

MEMO

TO: BOCC / Planning Commission
FROM: Planning Director -MJC
DATE: November 7, 2023
SUBJ: Work Session w/ Planning Commission – Master Plan Update
CC: County Administrator

At the outset of the Master Plan review and update project, it was agreed that at some point mid-term the Planning Commission would do a 'check in' with the BOCC to talk about the progress of the project and future meetings and work to be done. For that reason, a work session has been scheduled for November 14th. Please see the attached materials which we will discuss in detail during the work session.

Various materials will be presented by the Planning Commission Chair, Randy Parker, KLJ Representative Joel Quanbeck, and the Planning Director Mark Castrodale.

Thank you.

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Report on Progress of Master Plan
By Randy Parker, Planning Commission Chairperson
November 7, 2023

Where is the Planning Commission in the Master Plan Process?

The documenting of existing conditions have been completed and the data has been posted on the Master Plan Website

A process for engaging the public has been established and begun...

Open House An initial open house was held on April 25, 2023. Materials relating to existing conditions and the 1999 Master Plan were presented. Members of the public were given numerous opportunities to express their concerns, opinions and identify existing and/or anticipated issues.

Survey Ouray County residents were given an opportunity to participate in a County-wide survey as to the topics in the 1999 Plan and their relative importance in the Master Plan revision. The public was also asked to identify and new topics to be included in any proposed revisions. The results of the survey have been posted on the Master Plan website and were reviewed by the consultant, staff, planning commissioners and the public at Master Plan workshops on July 17, 2023 and August 15, 2023.

At the workshop on August 15, 2023, the Planning Commissioners agreed the following topics should be addressed in the revised Master Plan

From the current plan

- Agriculture
- County/Municipal Relationships (consider historic relationships, state agencies, federal agencies, other)
- Economic development
- Housing (Affordable, sustainable, workforce)
- Natural resources
- Rural Character (open space, agricultural land, growth patterns, urban sprawl)
- Tourism (recreation)
- Transportation
- Utilities (high speed internet, cell towers, water)
- Visually significant areas
- Wildlife and plant habitat

New topics

- Water
- Recreation
- Hazard mitigation (wildfire)

The Planning Commission is in the process of collecting and considering data relative to

the topics to be included in the revised Plan and potential influencing factors.

- Population change
- traffic
- land availability
- housing
- economy
- water
- natural environmental conditions
- municipal decisions

The Planning Commission is working on documenting the capacity for growth in Ouray County as a whole under the current zoning and IGA agreements with the Town and the City.

We had a very productive meeting with the Town and the City on October 19, 2023. We have received and posted data on the website from the Town and the City. Additional data has been requested.

We have a meeting scheduled on December 5, 2023 with water suppliers (Dallas Water and Tri-County Water) to verify they can provide the water necessary to the potential new homes included in the County staff's build out projections

We hope to complete the evaluation of the growth scenario and agree upon a plan for developing goals and strategies for each of the proposed topics to be addressed in the revision to the Master Plan. We hope to begin this process in January 2024.

The goal is to complete the Master Plan development process by the end of July 2024.

What has not yet been addressed by the Planning Commission in the Master Plan process?

The Planning Commission has not as yet addressed or collected data for a County-wide Recreation Plan as part of the Master Plan. We are unsure how the BOCC wants us to proceed.

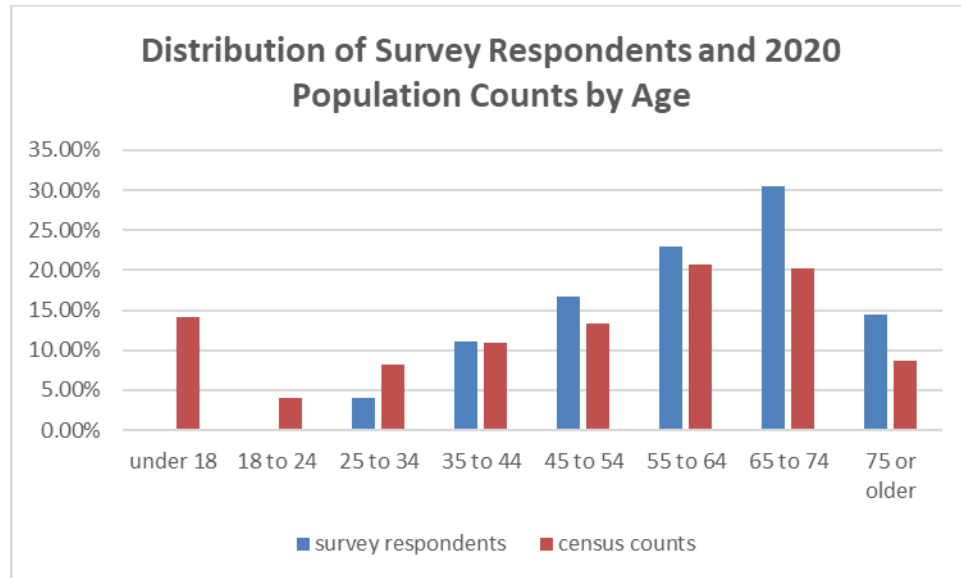
November 14 Presentation Outline

Overall Approach

1. Public engagement
2. Document existing conditions
3. Define capacity for growth
4. Evaluate scenarios for growth
5. Develop plan strategies and policies
6. Complete plan development

Strong and Detailed Planning Commission Involvement

- Scoped 6 planning commission meetings over 17 months but will have 11 during 2023.
 - Feb 21
 - March 7
 - April 13
 - April 25 Town Hall Meeting
 - May 10
 - July 18
 - Aug 15
 - September 12
 - October 19
 - November 7
 - November 14
 - December 5
- During scope development Planning Commission requested an early survey to find out what the public's attitude was regarding topics to address in the Master Plan Update
- Used April 25 Town Hall Meeting (1 of 4 originally scoped) to present initial existing conditions information and obtain input on public attitudes that might inform the content of the early survey.
- Planning Commission requested a more extensive survey than originally envisioned. It was initiated June 1 and closed June 21. Results:
 - Number of respondents = 674
 - Spatial distribution of respondents = Ouray – 18%, Ridgway – 30%, Rural County – 52%
 - Age distribution of respondents = under 24 – 0.30%, 25 to 34 – 4.03%, 35 to 44 – 11.04%
45 to 54 – 16.72%, 55 to 64 – 16.72%, 65 to 74 – 30.45%, 75 or older – 14.48%



- Planning Commission reviewed content on August 15 with consensus to address two or three additional topics in some form during the update process
- One of the results of the more extensive town hall meeting and survey feedback is that we have a robust level of public input that goes substantially beyond just defining what topics to address in the update. The input from those activities has been supplemented by input at the Planning Commission’s work sessions, comments posted on the project website, and emails/letters sent to the County.

Observations and Preliminary Findings

- **Recent Trends**
 - Population
 - Traffic
 - Housing Development
 - Economy
 - Limited deep dives into existing conditions to what may be needed later to address specific topics
 - Priority and sequencing of topics to address to be set at December 5 meeting
- **Capacity for Growth**
 - Affordable/Workforce Housing
 - October 19 meeting with city and town provided insight into housing capacity for growth and strategies to address housing issues
 - Roads
 - Sewer
 - Water
 - Meeting Dec 5 to confirm water capacity (Dallas Creek Water, Tri-County Water, Co’s...)
- **Future Scenarios**

- Current Path
- Strong support for most of the current path
- Principal issue seems to be sustainability while maintaining rural character and scenic beauty
- No clearly defined alternative path; just desire to address key issues like affordable housing, road maintenance, and economic diversification
- **Schedule**
 - Overall target was completion in July 2024
 - Initial survey took longer than anticipated/scoped, however was hugely successful.
 - The last three meetings have each had fruitful discussion that suggests because we are now clear on the topics to be addressed, we can move expeditiously through the process of evaluating and updating topic level content for the master plan. We are aiming to keep the original completion date of July 2024.
 - Because we spent so much time and so many meetings getting to this point, we have used more of the budget than originally scoped. If we focus on regular planning commission work sessions, we may avoid a budget crunch. This would mean having a much simpler process for any potential second survey or focus group meetings.

Ouray County Density Buildout Estimates

Numbers Developed for Master Plan Update

Note: *Numbers are estimates only to be used as a discussion starter. Numbers are based on current zoning in the City, Town, and County which is subject to change!*

UNINCORPORATED COUNTY

- South Mesa Zone - Subdividable 35-acre lots: + 108 dwelling units + possible ADU's
- South Slope Zone – Subdividable 35-acre lots: + 54 dwelling units + possible ADU's
- North Mesa Zone – Subdividable 25-acre Lots: + 282 dwelling units + possible ADU's
- Log Hill Village – Fully platted. #300 existing dwelling units, + 61 possible additional.
- Fairway Pines/Divide Ranch – Current Homes - #141, + possible #330 Additional DU's.
- All Vacant Land Zoned 1-Per-35: Appx. 117,000-acres / 35-acres = possible additional 3,350 35-acre parcels or additional homes + possible ADU's.

CITY OF OURAY

- Appx. #700 existing dwelling units + possible #200 additional dwelling units.
- City states water/sewer services good for this number of units.

TOWN OF RIDGWAY

- Appx. #600 current dwelling units + possible additional #1900 dwelling units.
- Town states water/sewer services good for this number of units.