

Uncompahgre River and Tributary Streams Proposed Buffer Ordinance

Comment Form

The City staff has a few questions to help guide the RCOZ (River Corridor Overlay Zone).

The staff has attempted to capture the intent of the 2008 Comprehensive Plan recommendations regarding a river/stream buffer. However, there are a few items for which the staff would like specific feedback. The City staff is committed to an effort that balances all interests in the community. All comments are welcome!

		Do you feel the river and stream buffer proposal is too restrictive, not restrictive enough, or about right? ___ Too Restrictive ___ Not restrictive enough ___ About right
___ Yes	___ No	Do you support the concept of a 300-foot outer buffer, prohibiting uses such as auto sales and mobile home sales, confined animal feedlot operations, wrecking yards, and hazardous or sanitary waste landfills?
___ Yes	___ No	Should the City adopt a 50-foot buffer for tributary streams such as Cedar Creek, Montrose Arroyo, Dry Cedar Creek, and Happy Canyon Creek? There are incentives to allow a portion of a site to have a 25-foot buffer.
___ Yes	___ No	The Comprehensive Plan calls for orienting buildings towards the river. Do you support the concept of incentives, where the 100-foot buffer could be reduced to 50 feet if buildings have entrances, windows, walkways, outdoor seating etc. facing the river?
___ Yes	___ No	Should lawns, golf course fairways, and play fields be prohibited inside the 100-foot buffer?
___ Yes	___ No	Should there be a 25-foot buffer from the edge of wetlands to improve water quality, wildlife habitat, and allow runoff water infiltration?

Please use the space below to write any other comments and suggestions for the River and Stream buffer project. These comments may be, emailed, faxed, mailed (just fold this sheet in half showing the mailing address on the outside, stamp, and mail), or dropped off at the Community Development office at 107 S. Cascade Ave. Please submit comments before February 6, 2009.

email: gbaker@ci.montrose.co.us
 fax: (970) 252-4775

Finally,
Thank you very much for your participation and input in this effort, and assisting with the protection of the river corridor and its tributary streams.