

Valley Springs Community Plan



Land Use Questionnaire Results

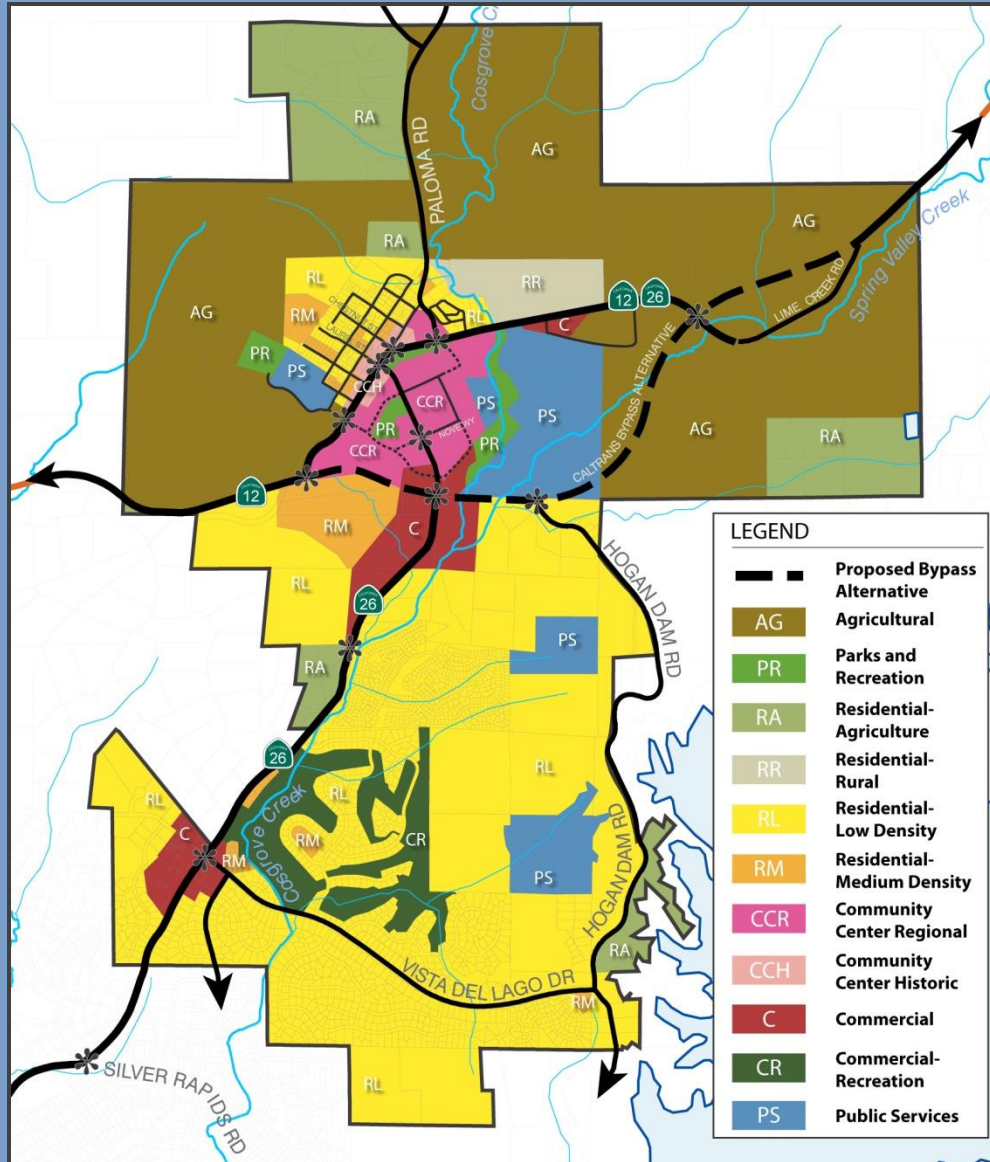
May 04, 2010

Board of Supervisors



Draft Land Use Diagrams

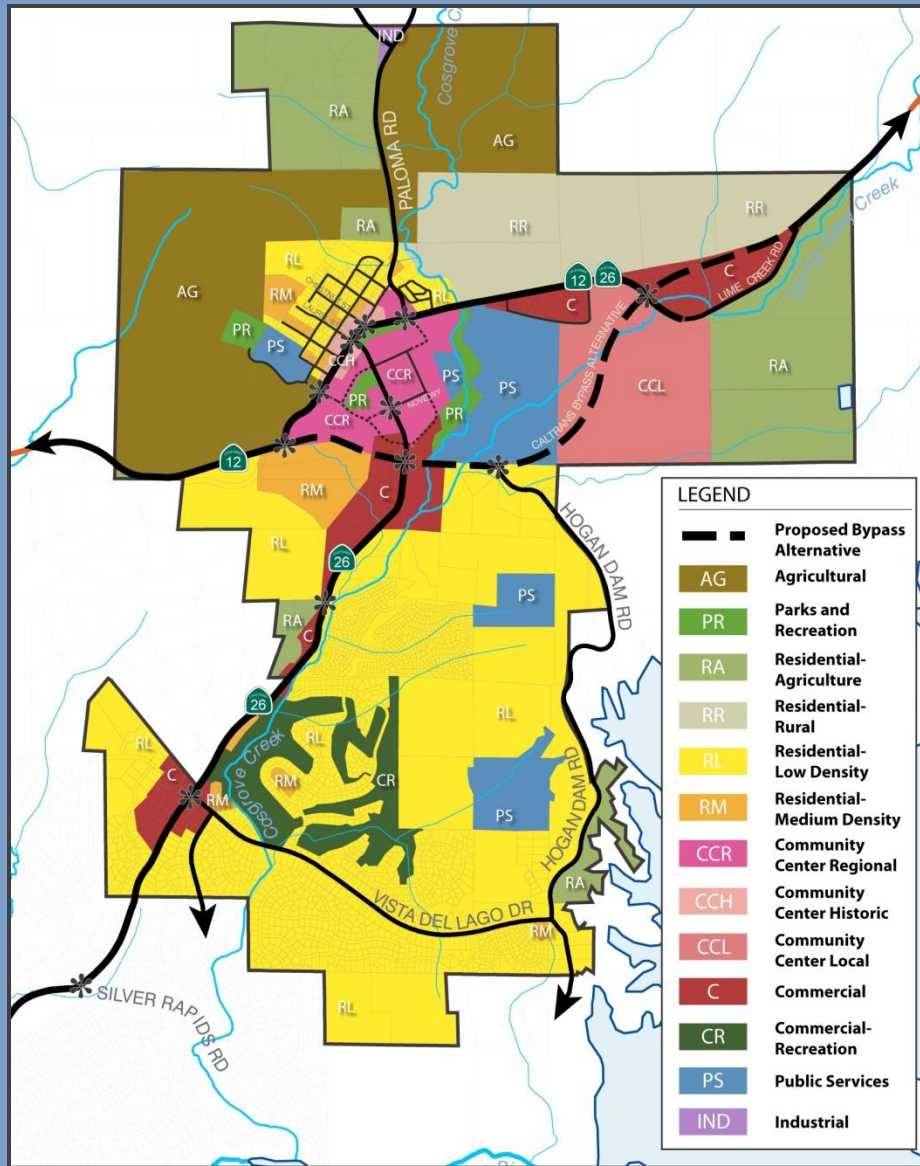
Draft Land Use Diagram- Alternative 1



Alternative 1 reflects input from the community including appreciation of:

- Rural Character
- Scenic vistas
- Small town feel
- Open Space
- Area History
- Recreation opportunities
- Wildlife, habitat, oak trees

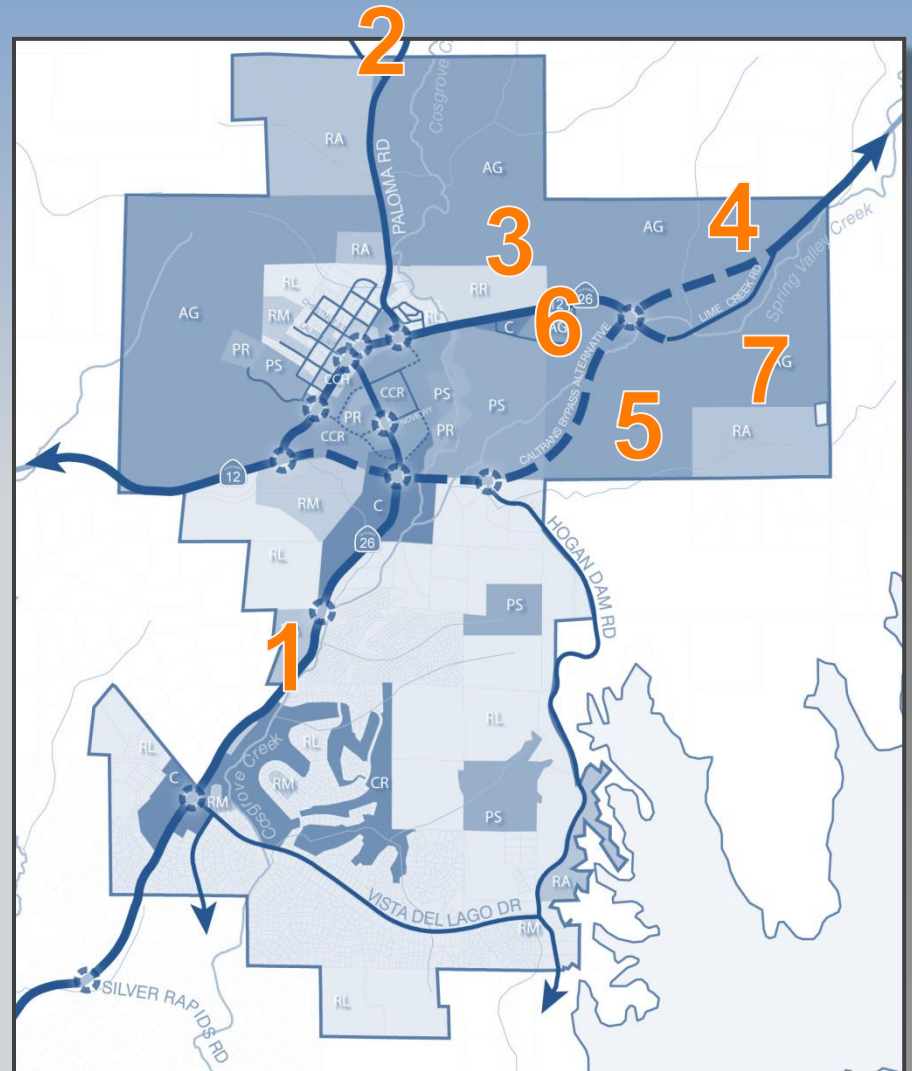
Draft Land Use Diagram- Alternative 2



Alternative 2 includes input from the previous slides and adds input from:

- Businesses
- Large Parcel Owners

- 1- SR 26 Commercial Corridor
- 2- Paloma Road Industrial Area
- 3- Castle Rock Area
- 4- Agricultural Preserve Area
- 5- Ranch Lands East of Town Center
- 6- Lime Creek Road
- 7- South of Lime Creek Road





Questionnaire Results

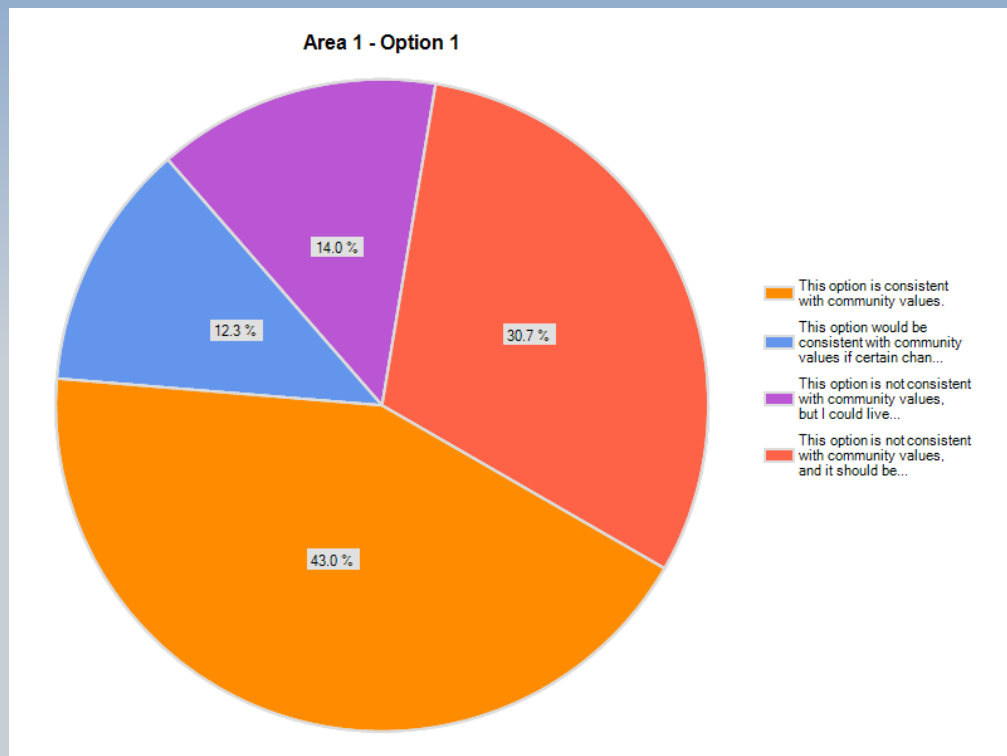
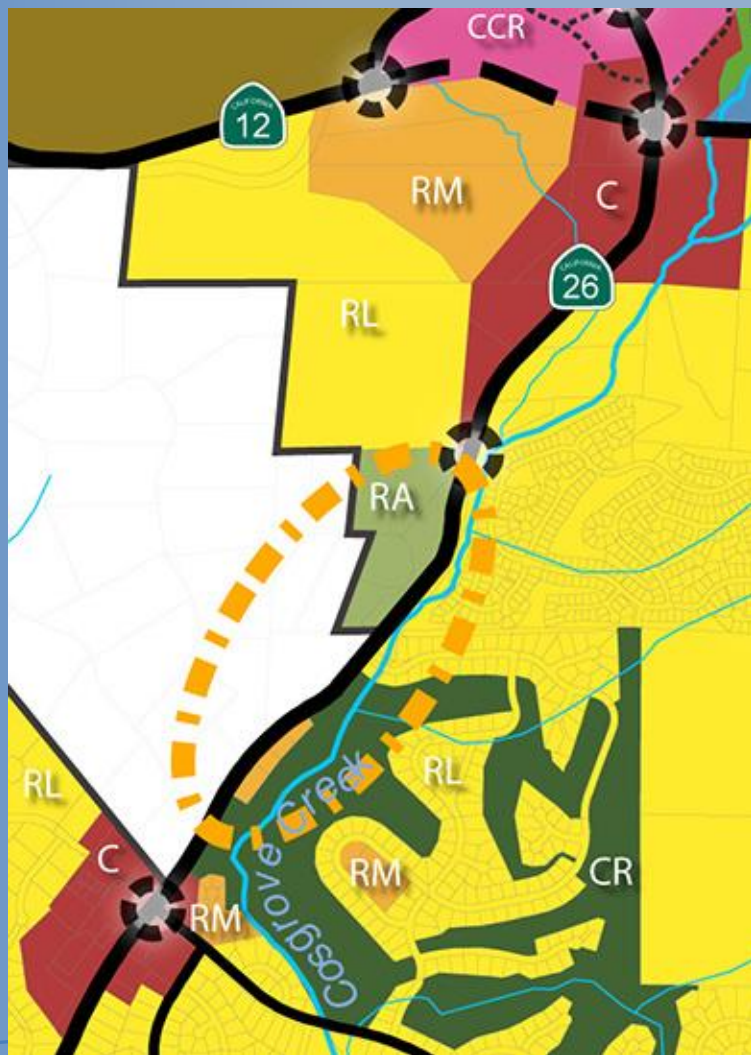
Questionnaire Responses

1. This option is consistent with Community Values
2. This option would be consistent with community values if certain changes were made (making this selection then triggers a feedback box)
3. This option is not consistent with community values, but I could live it.
4. This option is not consistent with community values, and it should be dropped from consideration (making this selection then triggers a feedback box)

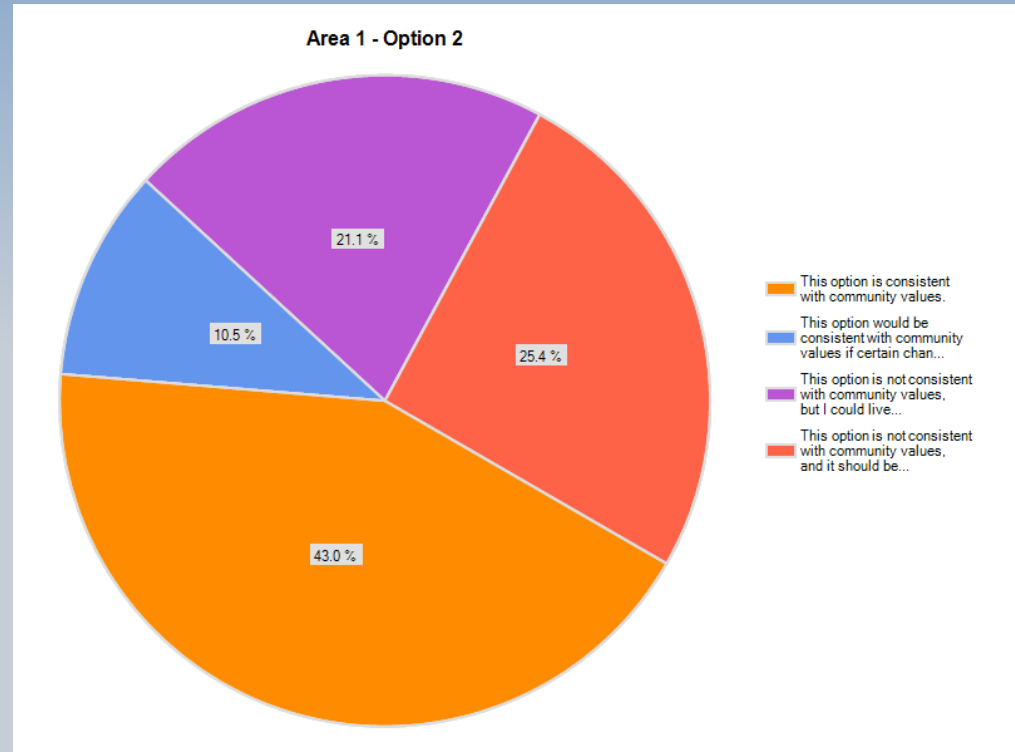
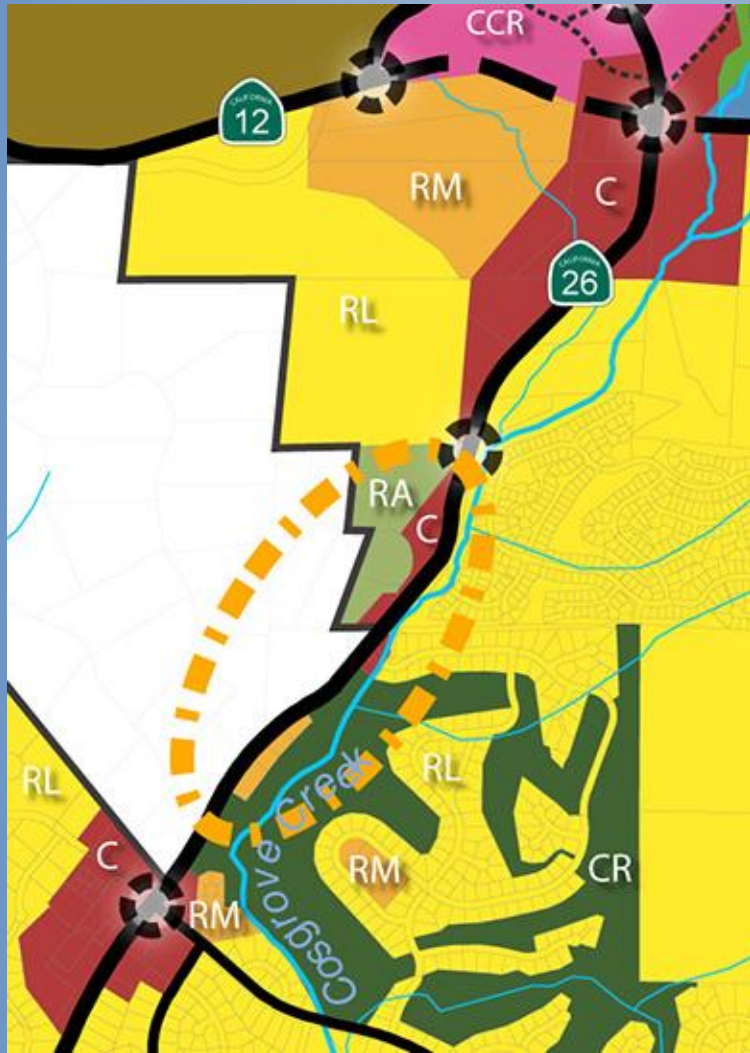
Questionnaire Outreach

1. Mailed to all homes within the Alternative B Planning Boundary
2. Mailed to all participants who indicated they would like to be kept up to date with the planning process
3. E-mailed to 350 community members who indicated they wanted updates via this medium
4. Valley Springs News included a insert reminding community members to take the survey

Area 1- SR 26 Commercial Corridor Option 1



SR 26 Commercial Corridor Option 2

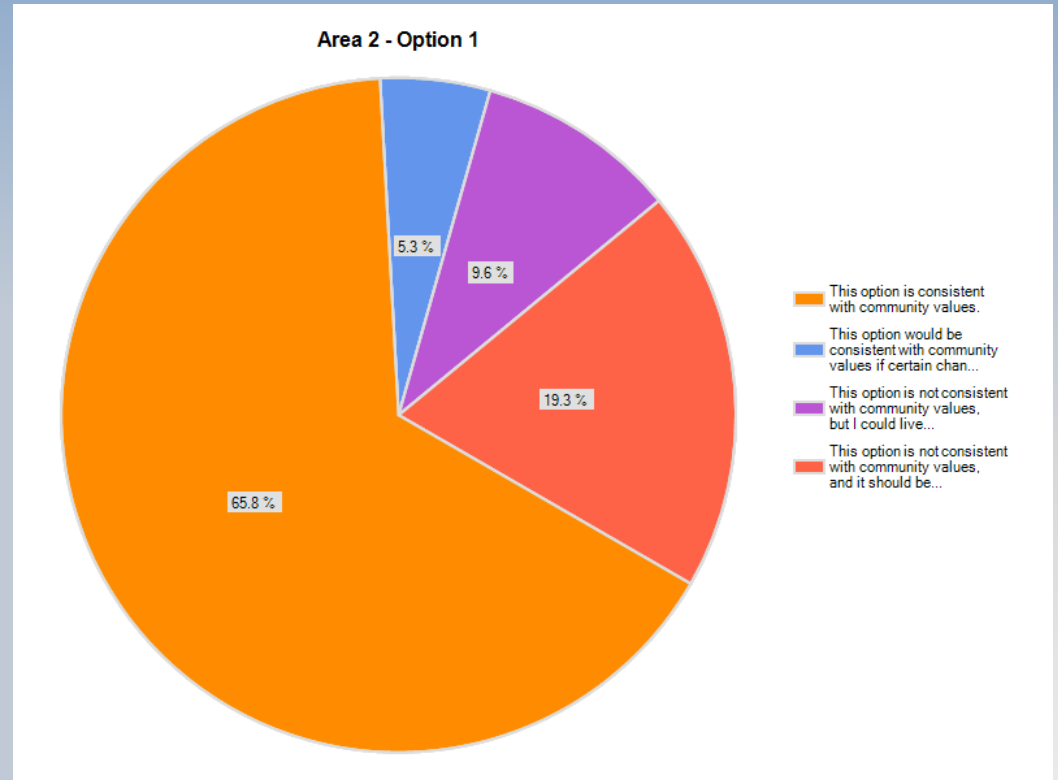
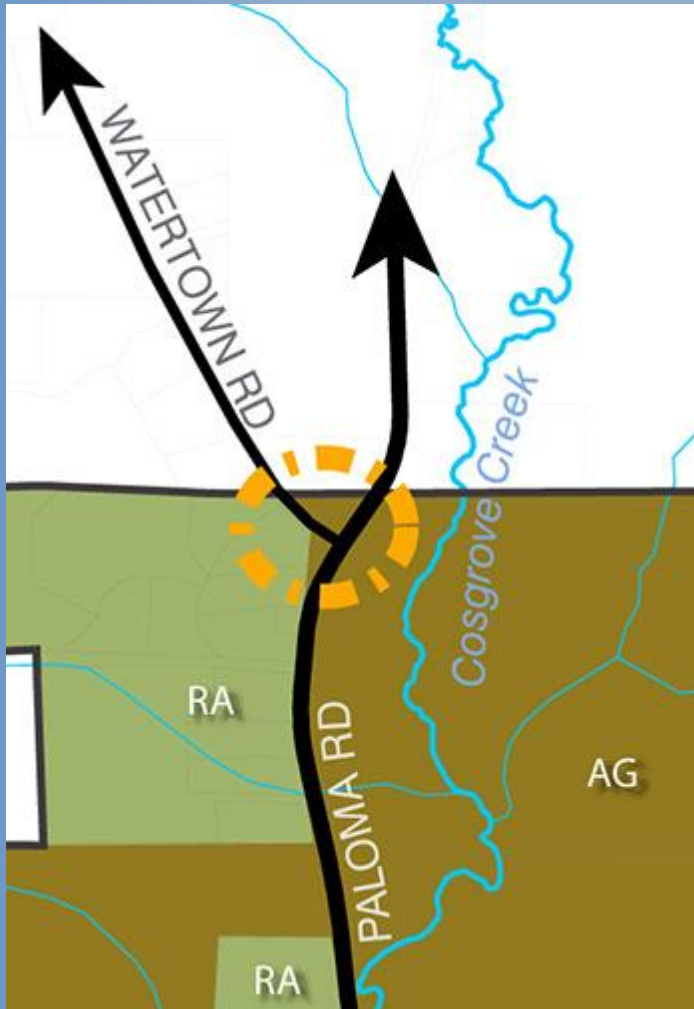


Summary of Comments

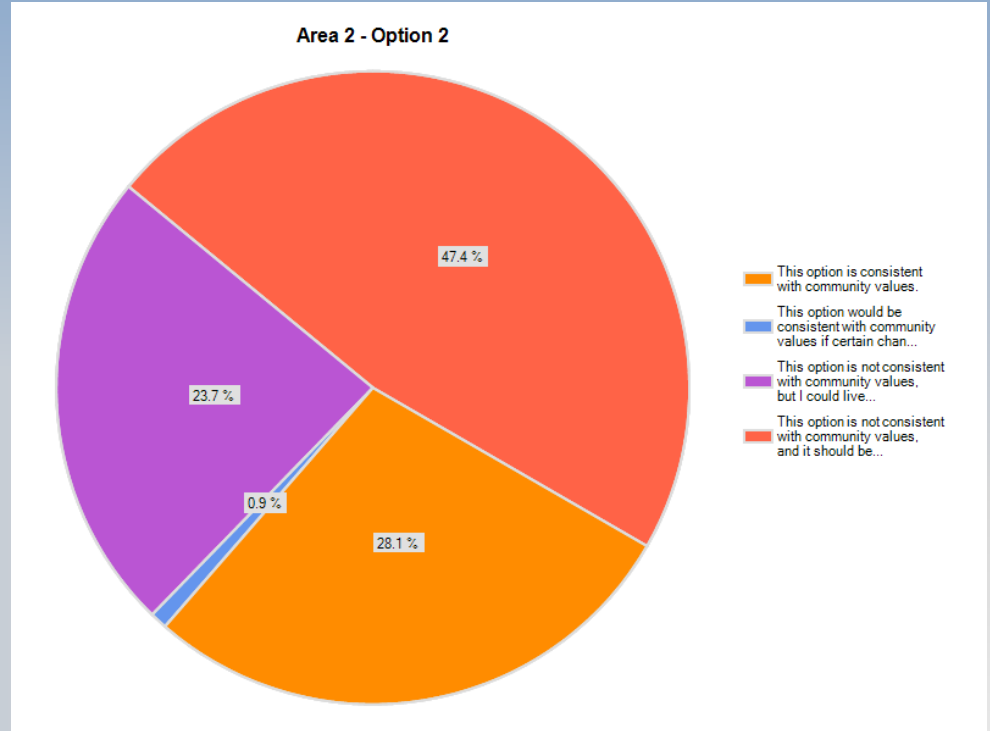
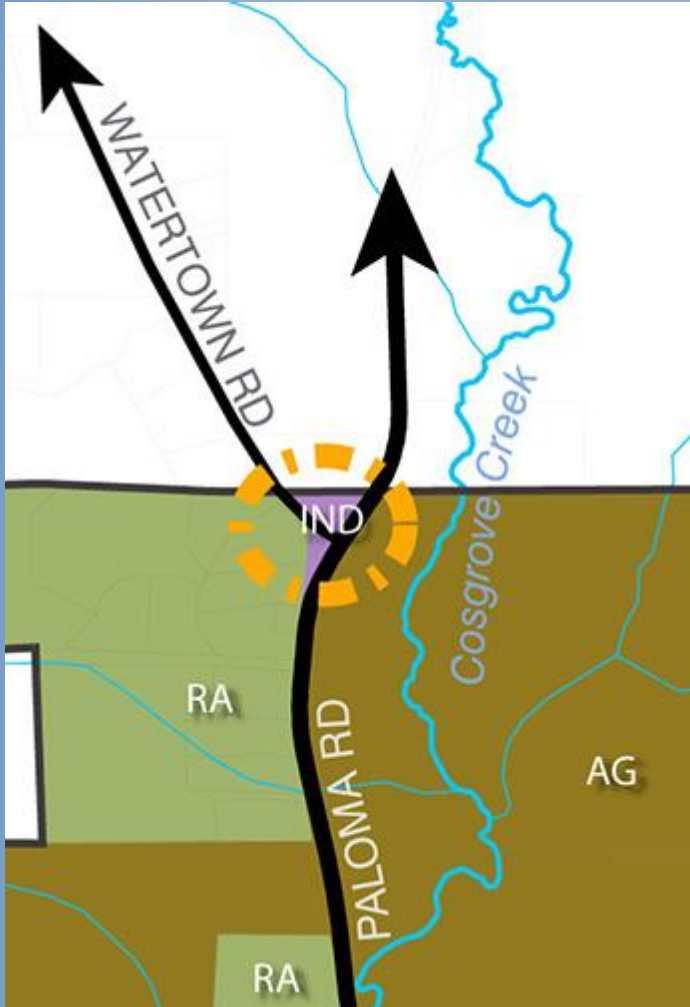
- For both options, 43% of respondents felt the option was consistent with community values.
- Slightly more felt Option 1 should be dropped from further consideration than Option 2 (25% to 31%).
- We deferred to written comments to determine the preferred direction. Many comments wanted the entire corridor to remain commercial, as it is currently designated. Option 2 was the closest to this preference, in lieu of a third option that would maintain existing designations. There were several comments in favor of clustering commercial around the Town Center or opposing strip development, but comments were overwhelmingly directed towards the property rights issue of changing anyone's existing designation.
- Option 2 was selected to represent Area 1 in the Proposed Land Use Diagram.

Area 2- Paloma Road Industrial Area

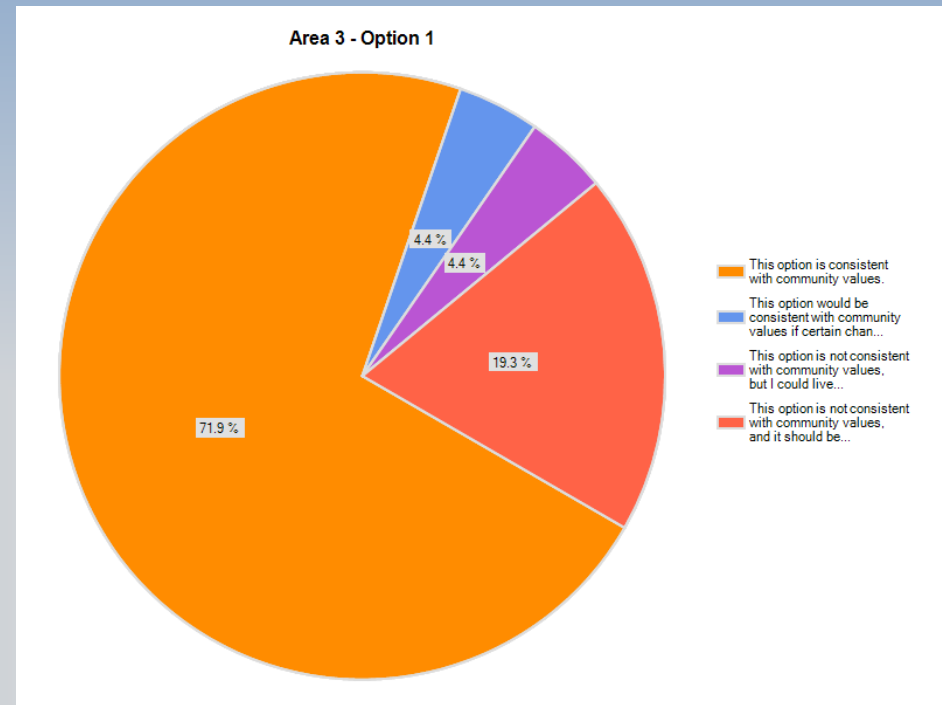
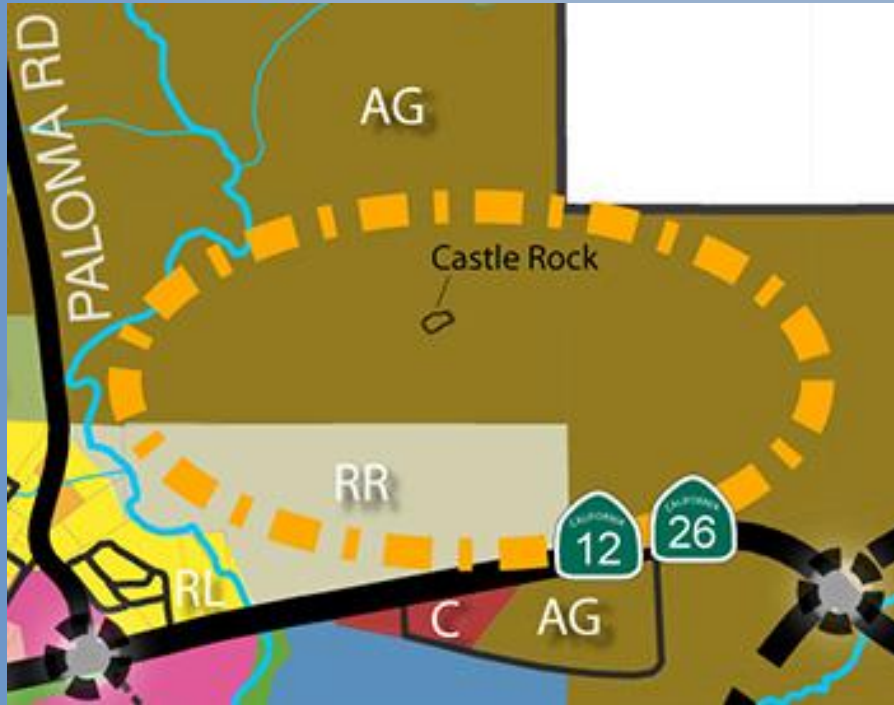
Option 1



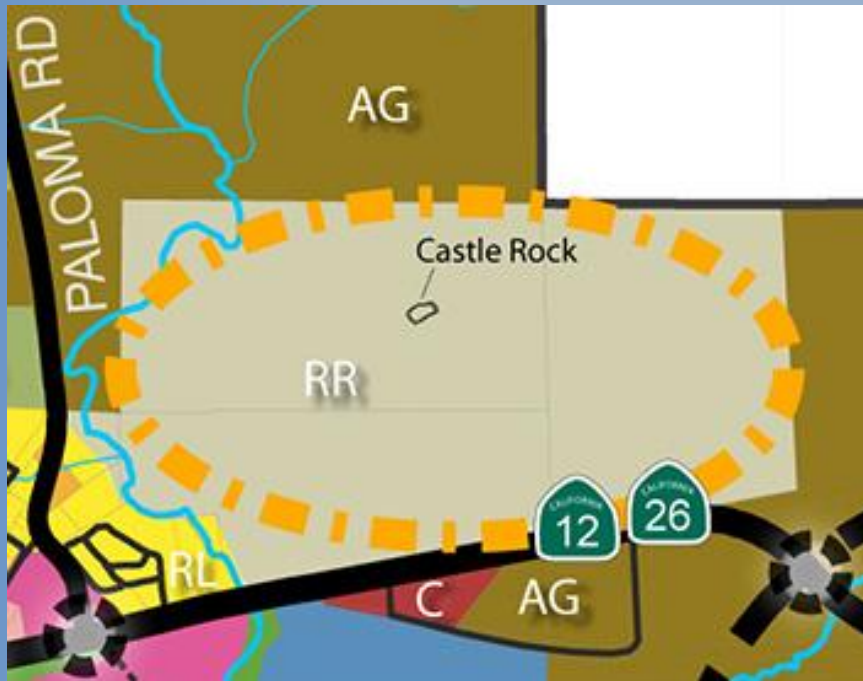
Paloma Road Industrial Area Option 2



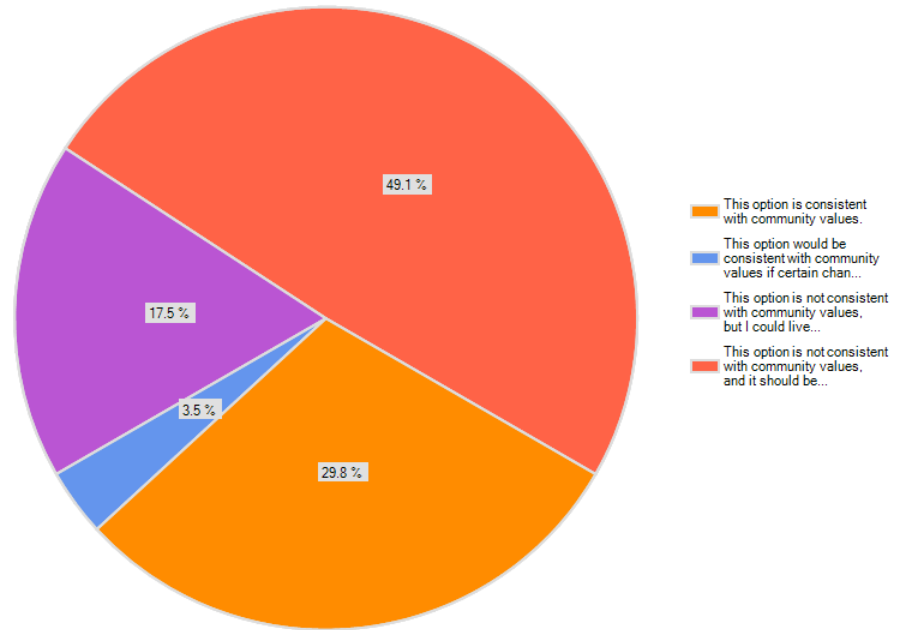
Area 3- Castle Rock Area Option 1



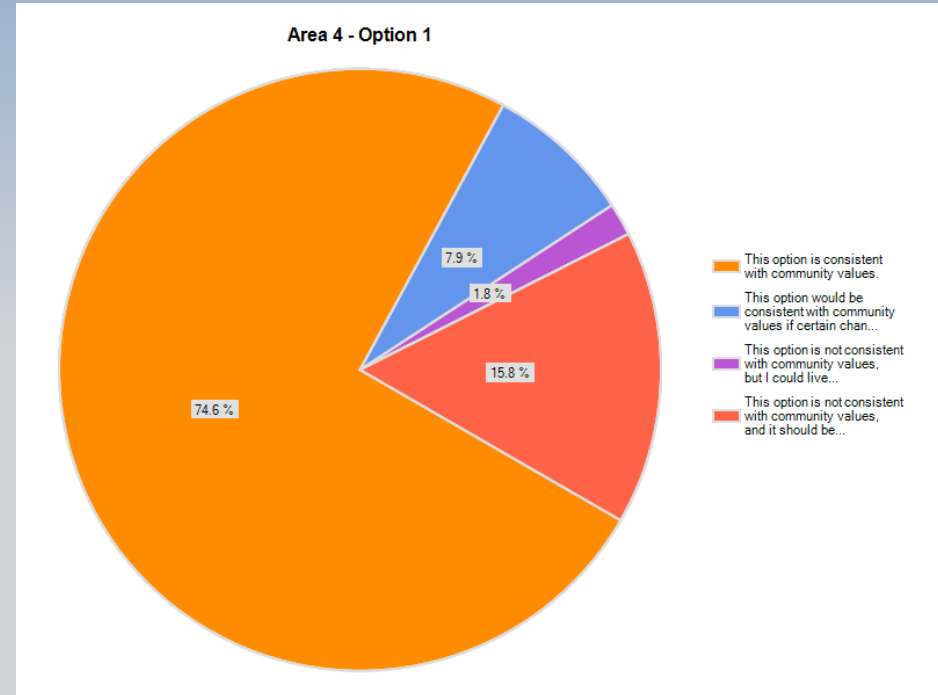
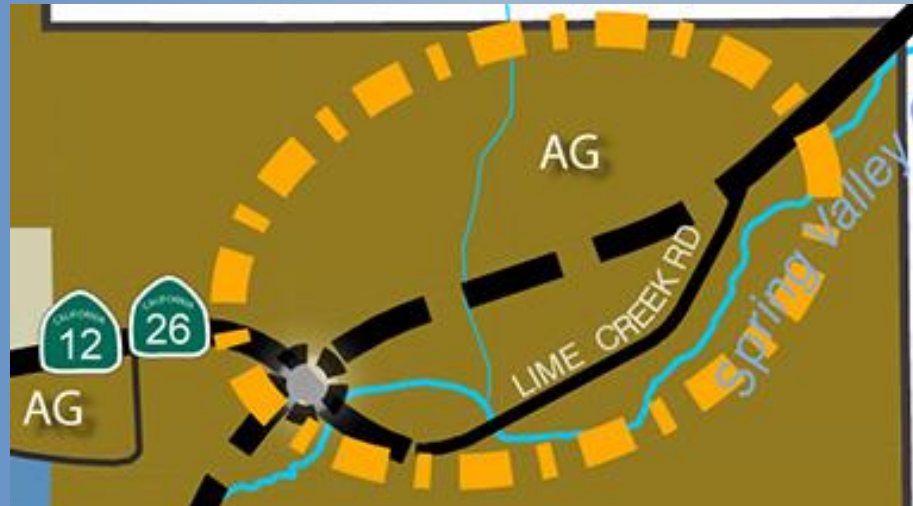
Castle Rock Area Option 2



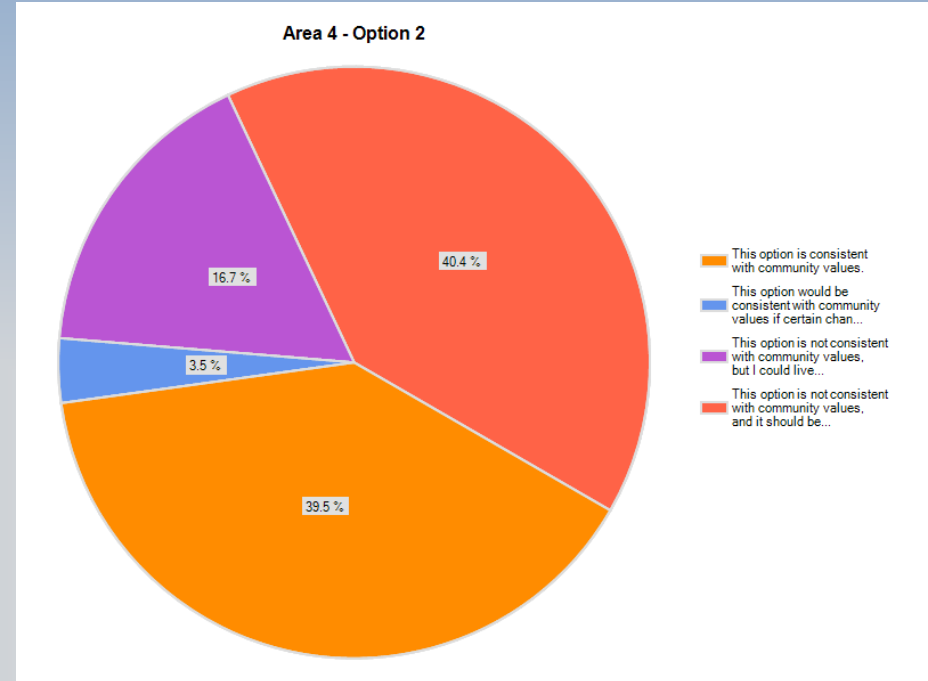
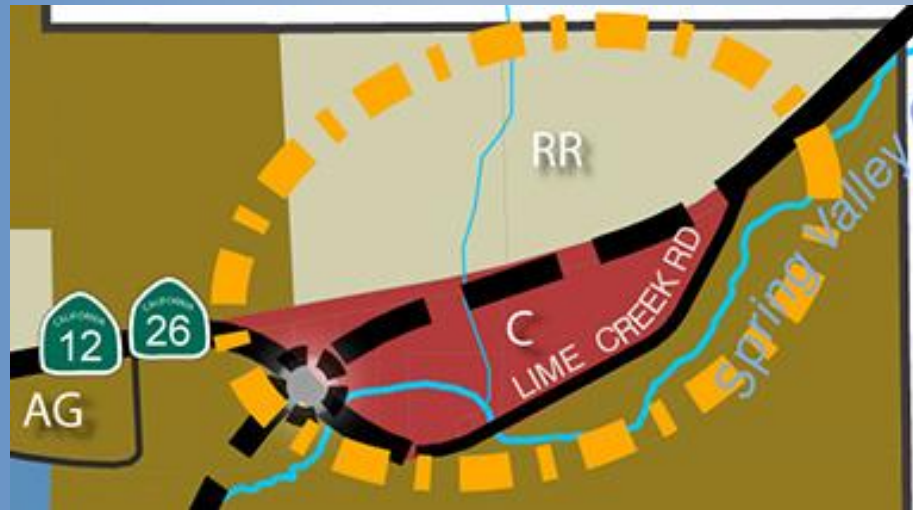
Area 3 - Option 2



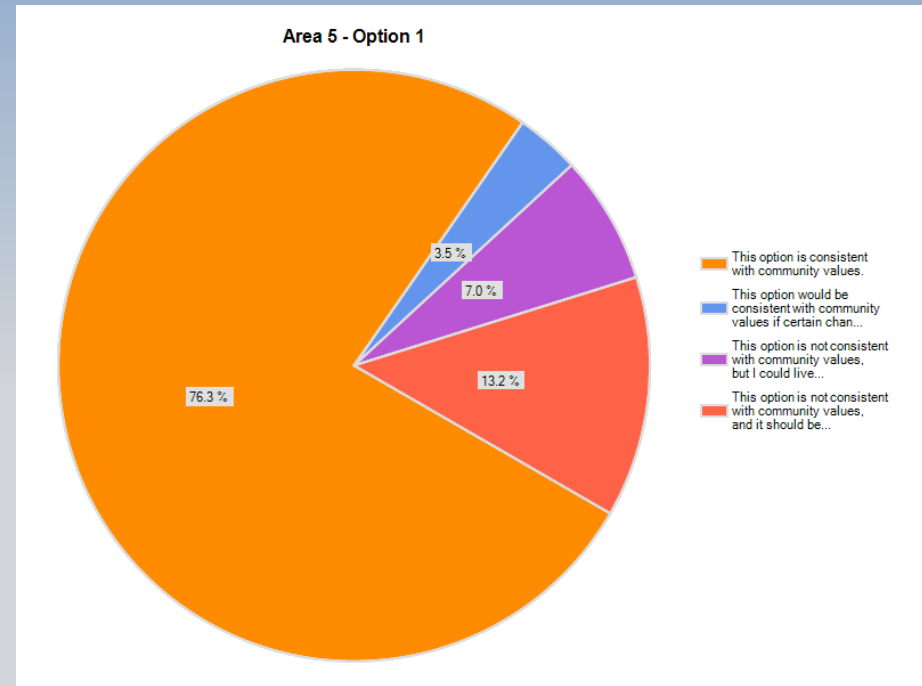
Area 4- Agricultural Preserve Area Option 1



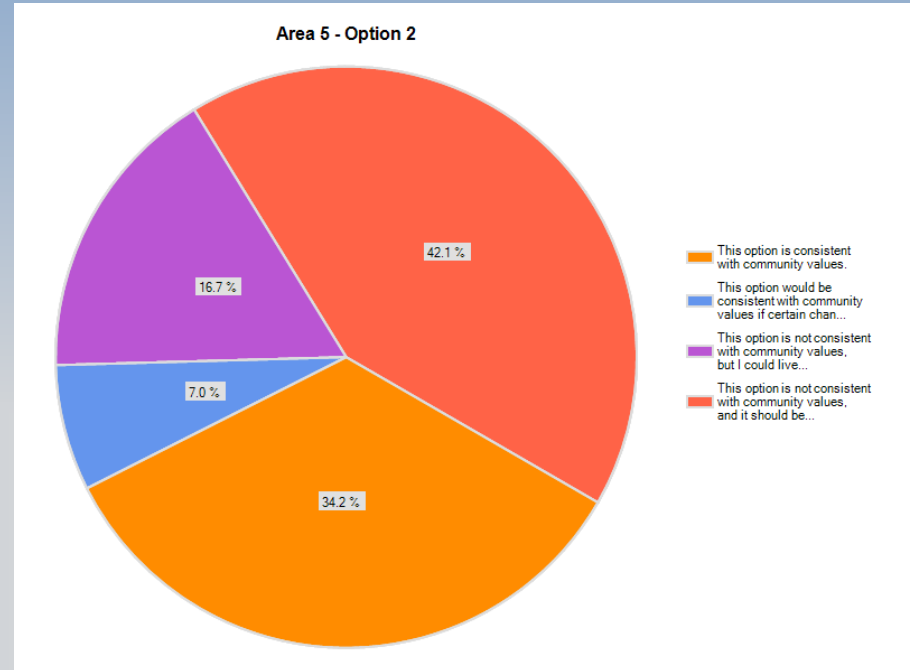
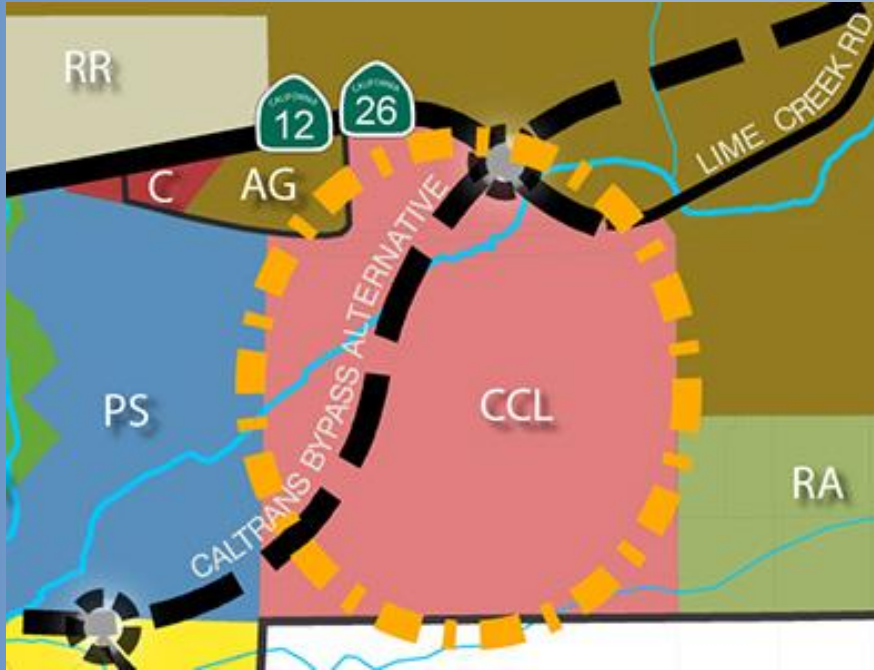
Agricultural Preserve Area Option 2



Area 5- Ranch Lands East of Town Center Option 1



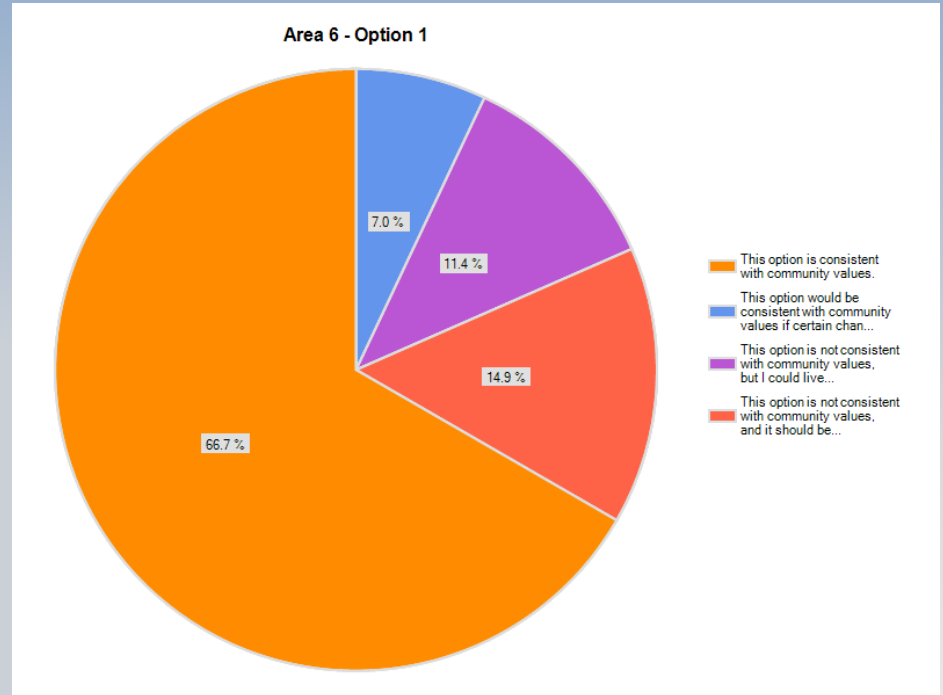
Ranch Lands East of Town Center Option 2



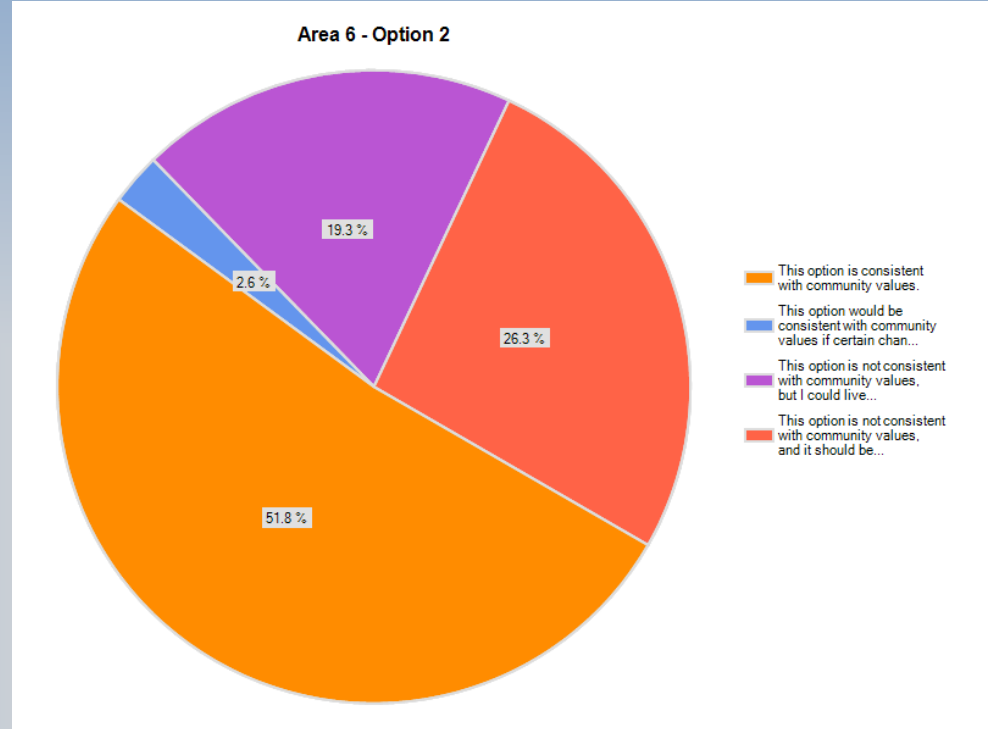
Area 6- Lime Creek Road Option 1



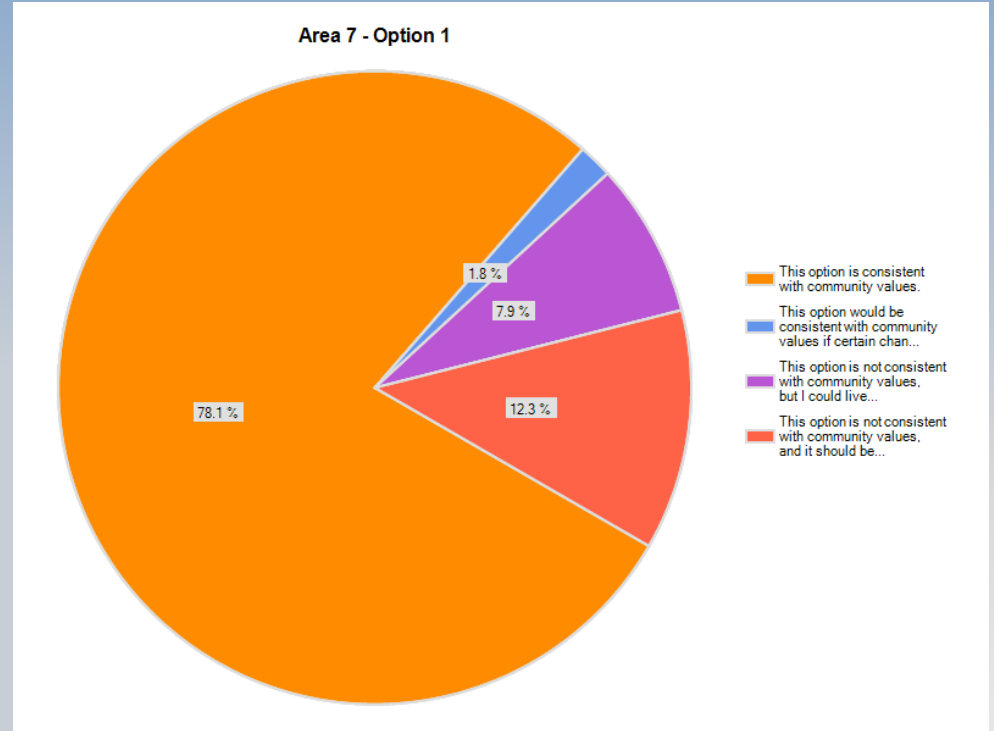
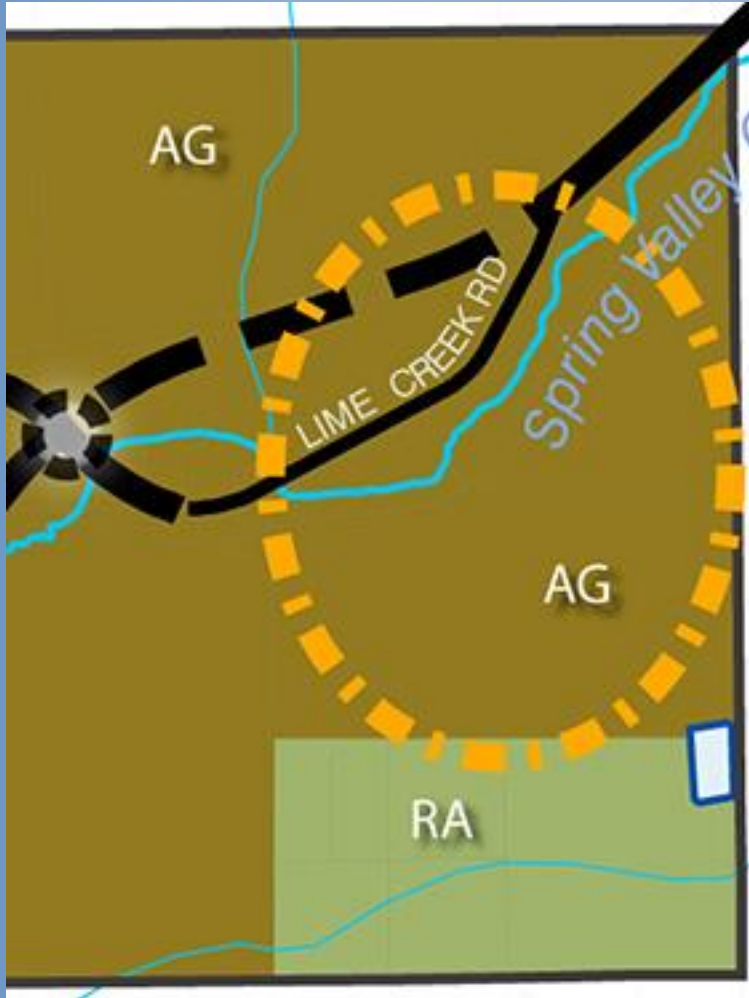
Option 1



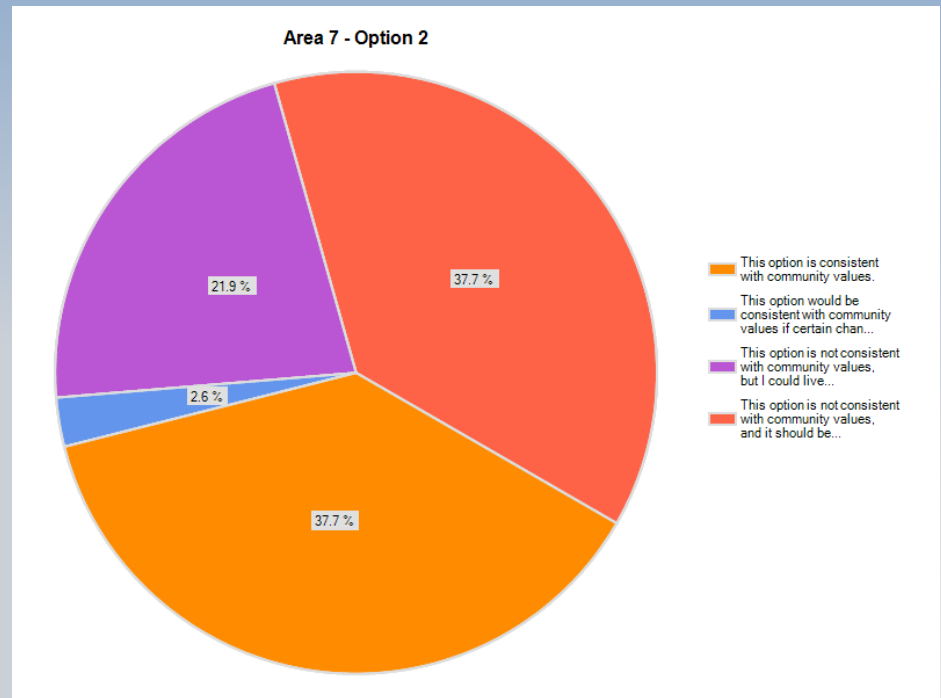
Lime Creek Road Option 2



Area 7- South of Lime Creek Road Option 1



South of Lime Creek Road Option 2



Based on community feedback from the questionnaire, we are recommending the BOS accept the community map as presented

