

Planning Counter

From: PlanningHearing
Sent: Monday, October 28, 2013 11:14 AM
To: Planning Counter
Subject: Update from our meeting today with Abel Montoya

From: Andrew Been [<mailto:ajbeen@yahoo.com>]
Sent: Sunday, September 15, 2013 9:30 AM
To: Rod Moe
Cc: Abel Montoya; Jim Robinson; Todd Leopold; Joelle Greenland; Kristin Sullivan
Subject: Re: Update from our meeting today with Abel Montoya

Hi Rod,

I don't agree that the UCD plan ignored the history of the area and the mixed use. That mixed use is mentioned throughout this web page: <http://www.co.adams.co.us/?nid=1162> as well.

I think the subcommittee format is a necessity to look at specific concerns with enough depth. According the most recent, 2010 Welby census, there are 14,846 people in Welby, <http://quickfacts.census.gov/qfd/states/08/0883120.html>, So 159 people just barely over 1% of the total population.

I don't believe at any point did anyone say that they wanted to take away our current mixed uses, in fact the point of a subarea plan, as I understand it, it to create a cohesive plan that will help the area as a whole thrive.

I'm not clear what point 7 means. Are you saying that only the northwest area has been active in this plan and therefore the plan isn't representative?

While I appreciate your e-mail to me, I cannot say I agree with your points, or fully understand them, and I do believe the subarea plan has a lot to offer all the "stakeholders" in the Welby area.

My main point here, is just because some people have gotten signatures and have had some complaints about the process doesn't make the process bad, and doesn't mean we should throw out the good with the bad. I think that is great that you have 159 people willing to sign a paper about this issue and should definitely get those people involved in the process of deciding what the best way is for Welby going into the future.

Many of the points in your e-mail make are very vague and subjective. I don't think they are sufficiently detailed or objective to make for a plan to help us move forward.

As a member of the HOA board with more than 200 units and each unit having on average at least 2 people, I can easily say I represent more than 400 people. So by that logic, whatever I say, I should have more of a voice in this process than your 159 signatures.....

Here is a link to the HOAs in Welby:

<http://www.welbyhoa.org/>

If I missed one on that website, please tell me.

One of my points here is that there are a lot of people who have a lot of interest in the process and I'm glad you have decided to participate and look forward to this process coming up with a good plan!

Thanks,

Andrew Been
720-984-1664

From: Rod Moe <rodmoe@comcast.net>

To:

Cc: Abel Montoya <amontoya@adcogov.org>; Jim Robinson <jrobinson@adcogov.org>; Todd Leopold <tleopold@adcogov.org>; Joelle Greenland <JGreenland@adcogov.org>; Kristin Sullivan <ksullivan@adcogov.org>

Sent: Friday, September 13, 2013 7:07 PM

Subject: Update from our meeting today with Abel Montoya

Hello Everyone.

Today Frank Yantorno, Dale DeJacamo and I met with Abel Montoya, Planning Director for Adams County, to discuss the Welby Subarea Planning Initiative. Our meeting lasted nearly 2-hours. We presented Abel with 159 signatures from the stakeholders of Welby who represent the undeveloped and underdeveloped properties in the south and east areas of Welby who oppose the current Subarea Planning Initiative.

We also presented Abel with a map that highlighted the total acres of land that is owned by this group and he was surprised and disappointed to see how many people in our community did not approve. Abel is convinced that the Welby Community will benefit from a subarea plan and that it will provide more value to property owners who chose to develop their land in the future than they would realize with no plan at all.

We spent most of our time explaining to Abel the key points of opposition and why the community opposes the work that has been produced so far. In summary we explained that we do not support:

1. The UCD Plan from this spring or a repeat engagement
2. A historic or cultural preservation agenda
3. Subcommittee planning format

4. An overlay land use and zoning plan that results in additional land use requirements or restrictions
5. Time wasting special guest speakers
6. Special interest groups proclaiming that they represent the Welby community
7. Including the north west residential community in a planning process that only impacts our land
8. Representing Welby as a residential community while ignoring a 50-year transition from farming to mixed use industrial and commercial

We encouraged Abel to come prepared this Tuesday to address these key points and explain to the community why this subarea plan is important to them and how they will benefit.

We want to thank Mr. Montoya for spending quality time with us today and listening with a sincere interest in the issues we presented.

We decided not to paraphrase Abel's commentary from this meeting in this email because his thoughts and ideas will be much better communicated in person during the next meeting.

The three of us left this meeting with a clear understanding that attendance and participation by the Stakeholders in Welby is mandatory if you want to help shape the future of this community.

This very important meeting will be held on September 17, from 6:30 – 8:00 P.M. in the Welby Montessori School Cafeteria located at 1200 E 78th Avenue, Denver CO. Please attend.

Best Regards,

Frank, Dale and Rod