**COUNTY 101 - Role Play Cards**

**Planning Commission Roles**

**You are the Chair of the Planning Commissioner:** As the Chair of the Planning Commission, you run the hearing and ensure the parliamentary rules are followed. Your role includes keeping the hearing moving and sometimes can include bringing order to the hearing and limiting comment or presentation time. You will listen to information provided by the applicant, the applicant wants your support. Others will testify who may be in favor or against the request. Staff will present a review of the project focused on how well it complies with the County Land Use Code. Each Planning Commissioner will have time to give their assessment of the request. At the end of the hearing, the Planning Commission votes on whether to recommend approval or denial of the project to the Board of County Commissioners.

***\* You are neutral on the project. Vote on who you think made the better argument.***

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**You are a Planning Commissioner:**

You represent the County at public hearings for land use applications. Your role is to listen to information provided by the applicant who wants your support. Others will testify who may be in favor of the request or against it. Staff will provide a review of the project that is focused on how well it complies with the County Land Use Code. Each Planning Commissioner will have time to give their assessment of the request. At the end of the hearing, the Planning Commission votes on whether to recommend approval or denial of the request to the Board of County Commissioners.

***\* You have an engineering background, and have questions in that area. You may want to ask engineering staff a question. You decide your vote.***

**Observation:** Engineering is requesting a drainage report regarding increased storm water drainage from the pavilion and outbuilding on the site. The total impact of these buildings appear to be about 2,550 square feet of impervious area and the site is 5 acres (217,800 square feet). The property drains directly to the river, not across anyone else’s property.

If these building were for personal use the property would not be required to provide a drainage plan, and would be allowed up to 10% (21,780 square feet) of building coverage… What then does the Engineering Department hope to gain from such an evaluation?

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***\* You have an environmental background, you have questions about the toilet. You may want direct your questions to the Health Department staff. You decide your vote.***

**Observation:** According to the Staff report the building containing a restroom that is under

construction without a permit is a vaulted system, which means that it is not connected to a leach field.

If the applicant obtains a variance to the setback requirement, building department approvals and inspections, and further agrees to sign a contract agreeing to have the vaulted system pumped out by a certified company after every use, would the Health Department be inclined to support the 85 foot setback?

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***\* Your background is as a small business owner, you live in a rural area of the county. You decide your vote.***

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***\* You live in an urban area of the county and work for a large corporation. You decide your vote.***

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***\* You are a rancher/ farmer in the county, your family has been on the land forever. You decide your vote.***

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***\* You live in an urban area of the county. You decide your vote.***

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***\* You live in a rural area of the county. You are interested in complaints about the project and would like to hear about them in more detail, ask the Code Compliance staff a question. You decide your vote.***

**Observation:** This application was submitted by the applicant as the result of neighborhood complaints.

What is the nature of the complaints? Were the complaints from neighbors or from individuals not residing in the area? Why is it that we keep interfering with the use and enjoyment of one person’s property because neighbors don’t like it?

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***\* You are neutral on the project. You decide your vote.***

**Citizen Roles (10 opposed, 10 in favor)**

**Citizens Opposed Cards:**

**You are a neighbor who is opposedto the Project:**

You live next to the site where the fly fishing group meets. You oppose the project because it has grown from being one weekend a year to once a month from May into September. You bought your home in the mountains to have a place to get away from traffic and crowds. This project has created a lot of traffic on the road that leads to both the site and to your home. This is only a two lane road and it is already crowded all of the time. It makes it hard for you to leave your property, especially if you want to head to Loveland, because you have to cross one lane to go in that direction. Maybe if the State builds a bigger highway this use would be ok, but not now.

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**You are a neighbor who is opposedto the project:**

You live in the area of the site year round. You think the group has spoiled your ability to enjoy solitary fly fishing, which is why you bought the property. You feel as though your property rights are being ignored by Staff supporting this project.

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**You are a citizen who is opposed to the project:**

You are a member of a local group called Friends of the River. You do not live near the site. You oppose the request because of the number of people who are fishing at that location. The environmental impacts on the river are too much and the fish population is declining and being affected. You see it as having too many people in one spot, and think the group may be taking fish for dinner instead or releasing them back into the river. Your understanding is the law requires catch and release. You are also worried about impacts from the toilet and if it might be affecting the river and the fish.

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**You are a neighbor who is opposedto the project:**

You live next to the site where the fly fishing group meets. You oppose the project because of the noise from campers on the site, and you are tired of noise every Saturday night from "rowdy" people. You just built a new, expensive deck with a hot tub that overlooks the site and now you can't enjoy using it. You feel the use has a negative impact on your property values. Since these are veterans, maybe they can use an area in the Rocky Mountain National Park.

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**You are a citizen opposed to the project:**

You live about a mile from the subject property and claims that noise travels in the canyon. Your primary concern is that the fly fishers will be noisy on weekends when you are off of work and can typically enjoy your mountain property. You believe that a noise mitigation plan should be submitted and you want the Health Department to require a noise study.

**You are a neighbor opposed to the project:**

You own a vacation home a few properties away from the subject property, and you are primarily concerned about camping on the site and the impact of trash management on the environment. You are concerned that trash will be put into the river and impact our wildlife system, as well as river recreation opportunities. You have questions about how trash will be managed if the Special Review is approved.

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**You are a citizen opposed to the project:**

You don’t live in the canyon but you frequent the canyon on various occasions in the summer months to enjoy quiet picnics by the river. Noise is your primary concern as you don’t want your tranquil mountain getaways to be interrupted. You can’t imagine how anyone would be in support of such a noisy and messy use that comes with fly fishing instruction for vets.

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**You are a neighbor opposed to the project:**

You live adjacent to the subject property and have seen the use get more intense over the past several months. You don’t approve of any aspect of the fly fishing operation, and wish the operation would move elsewhere, and not in your quiet mountain backyard. Traffic is a big concern of yours. You are worried that if the Special Review is approved, it would encourage increased traffic.

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**You are a neighbor opposed to the project:**

You own a vacation home next door to the subject property. You feel that you can’t enjoy your peaceful mountain experience when you vacation in the canyon in the summer. Traffic and noise are your primary concerns. You don’t want to have to listen to even more traffic on an already highly traveled road.

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**You are a citizen opposed to the project:**

You live in the city of Loveland but your friends own property up near the subject property. Your friends encouraged you to attend the hearing and rally against the project since they were unable to attend the hearing this evening. You believe your friends property values will be diminished if the Special Review is approved for the fly fishing use.

**Citizens in Support Cards**

**You are a citizen who is in favor of the project:**

You are a veteran who is getting the fly fishing training, participating in the project. You support the project because it has helped you recover from significant combat wounds. You think the number of events is adequate for each veteran to get enough time with trainers and you ask that the County not stop this program because of all the help you have received.

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**You are a citizen in favor of the project:**

You say the veterans should be given extra consideration because of their service to the Nation. In your view, these people with nice homes would not have them if it were not for Vets. You point out that the group only meets once a month, which means 3 weekends a month without them. You also live near the site but not directly next to it. You do not see a problem with traffic or noise.

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**You are a citizen in favor of the project:**

As a veteran's rights advocate you support the project, because it helps veterans who were wounded serving their Country. Studies show that activities or interactions like these are very important for the physical and mental recovery of veterans. You support all of the arguments made by the Veteran's spouse who is present, and say those arguments are proof that the program does good work. It is the least we can do for these folks.

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**You a citizen in favor of the project:**

As a business owner in Estes Park just up the road from the site, you support any project that will bring potential customers to Estes Park. You also support veterans. You may own a fly fishing shop, restaurant, souvenir store or some similar use (you decide) but you see this as one more group who bring business into the valley and that's a good thing.

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**You are a citizen in favor of the project:**

You don’t live in the canyon but own a vacation home near the subject property. You believe that the fly fishing instruction for vets is another great reason for tourists to travel up the canyon. You wouldn’t mind hearing or seeing the fisherman, as it would bring you joy to know that the vets are able to enjoy the river and gain emotional connections with other vets in the Rockies.

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**You are a neighbor in favor of the project:**

You live adjacent to the subject property and have always believed the property owners of the subject property are good neighbors. Every time you have seen the trash, it has been handled in an orderly manner. It’s hard for you to believe that trash and management of campers is such an issue on the site.

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**You are a neighbor in favor of this project:**

You are a vet and have been looking for a relief outlet of your emotions. You believe this would be a perfect opportunity for you to join a group that cares about vets, as well as enhancing your fishing skills with people that truly care. This is an especially wonderful opportunity since you live only about a mile from the subject property. You have seen this group before out on the river, but didn’t know who the group catered to.

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**You are a citizen in favor of this project:**

You live in the city of Loveland and have been thinking of starting a fly fishing company. You believe the subject property is doing a phenomenal job in the fly fishing industry, and is well suited to cater to the niche market of vets. You are potentially considering reaching out to the property owners of the site to see if they would be interested in having you join the team. From what you know of the fly fishing company, the staff are genuine people who are doing a good thing for this world.

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**You are a citizen in favor of this project:**

You live in Estes Park but enjoy getting out of town to enjoy the mountains beyond town limits. You encourage new business growth to encourage tourists to come up the canyon and enjoy Estes Park for all that it has to offer. You believe approval of the Special Review for the fly fishing company would encourage more tourism into the canyon, which is a good thing.

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**You are neighbor in favor of this project:**

You live a few houses down from the subject property, and you enjoy hearing the noise of the vets on a summer day learning to fly fish. The noise is not overwhelming, and you are excited to hear vets enjoying the mountains and socializing with one another. The noise has never bothered you, and find the noise of the highway to be more of a disturbance than a few vets enjoying themselves.

**Applicant & Applicant’s Consultant**

**You are the Applicant:**

This is your project. You must tell the Planning Commission why you think helping veterans learn fly fishing should be allowed at your site. Prior to this evening you have received comments from staff and referral agencies and know their recommendations, and you’ve worked through a few problems with staff, but you and the staff do not agree on some items. At the end of the hearing, the Planning Commission will vote to recommend approval or denial of your request to the Board of County Commissioners. You understand the neighbors have concerns about noise and camping, and you will make sure the noise is kept low after 9 pm. You are not sure why camping is a problem because you do not charge. You do not see a traffic problem, because the road is always busy because of tourists or other events in the area.

***\* You have a consultant, and you have 10* *minutes total to make your presentation.***

**You are the Applicant’s consultant:**

You are attending the hearing as the applicant’s consultant. While the applicant will make the presentation, you are here to give him support and may answer any questions that the Commissioner’s have.

**Staff Roles**

**You are the Staff Planner:**

Your role is to present the overall Staff assessment of how well the project meets the County Land Use Code requirements. You wrote a staff report which you have for the evening. Prior to this evening you have also reviewed and received comments, worked with the applicant and referral agencies, and worked through a few problems, but staff and the applicant do not agree on some items. The Planning Commission members have copies of the report. You must review the report and present the information contained in it to the Planning Commission. You do not have to cover everything that is in the report, just what you think are the highlights and critical issues. The Planning Commissioner's may ask you questions about the report.

Your time is limited to 4 minutes.

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**You are the Staff Engineer:**

Your role is to present the Engineering Department's assessment of how well the project has met the requirements in the County Land Use Code. Normally, you would have written a detailed staff report, but for this scenario you only have a copy of the Planning staff report, which summarizes your "comments". Prior to this night you have worked with other staff and the applicant to resolve some problems, but you and the applicant are not in agreement on everything. The Planning Commission members have copies of the report. You do not have to make a presentation, but you must review the Planning staff report and be prepared to answer engineering related questions from the Planning Commission. Be prepared, some Planning Commission members may take exception to some of your "recommendations".

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**You are Staff from the Department of Health and the Environment:**

Your role is to present the Health Departments assessment of how well the project has meets the County Land Use Code requirements. Normally, you would have written a detailed staff report, but for this scenario you only have a copy of the Planning staff report, which summarizes your "comments". Prior to this night you have worked with other staff and the applicant to resolve some problems, but you and the applicant are not in agreement on everything. The Planning Commission members have copies of the report. You do not have to make a presentation, but you must review the Planning staff report and be prepared to answer questions related to public health and environmental impacts from the Planning Commission. Be prepared, some Planning Commission members may take exception to some of your "recommendations".

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**You are a member of the Code Compliance Staff:**

Your role is to present the issues related to County Land Use Code violations. Normally, you would have written a detailed staff report, but for this scenario you only have a copy of the Planning staff report, which summarizes your "comments". Prior to this night you have worked with other staff and the applicant to resolve some problems, but you and the applicant are not in agreement on everything. The Planning Commission members have copies of the report. You do not have to make a presentation, but you must review the Planning staff report and be prepared to answer questions from the Planning Commission related to code violations not covered by the Engineering or Health Departments. You may also be asked about complaints from neighbors and the validity of those complaints