whom of which we are paying your salaries, have a take it or leave it attitude. This is a complaint that I have heard from many different people. In my boy's case, after paying thousand dollar in excess water bills, having a plumber come out twice and found no leaks, using a thousand gallons a day without a drop going into the septic tank and only a 30 foot water line going into the house. I had the chance to meet probably all your water guys. All with the exception of one were professional in their attitude. One in particular was rude and argued every time. One time was when the plumber was here for the second time and when the plumber told him that he didn't think there was any leaks, your guy told him he didn't know what he was talking about. This was a licensed plumber for 30 years. The un-gentleman who is in charge of the water told my boy that he being dis-honest and lying. So in summary if given a choice people, business chose to go elsewhere. In my son's case as soon as he had to pay to replace the water meter all of his problems immediately stopped. It doesn't take much more than a idiot to figure out that if there was a problem that my son would have fixed it instead all the extra money Richard Hunter
21. I believe this covers our concerns. Turning onto or off highway 65 from 2100 Road needs to be addressed.

General Written Comments: (cntd)

22. The Town of Orchard City should remain a water district only! All rural parts of the Town should be under the authority of Delta County.
23. Make developers more accountable for water use & reimbursement of shares instead of sticking it to the present homeowners. Taking away our water on a slack year because you oversold the water shares that you have.
24. Mosquito Control should be implemented!
25. A List of Ordinances and Services would be helpful
26. The 30 mph speed limit through Eckert needs to be Enforced It is a state Hwy
27. Private road on Bobs Rd. should be no faster than 5 miles an hour.
28. As density increases, Forming A Sewer district will be mandatory!
29. We appreciate mowing done along the side of town roads. Shouldn't road issues on Hwy. 65 be addressed by the state?
30. #1 good water system #2 Plowing and upkeep on Main Roads only (Bus Routes) keep weeds down on Intersections. #3 Maintain The Parks we Have. Do NOT Keep Building More.
31. 1.The ridiculous rules that prevent the control of real properties such as the division of said properties (residential) 2.The maintenance of roads identified as "public for private use" by council. 3.The subjective partiality of council of on certain requirements.
32. Eliminate Iris & Hwy 65 Intersection! 2100 & Hwy 65 could use some Re-engineering (2100 Needs a Bike Lane or Sidewalk) How are the water revenues declining? That makes No sense to Me!
33. This is why we have Trustee's to use the money wisely not waste it on beautification. We are a mountain town
34. Raise water prices modestly and responsibly so that you don't have the fiasco you had last drought
35. WE NEED TO ACCESS ALL THE STATE & FEDERAL GRANTS OUT THERE. IF WE WANT MORE AMENITIES @ OPEN SPACE WE NEED THOSE \$\$.
36. The appeal of Orchard City is its rural life style. If I wanted to live in a typical town, I'd have bought in Delta. I would like there to be a rule designating the # of dogs per household, also no junk yards in a housing area!!
37. You should have disclosed other funding sources. While not "controllable" to some extent, THEY EXIST.
38. Anyone wanting to subdivide - irrigation water on that property goes to town for water to subdivision - not sold off. No more water taps until town has enough water rights to fulfill current residences. Water rates are high enough! Get a tax levy increase
39. This was addressed to C-DOT last year, No Response! The intersection at "Vista Grande" and Highway 65 is one of the most dangerous in Delta County, because of the brush in the barrow pit," from Vista Grande to, and north of "Richards' Muffler". It is impossible to see the South Bound "High Speed Traffic" on Highway 65 from the Stop Sign on "Vista Grande". The intersection at "Marion" and Highway 65 has tree limbs blocking the view of South Bound Traffic (at Eckert.) Fallen trees are on the utility wires just north of "Orchard City Hall." Utility trucks pass by there every day, and, nobody sees them! Some Side Roads do not have "Stop Ahead" warning signs. Please define the water rate numbers on water Bills Suggest that "Fire Hydrants have reflectors on them, so our Firemen can easily spot them at night, and encourage people to put reflectors on their Mail Boxes.
40. BIG ANGER CHUCKLE TODAY; Have you ever got anything in the mail that fully ruffled your feathers? I received in the mail from Orchard City a Survey with 29 questions ask if we agree or disagree with questions, yes & no questions, and if we are willing to pay for different code enforcement's and infrastructure's. Orchard City was incorporated in 1912 when 3 community's Austin, Cory & Eckert came together to bring good safe drinking water from Grand Mesa to our community and all this was named Orchard City. Today orchard City has a population of 3,065 and gains its revenue from the water sales & water taps etc. We don't have sales or town property taxes, but yet we have and always have had an excess in revenue. We have a large Park that has picnic areas that are covered,

General Written Comments: (cntd)

play ground for the kids, baseball and soccer fields basket ball court and lots of grass areas, that all is well used and enjoyed by the community. In the last few years we have been getting a large number of people moving here many from California and other places. I have asked many of them why did they move here. They said a number of reasons, Crime rate where they came from was high, along with high taxes and too many rules. These are the same people who are trying to change our community wanting more and more like more parks, more roads, taxes and Rules and Regulations. MMMMM sounds like where they came here from. We have been doing quiet well here in Orchard City for way over 100 years, we sure don't need these outsider new people changing things that have proved to work. IF IT AIN'T BROKE DON'T FIX IT! I also say if you are un-happy here then "LEAVE".

41. That the employees should drive own vehicles to and from work not use the excuse they are all on 24 hour call. Get rid of the one employee that doesn't work much just wastes time and our tax dollars you know who he is.
42. NO CHANGES NEEDED
43. MAINTAIN WATER SYSTEM. YOUR NO QUALIFIED FOR ANY OF THE REST.
44. I think sales tax is not going to achieve anything. We must have money. You cannot run a town without money = property tax I think more could be accomplished by incorporating with Cedaredge and a property tax
45. The 65 mph speed limit and heavy hall trucks are top priority. My home is right next to Hwy 92; the noise is overwhelming. We cannot entertain or go outside of our home due to the noise. We are considering selling...We love our home and Austin, but want to get away!
46. Speeding on Iris Road with no enforcement. Many accidents occur at Highway 65 and Iris Rd.
47. Turn lanes all along Hwy 65 to roads leading off 65. Trying to turn left or right, almost getting rear ending from speeders. Turn outs needs weeds - grasses sprayed so you can see up or down roadways.
48. Drop the name Orchard City go back to Eckert, Cory and Austin. Our fore fathers do not like the new name and we did not vote on the name change. Is it a town or city?
49. Since the Town's only income is water the Town should dis-incorporate as a municipality and operate as a water district. It would eliminate one layer of government and the associated expenses. We don't need more fees.
50. We believe the county seat should be moved to Orchard City!
51. These questions are deceptive and manipulative. What do I want? I want the town of Orchard City to not be a town or a city. - Diane Rockey
52. Maybe with decreased revenues, if that is true, you should consider decreasing expend taxes. That's what families have to do. Are drought rates still in effect? We're not in a drought this year.
53. I have never considered Orchard City anything but a water district. If the elderly & house bound need these services, most of us cannot afford the tax/rates/increase to provide such a plan unless it is stretched out over incremental planning. But this water district does not need to add. Simplification and sustainability is the answer. <More money means more corruption>
54. Part time building inspector very rinky-dink. Art. 6 question c people move here from other cities or states for rural feeling then want it to be like where their from. I want freedom. Not a pot smoking town.
55. Speed limit in Eckert goes from 30 to 55 mph going North on Hwy 65. Why does it skip 45 mph. How about Jake Brake restrictions in Eckert. Towns could have noise ordinance for all vehicles.
56. An ordinance dealing with junk & abandoned /non-working vehicles on property as well as weeds - I live next door to a family with several animals - they have 8 non-working abandoned vehicles with out-of-state license plates, upwards of 8 appliances (refrigerators, stoves, washers, dryers, a pile of car batteries, a mound of animal excrement and trash - they are even too lazy to remove appliances on the free day at the landfill. Another neighbor abandoned non working vehicles & weeds not controlled & another with the burned out shell of a mobile home.
57. The Town like all government agencies should be reducing over site and over reach

General Written Comments: (cntd)

58. No more junk auto repair shops

59. This is a small town community. Most inhabitants live here because they like it that way, if you want big city stuff, move to one!!!

60. This was a thoughtful survey. Thank you.

61. 7-12-030 should change from 10' to 2' away from property line! This is my property I should be allowed to build on it.

62. Our farm is less than 35 acres, so our well permit does not allow any irrigation. A better water rate to allow us to irrigate 1 acre or less through drip irrigation or operated sprinkler for organic garden (vegetable) would increase our quality of life.

63. Willing to pay a reasonable tax, not on water tho. Thanks for asking me. Speed is to fast by Cory Store, traffic runs 65-70, trucks & cars trying to turn left from the dobbies not good.

64. It sounds to me after reading this survey that the Town council/town managers want the city to "expand." (hiking & horse trails - youth sports-more parks) Thus requiring more employees & "justifying more tax" I moved here for a VERY rural atmosphere with limited govt intrusion I recommend you cut services except H2 & lay off 2-3 employees instead of finding ways to spend money you don't have.

65. Revenues from construction, permits, etc.

66. Finally pave our OUT roads where we live now & maybe we can talk about the rest.

67. Our costs & expenses rise all the time, too. How about finding that large water leak?

68. Make ordinances to property weed control in city limits of Eckert Co. Along highway 65. Weed and their seed affect the whole city. We need at least some control over this problem. It affects the sale prices and the buyers market

69. The town needs to be more transparent with their meetings. Post stuff! Agenda, minutes, etc. The town needs to manage the noxious weeds on their R-O-W's & properties as per noxious weed act (the law)! The town needs to work with CDOT on the turn lane/speed limit. (See notes)

70. People who want city services need to move to a city. I would remind you that 3 of the board members were elected on lowering water rates. You need to take a hard look at what you are spending!

71. Orchard City is nothing more than a water district - how/when it got into road maintenance is a mystery to me. With the rates being escalated in the past 10-12 years & the more recent "water capital const." fee of \$5 on EVERYONE per month, you should be \$ set.

72. As part of road maintenance - property should trim trees along roadways that are growing into traffic lanes. 2150 Rd cars are not bothered by this but trucks are being scraped!

73. Sec A! Well now I know sec c ct 6 depends on who was there first we moved in next to the dairy and have no right to complain (plus they are good neighbors). We pay county taxes why do we have to pay extra for law enforcement? Taxes and fees only ratchet up.

74. Trash along the roads is unsightly. Trash clean up or receptacles would be useful. Speed limits! And dog at large issues. And a living barrier between field of dreams and the chicken operation, to mitigate dander & debris. Maybe use hops as it climbs and returns each year. A community garden spot would be awesome. South of Town Hall. Raised beds. Involve 4H kids and others. An archery range!

75. You raise the water rates, so you have you're raises, even when, we were in a water crisis, you water your lawns no matter what. Never seen you work on our street for water construction. The \$5.00 capital construction is for Orchard City employees raises also.

76. Roads - number 5 yes- if people would obey the speed limit - lower speeds would not be necessary! The existing speeds is all that is necessary.

General Written Comments: (cntd)

77. Continue to access county services. We are rural areas and do not need more taxes
78. The 65 mph speed limit going past Austin on Hwy 65 is equally if not more dangerous for those of us that have to get off and on daily. Don't wait until an accident happens!
79. Need to build holding tanks for water. We are loosing to much water
80. People need to do better keeping property free of junk & other crap
81. I think the west end of Iris Rd need some attention (widening)
82. Lots of questions VERY VAGUE - 6a, b, c - all of the "are you aware" questions. LEAVE THE TOWN ALONE AND GO BACK TO CALIFORNIA!
83. The town should dis-incorporate and become only a water district. Then citizens of Austin, Cory & Eckert could decide to remain that way or incorporate as one, two or three towns.
84. A stop light on Hwy 65 @ North Rd would make this enter section safer for every one. A stop light on Hwy 65 @ 2100 Rd would make this enter section safer for every one. My family came hear in 1883-84 we have seen lots of change and change is inevitable, please make good choices.
85. This survey implies that we only get income from water sales and taps. We also receive property tax & sales tax portions from the county. Also Colo Highway User's tax on our 34 miles of road as well as Fed severance tax. Why are you only listing the water as income?
86. Slow down traffic in Cory. A passing lane would help move 45 mph sign's south past the intersection with 2100 Rd
87. We need some rules on the number of dogs a residence can have. I moved to here from Boulder CO. The restrictions in that county are oppressive government can easily get out of hand.
88. Regarding regulation you need reasonable and flexible that allow oversight w/o discouraging growth. The tiny home question sounds like a personal trustees agenda!
89. Barking dog noise ordinance, owners of barking dogs should receive a warning and then a fine if they don't take action. Barking dogs owners are inconsiderate of their neighbors who live within a 1 mile radius.
90. Why don't you have a sales tax?? Also need a lodging tax as there could be lodging here in the future.
91. If people want the services of a city, they should live in a city. This is rural and we want to remain so. If the water rates were lowered maybe Orchard City could be beautiful again and more revenue would be received. It is so sad to see the brown lawns and dead trees. Pride in our environment should be encouraged.
92. Keep empire building bureaucrats out of Orchard City. We moved here because of the low level of nanny state government. Those who feel the need to be regulated are free to move to Mesa County, I'll help load the truck.
93. We need a bus system or such which should include a trip to Delta & Cedaredge twice a day and include many major spots in Orchard City. We are to BIG not to have one for the future.
94. The Town of Orchard City is too small and should only be Delta County. We are considering moving because of our expenses here. The Town of Orchard City should dis-incorporate
95. More monitoring of Happy Hollow Rd as so many people use instead of Hwy 65 and do speed a lot!
96. Please! Join a mosquito abatement district! West Nile is in Delta County - a few dollars added to property taxes could pay for this.
97. Zoning as far as nuisance ordinance, residential areas should not look like scrap yards
98. Animal welfare and control. Surface Creek Animal Shelter takes in the Orchard City strays - over a hundred dogs and cats, puppies and kittens each year. You need to give the shelter financed keep
99. Make people clean up their property junk cars trash etc. Animal control. The town starts to get like a Big City then why don't they clean it up and enforce noise ordinance

General Written Comments: (cntd)

100. We should have better enforcement of barkers dogs & loud children from midnight to 5 am
101. My address is Austin. I live off Hwy 65. It is very confusing to live in Austin, and Orchard City and live near Cory!! Is Austin a suburb? What is Cory? Why isn't it all Orchard City?
102. The \$5.00 construction fee should be removed from water bills. Its well passed the 3 years stated on our bills when instated at the time.
103. One thing I would really like to see is for the Town to mandate that people keep their property decent and not looking like a junk yard.
104. Re: water revenues - 2014 thru 2019 Audits & budgets indicate an increase in revenues. Item A8 seems incorrect. Encourage the "sale" of all water available. Raising water rates will not increase revenues.
105. You want more power and want to raise taxes considerably. In short, you want to socialize our town as per the Democratic party. I say NO to you. I like things the way they are.
106. Before turning over public services and governmental jurisdiction to Delta County, the costs should be firmly fixed in order to control them. Cooperation with Delta County should be fully explained and clearly stated.
107. Lower speed and no passing needs to be extended from Eckert (North Rd) to Noel Road. Increased population and increase in heavy equipment/recreation traffic has led to an unsafe environment for residents along this roadway (65).
108. Street lights in residential areas would be helpful
109. I would rather pay a little sales tax or property tax if it would lower our water rates. The properties in our community are not being taken care of. Make water affordable, and people can raise gardens and have a little grass, maybe restoring some pride for our community again. Hwy 65 in Eckert looks terrible.
110. Public notices of rate changes should not be email - newsletter is better.
111. Developers should be paying to upgrade roads to accommodate extra traffic. Iris Road has many new sub-divisions in last 10-15 years with no road upgrades.
112. County or state maintain their roads. Water is water no matter who uses it. Don't run off businesses with higher rates, find water leases and fix.
113. Implement a noise ordinance.
114. Somehow noise restrictions should be checked e.g. barking dogs, machinery in businesses that could contain some of the noise etc due to they are breaking the peace, the noise is coming onto our land & into our house?? Don't know how though
115. Noise ordinances! Getting worse
116. Should have a junk ordinance! Driving through the area you see numerous properties littered with trash, old appliances and unlicensed vehicles. There needs to be some kind of code enforcement so that property values don't decline just because neighboring properties are "junk yards"!
117. Your planning and use fees are to high for development and you don't sell any water taps!
118. Please fix the leak in the main water tank!
119. Your high land use fees and planning fees are hurting the Town for loss of development and you sell less water taps!
120. 1) I think your surveys in general don't encourage participation by their design. 2) If have "town" then need to act like one, otherwise should be an irrigation district which I think you have more of a chance of being successful than being a "town."
121. Enforce the already 30 mph speed limit in town especially south bound from Big E
122. This is a bedroom community that uses Delta & Cedaredge for business needs.

General Written Comments: (cntd)

123. I moved into an unincorporated city/town after coming from a big city. I love it here and I am not living in a town called Orchard City. I don't want to be a Hotchkiss, Paonia or a Cedaredge with too much politics - leave it be.

124. You need to collect a sales tax.

125. #C leash laws!! My dog & I have been attacked twice while I was walking mine on a leash. I have to carry a gun now if I walk my dog.

126. Encourage local businesses esp essential services like gasoline and groceries. Clean up junkie properties esp. along county and state roads, highly visible. Encourage retirees housing options and encourage agricultural open spaces. Keep at least ONE "orchard."

127. Why are revenues decreasing when population increases? Why not a walking trail around town office property?

128. There is no shortage of towns and city's in Colo. For those folks who feel the need for govt to control all aspects of their lives. Like wise there are many civic minded people to willingly control those people. I like it here as it is, I would move if I didn't

129. Speed limit 30 mph in town is reasonable, but intersection North Rd and Hwy 65 is dangerous and needs traffic light.

130. Hire better people.

131. Too many employees, too much attention to costly urban improvements in our rural area. The town's responsibility and reason for being is up keep of water system and streets. O.C. is a rural water district

132. Section E concerning roads: we desperately need turning lanes on 65. My husband and I have almost been "rear-ended" on our turn off 65 many times. It's illegal to drive on the shoulder but one is tempted to in order to avoid a crash!

133. Take care of your water lines & customers. Focus on that instead of trying to make a "town" out of a water company. Provide the service, take care of consumers & leave town business to a town. If residents want a museum they can go to Delta or Cedaredge.

134. We moved here 40 years ago, I love living here - Please, please, don't make this a Montrose, Grand Junction or Denver - Don't go big!! Stay easy - not stressed.

135. Orchard City is great how it is. The only thing we'd really like to see is some code enforcement. Example do something about the burned-out trailer on Canal St!

136. Land use (B) as long as current business such as dairy, chicken etc are not phased out because of new development and or someone moves in & starts complaining about there environment. They should investigate the area before building or buying!

137. A safe walking/biking path along Hwy 65 from Cedaredge to Hwy 92.

138. "Live and let live" Don't California my Colorado!

139. I don't think a library or visitor center are necessary since Orchard City has 3 separate locations (Eckert/ Cory/Austin) and Delta and Cedaredge are not far from any of the 3 locations. A senior center would be good, and a dog park as part of the field of dreams.

Household Community Survey

Analysis Report

September 2019

