



Ouray County Land Use Department

Meetings: Review and Possible Update of the Ouray County Master Plan

All Master Plan Related Meetings:

- September 21, 2022: Joint BOCC/PC/KLJ Work Session
- October 19, 2022: Joint BOCC/PC/KLJ Work Session
- November 15, 2022: PC Work Session on Master Plan
- November 29, 2022: BOCC approves task order, KLJ to act as consultant.
- December 6, 2022: PC Work Session on Master Plan
- December 20, 2022: PC Work Session on Master Plan
- January 10, 2023: PC Work Session on Master Plan
- February 21, 2023: Kick-Off Meeting; PC, KLJ, BOCC, Staff, Public
- March 7, 2023: Work Session: PC, Staff, KLJ, Public

**** Note: PC meetings up to and including February 7th are general 'preliminary' meetings regarding the Master Plan. The kick off of the formal/official review of the Master Plan with PC, Staff, and KLJ was on February 21st, 2023.***

Planning Commission Meeting Notes:

Meeting Date: November 15, 2022
Attending: PC Members Present, Land Use Staff
Public: Tom McKenney, Craig Fetterolf
Zoom: Misc. Attendees

KEY ITEMS OF DISCUSSION:

- Should PC move forward with a review and possible update to the Master Plan?
- Should the County use KLJ as the consultant?
- Ask for PC 2-year commitment (max) and encourage BOCC to reappoint these same members as their terms come up.
- What about the timeline proposed by KLJ?
- What 'exactly' is KLJ doing along each step in the process?
- Lines of authority. Who reports to who?
- Are we good with the 'scope' presented by KLJ?
- As part of a 'recreational' element we MUST look at the moratorium on new commercial campgrounds.
- Budget may need to be 'revised' at some point. BOCC ok with this?

ITEMS OF CONSENSUS:

- PC will conduct a review and possible update of the 1999 Master Plan.
- The 1999 MP will be a starting point and will NOT be thrown out.
- All current PC members are fully committed to the process [a possible 2-year process]. PC would encourage the BOCC to reappoint current members as their terms come up for consistency in both the PC and the BOCC during this process.
- Need to clarify what the PC's role in term of directing consultant! (ie. *They are the consultant to the Planning Commission.*)
- Agree with KLJ as the consultant, overall scope and timeframe presented, but need to clarify respective roles, what is expected of PC, more clarity on who is doing what.
- Thank the BOCC for the current budget. Clarify that that budget 'may' need to be revised at some point.
- Need to clarify that we can't cast 12-14 months in stone. 'May' need additional time.
- Plan on work sessions December 6th and 20th, 4pm.
- All documents in preparation for a coming public meeting must be available ahead of time!
- Need to hear from City and Town on their MPs, existing IGA's, etc.
- Would like to see a map of the UGMAs and AOIs.
- Need a '*companion*' document that lists out possible or potential updates to the Master Plan and possibly prioritize those items. Get public input on this as well.

Meeting Date: December 6, 2022
Attending: Planning Commission, Land Use Staff, Absent: Snowbarger
Public: Donna Whiskeman, Tom McKenney
Zoom: Misc. Attendees

KEY ITEMS OF DISCUSSION:

- How often to 'check in' with the BOCC. Quarterly?
- How do we feel about the 'Introduction' and 'Purpose' of the 1999 Plan?
 - * Probably not 'untouched' any more. Ie. Traffic, Mining, etc.
- Is the County, should the County, be welcoming to young families?
- Is the format of the current MP the format we should use? Recommendations from KLJ?
- What about a possible moratorium? (on new PUD's)
- Is 'climate change' a lens we should look through?
- What uses more water, agriculture or development?
- What is the demand or interest in the region for 'small tract farming'?
- County Attorney talked about State Statutes in relation to the PC and the master plan and clarified the process for adoption and the BOCC role.
- Staff is tracking all electronic documents discussed and referenced. Need to check with KLJ and see what they have.
- Need data on climate change, water use. What uses more agriculture or development?

ITEMS OF CONCENSUS:

- Need to check in with BOCC on a regular basis. (How often? Quarterly?)
- Pressures coming on the County both internally as well as externally.
- Locations of public meetings on MP need to move around!
- Talk to KLJ about conservation easements.
- Need a copy (for Staff, PC, KLJ) of the County Multi-Hazard Mitigation Plan
- Need a copy of all 'right to farm' documents and all updated documents. (Hannah?)
- Need copies of City and Town master plans. Meeting with rep's to discuss. IGA discussion.
 - * Possibly meet with Planner and Town/City Manager. TIME? 1 or 2 hours each???
 - * Will do this AFTER we have had initial meeting(s) with KLJ.
- Copy of IGA's for everyone.
- KICK OFF WITH KLJ: Feb. 7th or 21st, 2:00pm, at Land Use.
- Copies of neighboring counties master plans.

Meeting Date: December 20, 2022

Attending: Planning Commission, Land Use Staff, Absent:

Public: D. Whiskeman
Zoom: Misc. Attendees

FOLLOW-UP FROM PREVIOUS MEETING:

- Spoke to rep's with the City and the Town. Both are willing to meet with us. Probably 1-hour each will be sufficient.
- February 21st, 2:00pm is confirmed for the kick-off meeting with KLJ. Location TBD.
- Documents requested have been obtained.

KEY ITEMS OF DISCUSSION:

- Need to confirm possible January 'pre kick-off' work session(s)!
- Kick-off meeting with KLJ confirmed for February 21. Time/location TBC.
- Should MP meetings bounce around the county? Log Hill? Colona? Ouray? Etc.
- How much area of the county is within BLM boundary? Forest Service? Public = 46%
- What category do 'Short-Term Rentals' belong in?
- Question for public; Would you accept 'light manufacturing' in your neighborhood?
- Should the County have an 'economic development' group?
- A survey question about attainable housing needs to be carefully worded and have some details and possible area. Not just "do you support affordable housing?"
- What was the county population in 1999? (Date of current MP adoption.) Wikipedia – 3700
- Is Andy Mueller a possible resource regarding the availability of residential water supply?

ITEMS OF CONCENSUS:

- If we do look at 'water supply' then we MUST invite the water providers. (Tri-County, Dallas Creek, Ouray County Water Association) Are these identified 'stakeholders'? Talk to the city and the town about water as well.
- Possibly merge 'Agriculture' and 'Rural Character' into the same category.
- 'Tourism' is tightly linked to 'recreation'.
- What is the status of the 'ORCA' project (recreational master plan)? Are they making progress? Does the PC look at this issue? Possibly just incorporate what ORCA does into the newly developed master plan?

Meeting Date: January 10, 2023
Attending: LU Staff, Parker, Miller, Iuppenlatz, Wilson, Boehnke

Public: None
Zoom: Jennifer Cram, Scott Williams
Packets: Existing Master Plan, 2016 MP Review, Leo "May vs Shall", City/Town IGA's

FOLLOW-UP FROM PREVIOUS MEETING:

- None

KEY ITEMS OF DISCUSSION:

- 'Utilities' section in the Master Plan. Should address fiber.
- 'Cell Towers' should be addressed in the 'Goals' section.
- Consultants should know about: City of Ouray water/sewer, and Project 7.
- Talk to KLJ about what data to look at regarding dynamic change/climate change.
- Completed review of current Master Plan.
- Web site developed by KLJ. Needs to be very 'user friendly!
- Where will we store the master documents?
- Public should be able to leave comments on the web site.
- All documents need to be available the Thursday prior to the next work session.
- Current 'format' of the 1999 Master Plan could be improved upon.
- Need to keep a 'parking lot' for the sidebar topics to be included in a future 'companion memo'.
- Need to make sure we all agree on what are 'goals' and what are 'policies'.
- At least the opening statements from neighboring jurisdictions Master Plans.

ITEMS OF CONCENSUS:

- No additional meetings until the 21st kick-off.

Mtg Date: February 21, 2023 - (Project Kick-Off Meeting)
Attending: Planning Commission, Staff, KLJ, BOCC, Ridgway Town Mayor
Public: Multiple Attendees (17 +/-)
Zoom: Multiple Attendees
Packets: Official Packet

FOLLOW-UP FROM PREVIOUS MEETING:

- None

KEY ITEMS OF DISCUSSION:

- What IS and what IS NOT a Master Plan?
- Joel/KLJ presentation.
- Will have regular PC meetings as well as specific Master Plan meetings/work sessions.
- Will try to have materials out 2 weeks in advance.
- Need to reach out to ORCA (Recreational Master Plan) folks asap!

- Will need to engage this city and the town.
- Early public input meeting (April) first then citizen survey.
- How do we document citizen questions/answers???
- Possible survey question: Why did you move to Ouray County? Why do you stay here?
- Need to engage CPW and CSFS/NFS to see about new studies/data.
- When is next meeting with KLJ? How to coordinate schedules?
- County Clerk & Recorder has a lot of information.
- There is possibly a new study on the need for affordable housing in the County.
- Possibly April for first public meeting.
- Will KLJ attend every PC meeting? Answer: No.
- Need to reach out to the 'grazing association', 'San Juan Mountain Association' (data on number of people on trailheads, Ice Lake, etc.
- ORCA contact – Lynn Padgett.
- Gather data from State Park.
- Need to schedule meetings as far in advance as possible.

ITEMS OF CONCENSUS:

- Fix any 'official' docs to show PC meetings: 1st and 3rd Tuesday of each month.
- Try to identify future meetings at least a month in advance!
- Publish/web the Theobald Study documents. RPI too. Telluride study???
- Need to identify/start a list of data that we need. Put this on the web site.
- Planning Commission IS the 'advisory committee' for now. May or may not to an additional A.C.

PARKING LOT ITEMS:

- None at this time.

SOURCES OF CRITICAL DATA:

- Colorado Parks & Wildlife
- City/Town surveys, etc.
- BLM, Ridgway State Park
- ORCA
- Grazing Association
- San Juan Mountain Association
- Colorado State Forest Service/NFS

PUBLIC COMMENTS:

- **Scott Williams/ROCC:** Has formed an ad-hoc committee to assist in the project.
- **Carolyn Dressler:** Need to strive to engage all citizens.
- **Dave Beckhardt:** Should the new Master Plan address things beyond 'physical development'?
- **John Clark:** Excited to work with County on this process. IGA's are why the city, town, county, have been successful in protecting the views/vistas.
- **Dolgio Nergui:** Glad to see this process starting. Encourage using zoom and recording and posting meetings. Note that when the City went through this process all surveys were done online.

- **Al Lowande:** Afternoon meetings exclude a large portion of the public. 6:00 – 8:00 makes more sense to expand public participation. Need to consider the long-term impact of the availability of future water supply. What are the future sources of water for the county?
- **Pam Foyster:** Both Ridgway and Ouray have 'data sets'. We should request these.
- **Lynn Padgett:** ORCA is gathering 3 sets of data; CPW/conservation base model, existing recreation infrastructure (trailheads, campgrounds, etc.), agricultural systems map. Goals to enhance recreational opportunities while reducing conflicts.

NEXT WORK SESSION DATES / TOPICS:

- March 7th
 - Sources of data.
 - Possible survey questions (rough draft).
 - Copies of Ridgway, Ouray, Telluride (San Miguel East) surveys.
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Mtg Date: March 7, 2023
Attending: Planning Commission, Staff, KLJ, County Administrator
Public: Multiple Attendees
Zoom: Multiple Attendees - #10
Packets: See Web

SPECIFIC FOLLOW-UP FROM PREVIOUS MEETING:

- None

KEY ITEMS OF DISCUSSION:

- Data Sources
- Survey Misc.

ITEMS OF CONSENSUS:

Data Sources:

- Demographics: Census bureau is very slow to release specific data. Possibly May.
- Demographics: Look at a current snapshot. May not need to go back to 2000.
- Demographics: May have to use other data sources, 2000-2010. (ie. not Census Bureau)
- Demographics: Permanent vs Seasonal residents. Not in census bureau data.

- Economy: Employment data – possibly insurance co's.
- Economy: Live inside or outside the county? – Possibly get via survey.
- Economy: Employment data. Possibly from 'Region 10' report. (we have this)

- Built Environment: Residences by type. – 99% single-family dwellings. (county only)
- Built Environment: Lynn Padgett/ORRCA has recreational infrastructure data.
- Built Environment: *Specific land uses*. Non-conforming uses for example. (not zoning)

- Natural Environment: Forest, wildfire susceptibility?
- Natural Environment: Specific landslide areas identified and mapped?
- Natural Environment: Sheep, elk, deer – migration routes. (CPW – Kelly Crane)
- Natural Environment: Water rights. Not exactly sure how we get this and how it fits in.
- Natural Environment: We will look at visual impact reg's. Existing, future???
- Other: IGA's with City and Town.

Survey Misc.

- Considerations: Need to have a CLEAR AND STATED purpose.
- Considerations: What info do we want and how long is the survey?
- Considerations: What does the public want???
- Considerations: Open house BEFORE survey. Help us know what to ask in survey!
- Considerations: Have ALL 'data' before open house? If delays, go with what we have???
- Considerations: Must have a brief but clear explanation of what a 'master plan' is!!!
- Considerations: Should the survey be translated into Spanish?
- Considerations: What about the distribution?

PARKING LOT ITEMS:

- Sheep, elk, deer – Migration routes / data? (Under wildlife and plant habitat?)

PUBLIC COMMENTS:

- C. Dressler: What level of survey? What about biases? What are the incentives? Will we go after kids/youth input? What about more days, less time for the open house. Are we gathering minority data/feedback.
- D. Beckhardt: Website is great. Will public comments be published? Can the web site questions/answers be structured? Like an on-going discussion? Concerned about "project scope creep". Why are we now using the term "comprehensive plan"? Can the county include things that are "not physical" in the Master Plan?
- G. Kerber: Believes it is irresponsible to put things in the plan without considering who will implement them and how will they be paid for.
- S. Williams: Watershed data – Uncompahgrewatershed.org has a lot of good information. Water supply data for domestic use – need to look at treated water AND well water. Very important aspect of water is 'agricultural water'. May want to add this to the data collection list. Certain projects have been proposed to increase availability of agricultural water. These have some high costs. Need to adequately assess supply vs demand. Water calls? Water rights? This process should be informed by alternative means of addressing water supply. What about water quality or water supply impacts on possible provisions in plan.
- V. Szwarc – Fully support discussion on asking value type questions in survey. Strongly believes

in the importance of “dark sky initiatives”.

- A. Lowande – This process should consider ‘water’ as a primary issue. Would really like KLJ to obtain accurate data on future water supply.

NEXT WORK SESSION DATES / TOPICS / MISC:

- Packets to PC 1-week prior to work session. (Not the Thursday before the Tuesday!!!)

- Advertising for first town hall at least 10-days prior to the date.
- Next meeting: Review data. Issues/opportunities. Survey development.

Mtg Date: April 13, 2023 - (4/25 Open house preparation, May survey preparation.)
Attending: PC, Staff, Attorney, Assessor
Public: Multiple Attendees (XX +/-)
Zoom: Multiple Attendees
Packets: KLJ Memo, Maps/Questionnaires, May Survey Draft

FOLLOW-UP FROM PREVIOUS MEETING:

- None

KEY ITEMS OF DISCUSSION:

- Packet link from dedicated web site not working. (Joel to email Laura.)
- April 25 Open House
- County-Wide Survey
- Open House

Open House related discussion as follows:

- 4 Key Categories proposed KLJ: Public Lands, Agricultural, Commercial/Industrial, Residential
- 7 total stations including ‘welcome’, ‘hospitality’, ‘kids station’.
- 4 key categories to address at stations: Land Use/Built Env., Natural Env.,
- Assessor – This might be too much detail for the purpose of the Master Plan review.
- Will scale the ‘Ag’ map back based upon input from County Assessor. (all Ag land 1 color)
- Maps at stations/kiosks to be 36” x 36” - Larger if possible!

Section by section discussion:

- Residential, Commercial, Agriculture, Public
- Make sure people coming to the open house understand ‘uses’ vs ‘zones’.

Survey Discussion:

- Draft survey discussed.

PARKING LOT ITEMS:

- What about the 'companion document'?

SOURCES OF CRITICAL DATA:

- Census Data
- DOLA
- County Assessor
- County GIS Data

PUBLIC COMMENTS:

- Dave Beckhardt: Is it legal for a county master plan to include elements that are not considered 'built environment'? Answer provided by County Attorney. Possible that not all 'goals' were accomplished in the existing MP has to do with funding. May want to also get at this in how we develop our questions and surveys. Ex. Do you want better roads? Are you willing to pay for better roads?

- Rein VanWest: Collecting data at open house and at survey. What weight will be emphasized from these two different processes to collect data? Joel w/ KLJ: Neither process is a statistically valid approach to collecting data. Really trying to understand what people are thinking. Need the PC to be aware of the spectrum of attitudes and responses. PC has to decide how to weight this input. Even if a comment is made only once, it needs to be considered.

- Carolyn Dressler: Thanked the PC and KLJ for their work. Fire egress is a really important issue for the county. There is no connection between CR-1 and Government Springs Road. Would be good but it's not there. Internet access may be another topic to look at. Are there incentives for completing the survey?

- Tom McKenney: Thanked PC and KLJ. Regarding 'open house' questions; What types of business services would you like to see in the county and what types of business services should be discouraged. Need to be clear there really are no commercial uses in the county.

- Scott Williams: Agree with Tom and Kate about confusion regarding city/town/county. Another concern is that we need to address water supply and water quality. May need to prompt people to talk about this. Another concern is regarding the discussion about 'policies'. The current Master Plan does have policies. Confused about this discussion.

- George Kerber: Doesn't believe this process will improve his quality of life. The MP is a list of things to spend money on. Propose questions that address "are you willing to pay", "are you willing to accept higher taxes". Add "not important" as an answer to some of the questions. Might want to ask questions about taxation levels.

NEXT WORK SESSION DATES / TOPICS:

- April 25th Open House; 2:00 – 7:00pm.

Mtg Date: April 25 OPEN HOUSE (*Not technically a Planning Commission meeting!)
Attending: Staff/KLJ
Public: Close to #70 attendees.
Zoom: Not Applicable
Packets: Maps and surveys available at open house.

Mtg Date: April 27, 2023
Attending: Work session **cancelled** due to no running water at Land Use/R&B Facility.
Public: N/A
Zoom: N/A
Packets: N/A

Mtg Date: May 10 - (4/25 Open house review, county-wide survey preparation.)
Attending: PC, Staff, KLJ (via Zoom), Administration, Attorney
Public: Multiple Attendees (XX +/-)
Zoom: Multiple Attendees
Packets: TBD

FOLLOW-UP FROM PREVIOUS MEETING:

- None. April 27 meeting cancelled.

KEY ITEMS OF DISCUSSION:

- April 25 Open House.
- Joel with KLJ gave a brief overview of how the open house went.
- Objective of forthcoming county-wide survey is to determine what 'topics' need to be addressed during the process to review and update the Master Plan.
- Suggestion that we need to put more effort to reach out to younger people in the county. Possible outreach to schools?
- Use summer concert series to gather information or to get information out.
- Attend local youth sporting events to get the word out.
- Really didn't get the demographics we wanted in the initial open house.
- For events or surveys publication is very important.

COUNTY-WIDE SURVEY SPECIFIC:

- Purpose is to identify what needs to be addressed in the Master Plan update?
- How does this question help us understand what we should be addressing?
- Part of what we are doing is 'fishing' for new topics.
- How do we accurately track where folks live?
- Is it important to understand if respondents live in/out of Ridgway, Ouray, etc.?
- Add 'Log Hill' as a demographic area to choose??? Yes via straw vote.

- Survey was revised at that point based upon Planning Commission input.

SURVEY DISSEMINATION:

- 'Survey Monkey' will be used as it provides an internet link and QR code.
- Survey Monkey also allows some analysis of the data returned.
- Will have postcards and actual hardcopy surveys at courthouse, land use, colona store?
- 4-week lifecycle for the survey, 'published' for 3 of the 4 weeks.

Timing:

- KLJ will spend about 1-2 weeks to have publicity ready to go live. Notices, web sites, etc.
- Make sure we have mid-survey reminders.
- Survey runs for 4 weeks.
- 1-2 weeks to compile surveys by KLJ.
- County Staff review and then give out to PC.
- 7-9 weeks ballpark before we can have a meeting to discuss. (Mid to late July...)
- No May 31 Master Plan work session.
- Both County and 'Project' web site will have notices about the survey.

PARKING LOT ITEMS:

- What about the 'companion document'?

ITEMS DETERMINED BY STRAW VOTE:

- Ok to go forward with survey as revised. See more discussion above about dissemination.

PUBLIC COMMENTS:

- Russ Meyer – Went to open house. Agree we need to focus on younger demographic. Social media is important. Use Social Media to point them to the on-line survey. Attending concert series is a good idea. 'Love Your Valley' is coming up. Give out links to the survey.
- Rein Van West – Main focus is wildlife and plant habitat. Often times smaller wildlife are not considered. We need a healthy eco-system – ie. soils and pollinators. Note the 'Butterfly Pavilion' group in the front range.
- Donna Wiskemann – Very disappointed we did not notice the open house in the paper.
- Al Lowande – Agree that we need to get the younger demographic. May need to hold some meetings later and on the weekend.
- Connie Hunt – Open house was successful. Plaindealer is following the project.

- Lynn Padgett – People should submit survey responses through official channels but things can be done to elicit a greater response.

- Rein Van West – The Master Plan is a planning document. Water should be included in this project. This is a critical climate question. Maybe “Should be addressed in the revised Master Plan...”. Should have a ‘goal’ with ‘policies’.

NEXT WORK SESSION DATES / TOPICS:

Mtg Date: July 17
Attending: PC, Staff, KLJ (via Zoom), Administration, Attorney
Public: 3 – attendees including 1 with the Plaindealer
Zoom: Multiple Attendees
Packets: Survey Data

FOLLOW-UP FROM PREVIOUS MEETING(S):

- None.

KEY ITEMS OF DISCUSSION:

- Joel gave a brief update about the survey and the success of the survey.
- Joel gave a fairly detailed overview of what our process will look like going forward.
- There was debate about using the terms ‘policies’ and ‘goals’.
- Second survey will likely be much more specific in terms of questions.
- Please look at the terms in the 1999 Master Plan. Think about alternative terms.
- Leo – Lots of water data coming down, engineering studies. Will need to be widdled down to something that we include in a new MP draft.

PARKING LOT ITEMS:

- Need to talk more about the terms we’re going to use. Specifically the term ‘policy’ or ‘policies’.
- Some PC members don’t like the term ‘capacity’ in the statement “Define capacity for growth”.
- Probably need to circle back with the BOCC at some point.
- Statutorily the MP must have a ‘recreational’ component and include conservation.
- Need to talk to the Board about how we coordinate with ORRCA.

ITEMS DETERMINED BY STRAW VOTE:

- Need to schedule work session with the Board in late November or early December to talk about the progress of the MP review and also to talk about the recreational master plan and how we dovetail our work with ORRCA.
- August 15th is a good meeting date. 4:00pm is a good time. Joel can attend. Talk about survey.

PUBLIC COMMENTS:

- Tom McKenney/Ridgway – Show graphically (GIS) development on 10-year cycles. Where has the growth occurred over time. Show where we've been and where we are. Maybe that helps us understand where we are going. 10-20 years in the future.
- Scott Williams/Ridgway – Next survey needs to be more specific. Would be good to get more response on the next survey from the younger population.
- Carolyn Dressler – Can't find survey results on web. Would like further analysis on open ended questions.

NEXT WORK SESSION DATES / TOPICS:

- August 15th at 4:00pm.

Mtg Date: August 15
Attending: PC, Staff, KLJ (via Zoom)
Public: 6 – attendees
Zoom: Multiple Attendees (Roze Evans, Linda Ingo, Pam Foyster)
Packets: Survey 'Take-Aways', Master Plan 'Topics' Discussion

FOLLOW-UP FROM PREVIOUS MEETING(S):

- None.

KEY ITEMS OF DISCUSSION:

- Joel gave overview of survey responses (include all 12 topics in the update).
- Joel additional topic considerations: Recreation, Utility Services & Water. Others: Historical relationships, outdoor rec access, green energy, affordable childcare.
- Mark W: 99' Plan topics relevant, add recreation. Water & Utilities no county oversight.
- Vince: Survey indication how strong people feel about things; keep what we have 99' Master Plan. Include problem issues from the last 20 years. ORRCA & PC: Recreation?
- Mark I.: 99' topics relevant and add recreation.

- Patsy: Keep 99' topics. From Survey: Natural setting is important and not growth. How important is irrigated pasture for agriculture? Think about including emergency management: fire.
- Kate reviewed her notes. Keep 99' topics, include water & utilities, tourism/economic development under 1 topic. **How much land available for building in the County?** Incentives for long term renting vs short term renting.
- Randy: Water is an important issue, limiting factor, **water capacity**. Agriculture historical place holder = open space. 99' topic should be included now with recreation & water. How to manage tourists? Intergovernmental agreements = growth & limitations.
- Joel: strong consensus on topics, next stage: statistics, where we are headed. Capacity for additional housing in the county, city, town. Alternative scenarios. Next step talking to city/town capacity.

PARKING LOT ITEMS:

- n/a

ITEMS DETERMINED BY STRAW VOTE:

- Additional topics: Recreation, Water, hazard planning

PUBLIC COMMENTS:

- Scott Williams: 99' topics should be included. Wildlife/habitat should be renamed Natural Environment. Hazards as a separate topic to deal with wildfire, etc. Alternative energy as a topic. Water: domestic and agriculture requires consideration.
- Tom McKinny: 1041 powers, carrying capacities, county can control zoning.
- Dan Kigar: Alternative energy, smpa a good advocate.
- Craig Ferderoff: Is Ridgway considering expanding? Colona development? Capacity of growth in county under current zoning, using clustering?
- Al Lowande: water is an issue, County does have control over development. Build guardrails into master plan concerning water.

NEXT WORK SESSION DATES / TOPICS:

- Next work session possible dates:
- September 12 better & 26 could work.
- Statistics: water capacity, housing capacity, land available in the county.

Mtg Date: September 12
Attending: PC, Staff, KLJ (via Zoom)
Public: 5 – attendees + Zoom
Zoom: Multiple Attendees
Packets: Where are we headed?

FOLLOW-UP FROM PREVIOUS MEETING(S):

- None.

KEY ITEMS OF DISCUSSION:

POPULATION

- What will the future look like given the path that we are on now?
- Population: birth, death, migration – factors
- Greatest population change/trend seems to be 60 yrs +.
- The ability to work remotely (telecommute) might bring younger people here.

TRAFFIC/VEHICLE MILES TRAVELED

- North of Ridgway highest count.
- Next highest count between Ridgway and Ouray.
- Next highest count west of Ridgway on Hwy 62.
- Lowest count south of Ouray.
- Significantly more miles traveled in the state since 2017.
- Around 300+ more cars just north of Ridgway by 2030.
- Still significant traffic going to/from Telluride.
- Construction in Montrose causes traffic to ‘bunch up’ and may seem heavier.

CONCLUSION ON FUTURE DEVELOPMENT

- Developable lots doesn’t necessarily translate into affordable housing.
- Need to know what the future is for development in the city and the town.
- What is the future of the IGA’s with the city and the town?
- Do we need to do a better job of ‘managing’ our open space? Cluster incentives?
- Just doing small lots doesn’t necessarily fix ‘affordable’. Developer buys all!

WHAT FACTORS WILL INFLUENCE FUTURE GROWTH IN THE COUNTY

- Population Change
- Traffic
- Land Availability

- Housing
- Economy
- Water
- Utilities and Services
- Natural Environment Conditions
- Municipal Decisions
- Others

NEXT STEPS

- Review and discuss economy and tourism.
- Discuss alternative futures.
- Decide how to address 'recreation'.
- Prioritize topics to review and revise.
- Review and revise topics to develop draft MP update.

FUTURE MEETINGS

- October 17, 18, **19, 24*, 25*** (Bold – Joel in person... *City and Town)
- November 7th, **November 14** – 1:30 with BOCC
- December 5th

PARKING LOT ITEMS:

- Meet with city and town representatives asap!
- Send out copy of Joel's presentation.
- Joint PC/BOCC meeting Nov. 14th, 1:30, Location - TBD

ITEMS DETERMINED BY STRAW VOTE:

- None.

PUBLIC COMMENTS:

- Rein VanWest Ridgway – Slow, smart growth.
- Jennifer Cram – Maintain a 'lesser dense' character county. But, how do we make it more sustainable. Affordable housing? Sense of community is important.
- Al Lewande – State demographics of 137 new people in 10-years makes no sense. Doing his numbers probably more like +600.

NEXT WORK SESSION DATES / TOPICS:

- See above.

Mtg Date: October 19, 2023
Attending: PC, Staff, Joel Quanbeck/KLJ (in person)
Public: 9 in-person attendees + Zoom
Zoom: Wilson, Iuppenlatz
Packets: Future development discussion with City and Town

Note to Public:

A series of questions were directed to representatives of the City and Town in this meeting. A copy of those questions is attached to these meeting 'notes'. Note that this document is *not* intended to be a word-for-word dictation of the meeting but rather a summary of what was discussed.

FOLLOW-UP FROM PREVIOUS MEETING(S):

- None.

KEY ITEMS OF DISCUSSION:

- Castrodale reviewed future building in North Mesa and South Mesa zones. (reviewed previously)
- Joel walked the Town through the series of questions on future buildout/development.

TOWN OF RIDGWAY:

- **A**

- #1996 potential future single-family or duplex development.
- Certain parts of the town have access and utility constraints.
- ROW, access, easements, not included but could affect estimates.

- **B**

- 3086 total potential future duplex dwelling units based solely on zoning.
- Some assumptions about higher degree of development near the town core.

- **C**

- From 18 new units in 2019 to 54 new units in 2020.
- Staying near that same number over the past few years.
- 40-50 building permits per year. (est. 40-45 building permits in 2023)

- **D**

- 2060 (maybe 2075) is a huge guess about a future max buildout date.
- Development (ie. land use) applications starting to slow down.

- **E**

- Priority to create a more dense town floor rather than in the peripheries.
- Town will not pursue development in the peripheries.

- **F**

- Sensitives Areas is a 'guiding document' but not codified.
- **G**
- Construction costs, housing market, focus is on multi-family and mixed use.
- Seems to be, perception, that there are more cash buyers.
- **H**
- Town did adopted higher zoning densities a few years ago, partially to address affordable housing.
- County-wide housing needs assessment would be good. Detailed, comprehensive!
- **I**
- Proposition 123 – Opt in to be eligible for various grant opportunities.
- Address costs of goods, availability of services, transportation.
- Major issues for affordable housing: available land, available dollars!
- **J**
- Service side doing good. Employment not so good.
- 'Creative Main Street' program, 'Main Street' program.
- Understand what types of jobs will draw people here and keep people here.
- County-wide economic development/coordinator

CITY OF OURAY:

- **A**
- #916 'possible' units. #135 SFD's. #145 ADU's, #4 Duplex, #550 Condo/townhome. #77 acres and #463 lots. Septic system being developed to serve total buildout.
- **B**
- Good data will come from future study.
- **C**
- No. Around .6 – 1% growth per year. Affordable housing units coming on-line will changes those numbers. Possibly #65 deed restricted units #25 in the first phase. Already used a \$1m grant to get the AH project going.
- Overall population on the decline. Possibly up to 50% vacant homes/second homes.
- **D**
- Depends on what happens in affordable housing.
- Hard to say.
- If extensive future buildout, traffic could be a huge problem.
- Emergency services could be a major issue.
- Maybe around #30 years???
- **E**
- Need buildable space!
- Current maps may not be accurate. Need more sewer information. Additional lift stations.
- Some areas are already in conservation easements.
- There is not the potential for extensive annexation.
- **F**
- Allowing higher densities, density bonuses, ADU's.
- The need for affordable housing will affect the type and rate of future development.
- May look at a new overlay district to encourage mixed use development.
- **G**

- Yes. Affordable housing is PC's number one priority.
- Take a look at City plan!
- City, Town, and County all need to work together.
- Housing needs study taking place right now for City. Done by end of year.
- **H**
- Affordable housing is an issue the City takes very seriously. This is a big deal!
- Is there something we can do with Colona?
- **I**
- You have to have sufficient citizens to support professionals. (attorney, doctor)
- Affordable housing in county then workers could have an office in the City.
- Need more year-round citizens to make the businesses work.
- Too many second homeowners.
- Assisting with funding is always a good thing. Land.
- The County should help with affordable housing if possible!

General Discussion:

- Growth should be directed toward City and Town. (high-density development)
- County – Preserve rural character, but with a balance.
- Can the wastewater system keep up? Yes, but upgrades are in the future! (no lagoons)
- Most town lots on municipal sewer system. Vista Terrace is not however for example.
- Need to research where the county could allow higher density!
- See what other neighboring small communities are doing about affordable housing. This includes rental units. Fruita, Norwood
- Need additional long-term camping options in the county!!!

FUTURE MEETINGS:

- November 7th – Discussion on 10/19 Work Session, Outline Development
- November 14 – Joint work session with BOCC at 1:30pm.
- December 5th – Discussion with 'water providers'. End of year wrap up. 2024 plan.

PARKING LOT ITEMS:

ITEMS DETERMINED BY STRAW VOTE:

- None.

PUBLIC COMMENTS:

- Rein Van West: Confirming #1996 future units? Yes. Is there separate unique zoning in Ridgway for tiny homes? No. Does town zoning allow affordable housing. Yes, for the most part but will likely occur more often in the town core area.

- Al Lowande: Is the potable water available in the town to serve the possible buildout? Town has a 'water conservation plan' in place. Multiple triggers for water restriction. Some are drought restrictions but not necessarily limited capacity. Water restrictions largely do not have anything to do with supply. Water system/supply is not strained.

Mtg Date: November 7, 2023
Attending: Miller, Parker, Snowbarger, Iuppenlatz, Staff, Joel Quanbeck/KLJ (in person)
Public: McKenney
Zoom: Wilson, Boehnke, Lowande, Ingo
Packets: Update to BOCC and overall approach moving forward!

FOLLOW-UP FROM PREVIOUS MEETING(S):

- None.

KEY ITEMS OF DISCUSSION:

- Iuppenlatz: re. 35-Acre Development. There is a lot of interest growing around 35-acre subdivisions in Ouray County. This type of development is very attractive to developers as there is no local government approval process. A local government process needs to be guaranteed and not a risk of getting turned down. Should be an expeditious process with certain density bonuses.

- Joel: Info to talk to the Board about next week. Refer to your outline. Joel reviewed the items detailed in the outline provided regarding the conversation with the Board. Joel pointed out that we've had to add additional work sessions beyond what was originally anticipated. Joel commented that overall public feedback has been positive regarding the project. Really hope to get into a prioritized list of 'topics' to address in the 12/5 work session. Main drive – achieve sustainability while maintaining the scenic beauty of the county. Joel pointed out that we need to be efficient going forward in order to stay within budget.

- Wilson: Need to address the recreational component of the master plan! Also need to reinforce to the Board that the recreational component is a 'required' element per state statute.

- Parker: Will definitely be asking the Board about ORRCA and the recreational aspect of the master plan. There are a couple of ways we can go about this.

- Sokolowski: On December 5 will we be talking in detail about affordable housing? Need a clearly defined path forward on this.

- Parker: Need to start with 'easier' (?) topics to gain some momentum before we tackle the more difficult topics, such as 'affordable housing'.

- Joel: It is useful to think about policies or goals for a specific topic that the goals and policies

'blend' (rather than conflict) with other topics. Also, the fact that we have not seen significant recent development in the unincorporated county doesn't mean we won't see this some time in the future.

- Boehnke: Need to look at the age distribution on the survey responses. We need to know what the age distribution is for the county from the most recent census data.

- Miller: What about the 'format' of the new master plan draft?

- Joel: Don't want the topic of 'format' to dominate the discussion. Will present a couple of alternative approaches on 'format'. The format needs to clearly document what this process has done. We could touch on this in the 12/5 work session but we need to stay focused on topics.

- Parker: We need to discuss possibly melding various topics into a single topic. Also, when we address 'water' we need to determine if we are addressing 'raw water' or 'ag water' vs 'potable water'.

- Snowbarger: What authority do we have regarding raw water? (very little)

- Miller: Need to address 'how important are irrigated pastures'? If people are not able to irrigate pastures then that will adversely affect grazing. If 'ag' uses are reduced, then there will possibly be more interest in 35-acre development.

- Joel: We do need to talk to the ag community about irrigation water or loss of irrigation water. Could split this topic into 'domestic water' and 'ag water'. Will have some discussion about this in the Dec. 5 meeting.

- Wilson: All ag water is spoken for. Loss of rain, loss of hay, depletion of herds. Water must be used wisely. Ag water does not produce the maximum amount of financial benefit but it does use the maximum amount of land.

- Parker: Ag lands must also be looked at under the idea of 'open space'. I.e. Visual benefit.

- Miller: Concerned about the format and intent of the master plan. Need realistic strategies.

- Parker: Spoke to county attorney about proposed dam. This is probably something that will not be resolved for probably 10-years or so. County Attorney cannot summarize the data because there is active litigation.

FUTURE MEETINGS:

- November 14 – Joint work session with BOCC at 1:30pm.

- December 5th – Discussion with 'water providers'. Discuss 'topics'.

DECEMBER 5 WORK SESSION:

- Gather information from the water providers.
- In depth discussion about topics and priorities.
- Need to understand how topics fit together to help determine priorities.

PARKING LOT ITEMS:

- Will need to talk about the 'format' of the master plan document at some point.

ITEMS DETERMINED BY STRAW VOTE:

- None.

PUBLIC COMMENTS:

- **Williams** – County should have regulations to address 35-acre development that would mitigate the issues, access, utilities, etc. Need to talk to BOCC about recreation element of the master plan as well as the topic of water, including 'ag' water.
- **McKenney** – Interested to hear from the public regarding meeting times. Haven't heard from the public since May in terms of comments submitted on the web.
- **Williams** – Re. 'ag water'. Realize there isn't much we can do regarding water rights. But it is super important that we have a adequate supply of ag water. This is a financial matter as well as an 'open space' visual issue. Sees that the county is trying to do something to positively affect this issue. (proposed dam, etc.) County does have a role to play. Conservation and efficiency are terms used in the state water regs.