

Study Group's Conclusions on the RPI Study:

- ❖ By 2015, under current zoning laws, significant decreases in LOS of the most important departments can be expected unless revenues per residence are increased or supplemented by sales taxes or other sources.
- ❖ Any significant changes in zoning that will allow greater residential density in outlying areas will incrementally increase the decline in LOS.
- ❖ Any decrease in outside funding or unusual increase in operating costs, such as we are experiencing now, will further increase the rate of decline in LOS.
- ❖ Relative to road maintenance, projections may actually be worse than reported due to underlying problems in the original road construction. In other words, increased traffic may accelerate the need for maintenance and/or capital improvement. Further, the RPI model for ADT does not account for traffic generated by commuters, seasonal homes, or tourist traffic.

Study Group's Recommendations on the RPI Study:

- ❖ Changes to the land use code that encourage reduced housing unit density, especially in outlying areas, may reduce the rate of decline in LOS. Encouraging development in the UGB areas will also mitigate demands on service.
- ❖ Additional sources of property taxes such as appropriate development of businesses and industry may reduce the rate of decline in LOS.
- ❖ Breaking out cost of services by subsections of the county and basing the property tax structure or assessing certain fees based on additional costs may offset impacts on LOS. (Distance-based impact fee or taxation.)
- ❖ Capital improvements to heavily traveled or badly deteriorated roads or administrative facilities cannot be funded by current taxing levels, impact fees or other funds. Other sources of funds such as bond issues or mil levies need to be considered. Development agreements and PUD's that directly impact use of certain roads need to include considerations for road improvement.
- ❖ The RPI study clearly indicates that the county needs to develop a long range strategic economic plan tied to land use planning. This may include the creation of an Economic Development Board in association with the municipalities. Additionally, it may be beneficial for the county to be involved in tourism development activities.
- ❖ A communications plan to the public must be developed so that the LOS concept is fully understood and an opportunity must be given so that the public can indicate what is considered an acceptable LOS.

- ❖ The information gathered in both the Theobald Study and the RPI Study must be shared with the municipal governments and, in particular the school systems, so that a comprehensive growth and economic strategy can be developed.
- ❖ A specific VMT study for the county may help find a reliable method for assessing the impacts on roads based on location within the county.
- ❖ Impact fees need to be uniformly assessed and collected to the extent the law allows. This will require a specific impact fee support study in order to justify fee levels.
- ❖ The public needs to be informed as to what services the county provides are mandated and what services are discretionary.
- ❖ The Study Group recommends that the BOCC enact procedures or ordinances to encourage or mandate the retention of water rights in the county via incentives in the Land Use Code.

Study Group's Conclusions on the Build-out Study

- ❖ Based on historical data, unincorporated Ouray County can expect to grow at a 3-5% growth rate that will require 1,000-1,800 more housing units by 2015 and 2,000 4,000 more housing units by 2025.
- ❖ Any of the build-out scenarios in the Theobald study would provide more than enough housing units for these requirements; however, some scenarios have much more impact than others on the values expressed in the Ouray County Master Plan.
- ❖ In reality, a combination of scenarios that reflect individual choice by property owners and buyers in response to incentives and regulations is likely to represent where growth will actually occur.

Study Group's Recommendations based upon their Conclusions:

In order to preserve the values in the Ouray County Master Plan, future growth should:

- ❖ Be directed toward already platted developments (there are currently 896 un-built platted lots) and adjacent to already established infrastructure, such as towns and existing subdivisions;

- ❖ Create incentives for effective clustering in any new developments, such as density bonuses;
- ❖ Encourage siting of structures to minimize impact on the total open space and scenic corridors;
- ❖ Encourage the continued use of conservation easements as an additional preservation tool;
- ❖ Evaluate TDR's (transfer of development rights) and PDR's (purchase of development rights) as means of preserving areas of high importance;
- ❖ Initiate a study of how to preserve water rights in the County.