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November 13, 2013

Welby Property Owners
VIA EMAIL – welbypropertyowners@comcast.net

RE: Response to November 1, 2013 Letter to the County

Dear Welby Property Owners:

Thank you for your letter of November 1, 2013, as well as your interest in the County's planning process of the Welby area.

In 2012, Adams County Planning and Development Department embarked on updating the County's comprehensive plan. Over the course of the planning process, there were numerous opportunities for input from a variety of stakeholder groups in addition to the community-at-large. This community engagement included a Local Government Team, a Steering Committee, a Stakeholder Group, and 13 community meetings for the general public held in each quadrant of the County. In addition, updates to the Planning Commission and the Board of County Commissioners were held at key points during the process.

One of the 13 community meetings was held in Welby, and this meeting had the highest attendance of any of the meetings. The County heard from numerous community members that there were important issues that needed further study, and a subarea plan was necessary. Some of the issues identified included, but were not limited to, an extensive existing conditions analysis, a more detailed Future Land Use map to guide the appropriate mix, intensity, distribution of land uses over the next 10 - 20 years, and corridor revitalization along Washington and York Streets.

On November 8, 2012, the Planning Commission unanimously approved *Imagine Adams County*, the County's comprehensive plan which also included direction for future subarea plans. Subsequently, on December 5, 2012, the Board of County Commissioners voted unanimously to ratify the Planning Commission's approval to adopt *Imagine Adams County*. As such, *Imagine Adams County* identified Welby for future planning and stated that the County should collaborate with residents, property and business owners, service providers and stakeholders to develop a clear vision, supporting policies and implementation strategy as part of a subarea plan for the Welby area.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

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DISTRICT 2

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DISTRICT 3

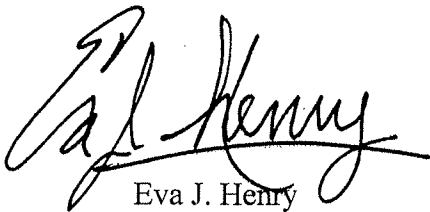
Based on this policy direction, the Planning and Development Department has been working with the Welby community since February 2013 to develop a subarea plan for the Welby area. At this time, there isn't a plan ready for review by the Planning Commission. We are working diligently to draft a plan based upon the feedback we have heard throughout 2013. Based on the work that is in progress, the statutory and regulatory requirements for legal notification and referral of the plan, as well as having enough time to properly vet the issues and explore ideas, the earliest we anticipate the plan coming before the Planning Commission for formal consideration is early spring 2014. That being said, we would ask that you first read and review the draft plan once it is provided to the community. At that point, should you find that there are things in it that you would like removed and / or changed, we ask that you provide your feedback to us at future community meetings.

The first draft of the plan will be provided prior to the December 3, 2013 community meeting, at which time we will also be discussing future community meetings to review, revise, and fine-tune the plan. We believe that the original timeline for the adoption of a plan is still applicable; however, we are also keenly aware that making sure everyone's concerns are addressed is a priority as well ensuring the plan is of high quality.

While we are troubled to hear about the discord over the subarea plan, we are hopeful that the community can come together and work towards finding commonalities among the different perspectives. We are hopeful that the subarea plan can develop in a manner that will benefit the community as a whole. We thank you for your participation in the planning process and your valuable feedback. We also welcome your continued participation in future community meetings as we work together with the entire community to develop a plan that meets the needs of residents, businesses, property owners, and other community stakeholders.

To learn more about the Welby Subarea Plan, you may review the contents on the plan's website at www.adcogov.org/welbyplan. You may also contact the Planning and Development Department for more information about the status of the plan at (720) 523-6800.

Sincerely,



Eva J. Henry
District 1



Charles "Chaz" Tedesco
District 2



Erik Hansen
District 3