

Date: November 1, 2013

To: Planning Commission  
Vince Buzek  
Sharon Richardson  
Steward Mosko  
Rose Garner  
Nick DiTirro  
Harry Gibney, Alternate  
Paul Tochtrop  
Mike DeMattee  
Gary Pratt, Alternate

Abel Montoya, Planning Director

CC: Adams County Board of Commissioners  
Eva J. Henry  
Charles "Chaz" Tedesco  
Erik Hansen

CC: Todd Leopold, Deputy County Administrator  
Kristin Sullivan, Planning Manager  
Joelle Greenland, Long Range Planner

From: Welby Property Owners

Subject: Welby Subarea Planning Initiative

Dear Planning Commission Members and Mr. Montoya:

Thank you for facilitating the Welby Subarea Planning meeting last Tuesday for our community. All of the property owners in Welby who oppose this plan appreciate your time and the opportunity to discuss this important issue at a venue dedicated for this purpose.

As demonstrated during the meeting a majority of the property owners, who live, work and own businesses and property in the non-residential areas of Welby strongly oppose this plan.

The purpose of this letter is to respectfully request to have the Welby Subarea Planning initiative included as an agenda item for your next Planning Commission meeting, hopefully November 14, but no later than December 12, for the purpose of voting to remove the non-residential area of Welby from the boundaries for the Welby Subarea Plan. This non-residential area of Welby has been illustrated on the map titled "Welby Colorado Boundaries" found in the booklet provided by Rod Moe during the meeting on 10/29. The Map describes this non-residential area as the "Undeveloped and Underdeveloped" areas of Welby that comprises 57% percent of the total acreage in Welby with only 180 housing units or 3.7% of the total 4,883 housing units in Welby.

A subarea plan for our area of Welby will result in extra burdens and restrictive land use regulations that will make this industrial area unable to compete for new business with surrounding areas. Adams County and its citizens will realize tremendous benefits and increased tax revenue when new businesses choose Welby as their new home. This will be accomplished by allowing us to continue using the standard land use policies and regulations that are used by the rest of Adams County that have no subarea plans. Welby residents from both sides of this issue testified at this meeting how pleased they were with the recent development projects in our community that were completed using the standard county land use policies and procedures.

This subarea planning initiative is destroying relationships between neighbors, families and friends at a level never before experienced in Welby! We have struggled for four months trying to stop this plan without success. This planning process is no longer about planning for the future; it is about damage control and trying to salvage what's left of a unique eclectic community that was the envy of Adams County. Our only hope now is to end this planning initiative immediately and start the healing process before the holiday season begins. We implore you all to help our community by quickly bringing this to a vote before the commission as soon as possible.

There are opportunities for the county to help the industrial area and the residential areas of Welby by making road improvements on York Street, resolving code violations, and by providing safe pedestrian passage in areas with heavy traffic from commerce and religious centers, but these improvements can be realized without a subarea plan.

We encourage the County Planning Department to continue working with the urban residential areas of Welby to develop a subarea plan for their neighborhood and to facilitate their goal of rehabilitation and redevelopment for their community. The common denominator from successful subarea plans in other parts of Adams County has always been "full and complete support from the community". The Welby residential areas appear to embrace the added restrictions and regulations that come with a subarea plan so there should be a high probability for success in this area.

We are looking forward to hearing back from you soon with confirmation that this will be on the agenda for your next meeting.

Best Regards,

Respectfully,

Welby Property Owners

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