



Ray Douglas **for Park County Commissioner**

Dear Park County Voter,

First of all I would like to introduce myself. My name is Ray Douglas and I am running for County Commissioner, District 3. I am a 5th generation Coloradoan. I have lived in Park County for 26 years. I attended and graduated from C.S.U. where I met my wife of 32 years. We raised two children in Fairplay where they graduated from Park County Re-2. My hobbies include hunting, fishing and hiking. I am a self-employed, small business owner for 30 years.

I am running for Commissioner because I love this county and I believe that I can help find solutions and bring new ideas to the Board of County Commissioners. I have no personal agenda except to do a great job for all of Park County. I have attended and/or volunteered at many meetings, debates, pancake breakfasts, Burro Days, Bailey Day, Hartsel Days, HOA meetings and my own meet and greet get-togethers in all parts of our county. I am committed to serving ALL of Park County and will be responsive to your needs and desires, representing you, to keep Park County a great place to live.

Park County is a beautiful place with a diverse population; veterans, retirees, ranchers, business people and young families all represent our communities and need to be included in planning for our future. Communication within our county is an important issue. We need a better web presence and improved cell and internet services. Tourism is a major revenue source for our county and we need to help rural compatible businesses open, grow and prosper. Families and agriculture are very important in Park County. Supporting 4-H, Park County Fair and other activities are also necessary to keep our rural way of life and help our economy. I have listened to your concerns about roads, water, Land Use Regulations (LUR's), camping, emergency services, property rights, codes/regulations, affordable housing, salaries, cell and internet services, and business issues. I have discussed these concerns and possible solutions with many people and, if elected, am looking forward to implementing solutions that make sense for Park County.

As Commissioner I will work to maintain and protect personal property rights, which include the right of quiet enjoyment of your property. Our LUR's have become a little unwieldy lately. Why are the LUR's so important to me? We have a shortage in the county of affordable housing. People invest their savings in buying a tract of land and cannot afford to build here. They end up living in RV's, campers, tents or in holes with makeshift roofs on land that they own and pay taxes on. For some, that is all they can afford to do. Some have mental health issues that need to be addressed and others want to live off the grid. Our county has health and safety issues—not camping issues. The Board of County Commissioners (BOCC), by passing the new camping regulations, has chosen to punish people for camping instead of working with other departments

and agencies to find solutions to the real problem. Currently, the BOCC has pushed for a means for them to be able to afford to build a house. There are standard, engineered small home and septic plans available. My goal is to continue in this direction to allow tiny homes and affordable homes to help alleviate this situation. Let's help those that want to live on their property and also those that just want to camp. There are subdivisions that were developed for people to be able to camp on their own property for up to six months, from May until November. They have dump stations for campers and RV's and even have onsite storage for them during the winter. Now, according to at least one owner, "The county has stolen my property and I can no longer do something that I have done for 10 years." This is not right and I will look for better solutions. There are also many inconsistencies in the LUR's that I will look at. There needs to be more flexibility to allow people to live in small affordable homes, raise animals and grow vegetables (with legal water) and be a beekeeper, if they choose. Why is it that Denver is more flexible than we are? Denver allows a residential property owner to have goats, chickens and a private greenhouse. We should also allow this.

I strongly believe in holding BOCC meetings in the evenings and in different communities so that residents can be informed and can make their voices heard. All agenda items and supporting documentation should be available on the website at least two days before meetings to give adequate time for review and public input. All county controlled advisory boards should have descriptive minutes and up-to-date financial statements available on their websites. County financial records should be open and disclosed to the public.

My mission as Park County Commissioner is to serve the public with honesty and integrity, to provide essential services through efficient and effective use of county resources, and to be accountable to the citizens of Park County. As Commissioner, I will listen and be responsive; I will work for more solutions, not just add more regulations. I am dedicated to Park County and will take my responsibilities as a Commissioner very seriously. I will attend meetings having been prepared by reading all the materials provided and will find answers to questions that surface. I will analyze problems, determine the cause and face the issue head-on to find a solution. I will be engaged in all facets of the position. To me, it's all about respect. We may not always agree on things, but I will respect you and your opinions.

It would be an honor to serve you and I would appreciate your vote on the November ballot.

PLEASE CONTACT ME WITH ANY QUESTIONS OR CONCERNS YOU MAY HAVE.

970-389-4737 raydouglasforparkcounty@gmail.com www.raydouglasforparkcounty.com