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AGENDA CITY OF OURAY COMMUNITY PLAN UPDATE STEERING COMMITTEE MEETING

San Juan Room – Ouray Community Center – 320 6th Avenue
August 8, 2018 - 6:00 pm

- 1. Call to Order**
- 2. Review of Draft Community Survey**
- 3. Overview of Build Out Analysis**
- 4. September Community Plan Vision Workshop**
- 5. Other Matters**
- 6. Adjourn**



City of Ouray Community Plan Update - Community Survey

City of Ouray Community Plan Update - Community Survey

Thank you for taking the time to complete this community survey! This survey will be used by the City to inform the Community Plan Update that was initiated earlier in 2018. The Ouray Community Plan is an advisory document that provides the vision and direction for the City and is used in evaluating land use applications, budgeting, capital planning and to inform the direction of the city. This survey is one of the initial steps in updating the Community Plan and will be used to inform the new vision, goals and actions of the Plan.

Steering Committee Members: Please review survey and determine which questions should be eliminated to make the survey concise and efficient. Please also review questions for any needed edits.

Thank you!



City of Ouray Community Plan Update - Community Survey

About You

1. Where do you live?

- ☐ City of Ouray
- ☐ Within three miles of the City of Ouray
- ☐ Town of Ridgway
- ☐ Elsewhere within Ouray County
- ☐ Montrose
- ☐ Delta
- ☐ Silverton

Other (please specify)

2. Where do you primarily work?

- ☐ City of Ouray
- ☐ Town of Ridgway
- ☐ Elsewhere within Ouray County
- ☐ Montrose
- ☐ Delta
- ☐ Telluride or Mountain Village
- ☐ Telecommute
- ☐ Retired

Other (please specify)

3. How do you primarily get to work?

- ☐ Car
- ☐ Carpool/Vanpool
- ☐ Walk/Bike
- ☐ Telecommute/home business
- ☐ Employer provided transportation

Other (please specify)

4. How do you characterize your employment?

- ☐ Work for Employer
- ☐ Self-employed
- ☐ Retired

Other (please specify)

5. If you work outside the city, how far do you commute in miles?

6. If you live in the City of Ouray, how long have you lived in the city?

- ☐ 0-5 years
- ☐ 6-10 years
- ☐ 11-15 years
- ☐ 16-20 years
- ☐ Greater than 20 years

7. Are you a fulltime, year-round resident or a part-time resident?

- ☐ Full Time Resident
- ☐ Part Time Resident
- ☐ Not a resident of the city

Other (please specify)

8. Gender

- ☐ Female
- ☐ Male

Other (please specify)

9. What is your age?

- ☐ 5 to 9 Years
- ☐ 10 to 14 Years
- ☐ 15 to 19 Years
- ☐ 20 to 24 Years
- ☐ 25 to 29 Years
- ☐ 30 to 34 Years
- ☐ 35 to 39 Years
- ☐ 40 to 44 Years
- ☐ 45 to 49 Years
- ☐ 50 to 54 Years
- ☐ 55 to 59 Years
- ☐ 60 to 64 years
- ☐ 65 to 69 Years
- ☐ 70 to 74 Years
- ☐ 75 to 79 Years
- ☐ 80 to 84 Years
- ☐ 85 Years and Over

10. Household Composition

- ☐ Single Living Alone
- ☐ Single Living with Children
- ☐ Single Living with Roomates/Friends
- ☐ Single Living with Parents
- ☐ Living with Spouse or Partner
- ☐ Living with Spouse or Partner and Roomates/Friends
- ☐ Living with Spouse or Partner and Children
- ☐ Living with Spouse or Partner Children and Roommates/Friends
- ☐ Living with Spouse or Partner, Children and Other Adult Family Member (Extended Family)

Other (please specify)

11. Household Income

- ☐ Less Than \$10,000
- ☐ \$10,000 to \$14,999
- ☐ \$15,000 to \$24,999
- ☐ \$25,000 to \$34,999
- ☐ \$35,000 to 49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ \$100,000 to \$149,999
- ☐ \$150,000 to \$199,999
- ☐ \$200,000 or More

12. In which industry are you primarily employed?

- ☐ Agriculture, forestry, fishing, hunting and mining
- ☐ Construction
- ☐ Wholesale trade
- ☐ Manufacturing
- ☐ Retail Trade
- ☐ Transportation and warehousing, and utilities
- ☐ Information
- ☐ Finance and insurance, and real estate and rental and leasing
- ☐ Professional, scientific, and management, and administrative and waste management services
- ☐ Educational services, and health care and social assistance
- ☐ Arts, entertainment, and recreation, and accommodation and food services
- ☐ Other services, except public administration
- ☐ Public administration/government



City of Ouray Community Plan Update - Community Survey

Initial Community Questions

13. In one sentence, how would you describe the City of Ouray to someone who is unfamiliar with the community?

14. When are you most proud of the City of Ouray community?

15. When were you most disappointed in the City of Ouray community?

16. What do you hope the City of Ouray will be like in 20 years?

17. What do you fear the City of Ouray will be like in 20 years?

18. What brought you to the City of Ouray?

- ☐ I was born here
- ☐ Recreational amenities
- ☐ Job or employment opportunities
- ☐ Small town character
- ☐ Mountain lifestyle
- ☐ Live near friends
- ☐ Live near family
- ☐ Vacationed here and decided to move to the city
- ☐ Retirement
- ☐ Affordability
- ☐ Family Values
- ☐ Other (please specify)



City of Ouray Community Plan Update - Community Survey

Housing

19. Do you own or rent your residence?

☐ Own

☐ Rent

Other (please specify)

20. If you own property in the City of Ouray, how do you use your property?

☐ Occupy the home

☐ Rent the home long-term (Greater than 30 days)

☐ Rent the home short-term (30 days or less)

Other (please specify)

21. How much does your household pay each month for the following as applicable?

Rent

Mortgage, including
insurance and taxes

Monthly HOA dues

Insurance, taxes or HOA
dues if no mortgage or
rent

22. In the past three years, have you had to move out of a residence in the city when you didn't want to move?

☐ Yes

☐ No

23. If you answered yes to the previous question, what was the primary reason you had to move?

☐ Change in household size

☐ Owner sold my rental unit

☐ Owner moved into the rental unit

☐ Owner converted the long-term rental unit to a short-term rental unit

☐ Rent increased and could not afford to stay in housing

☐ Foreclosure

☐ Eviction

☐ Personal reasons

☐ Other (please specify)

24. Do you plan to move within the next five years?

☐ Yes

☐ No

☐ Unsure

25. If you plan on moving, what is the main reason you plan to move?

- ☐ More affordable home to rent
- ☐ More affordable home to buy
- ☐ I rent and want to own a home
- ☐ Live closer to place of work
- ☐ Find a job outside Ouray County
- ☐ Family reasons
- ☐ Want a larger home
- ☐ Want a larger lot with more property
- ☐ Want a smaller home with less property
- ☐ My landlord is converting my rental into a primary home or short-term rental
- ☐ Want to convert my home to a short-term rental property
- ☐ Want to move to a different city, town or area
- ☐ Other (please specify)

26. If you currently rent, do you plan to buy a home in the next 10 years, assuming affordability and finding a home are not an issue?

- ☐ Yes, I want to buy a home in the City of Ouray
- ☐ Yes, but I do not want to buy in the City of Ouray
- ☐ No, I prefer to continue renting

Other (please specify)



City of Ouray Community Plan Update - Community Survey

Quality of Life

27. Quality of Life Questions - Rate the City of Ouray

	Poor	Not Very Good	Fair/Average	Good	ExceleInt	No Opinion/Not Applicable
The City of Ouray as a place to live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City of Ouray as a place to work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The overall quality of life in the City of Ouray	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City of Ouray as a place to raise a family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City of Ouray as a place to retire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City of Ouray as a place to work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City of Ouray as a place to run a business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

28. What are the important elements that contribute to the city's character and overall quality of life?

	Not important	Important	Very Important	No Opinion
Natural beauty/views/scenery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clean air and water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hot springs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walkability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diverse businesses and restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small town feel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family oriented	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community culture (volunteerism, support, heritage)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ability to see night skies/stars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



City of Ouray Community Plan Update - Community Survey

Strengths, Issues and Opportunities

29. What are the best three things about the City of Ouray?

Best Thing 1

Best Thing 2

Best Thing 3

30. Is there anything else you would like to share regarding community issues, opportunities or strengths?



City of Ouray Community Plan Update - Community Survey

Issues and Opportunities

How would you rate the following in the City of Ouray?

31. Transportation

	Poor	Not Very Good	Fair/Average	Good	Excellent	No Opinion
Condition of trails in the Ouray area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of sidewalks in the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ease of travel by walking in the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ease of travel by biking in the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ease of travel by car in the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of parking in the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

32. Natural and Built Environment in the city

	Poor	Not Very Good	Fair/Average	Good	Excellent	No Opinion
Natural Environment Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overall Quality of the Built Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of New Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

33. What are the rental housing issues if you rent?

	Poor	Not Very Good	Fair/Average	Good	Excelent	No Opinion
Availability of Housing Units for Rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Range of Housing Types (apartments, duplex, accessory dwelling units, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of Rental Housing Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Affordable Rental Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

34. What are the for sale housing issues if you own a home?

	Poor	Not Very Good	Fair/Average	Good	Excelent	No Opinion
Availability of Housing Units for Sale	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Range of Housing Types (condos, duplex, accessory dwelling units, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of for Sale Housing Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Availability of Affordable Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

35. How important are the following initiatives or improvements to the success of the city?

	Not Important	Important	Very Important	No Opinion
Infrastructure improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanding outdoor recreation business opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanding tourism branding/marketing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanding the diversity of economic activity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing job availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Work on expanding/improving the winter economy and spreading out to year-round tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Incentives for new startup businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving the business climate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing housing availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving housing affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private sector capital investment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving job quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing wages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coordinating business and regional marketing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Addressing business seasonality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public sector capital investment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New wayfinding signage program	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved communication	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

36. How do you feel about the following economic development questions?

	Not Important	Important	Very Important	No Opinion
Do you feel the economy of Ouray needs to be expanded?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you feel the economy of Ouray needs to be diversified?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do you feel the year round economy needs to be expanded?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What is the value of our history and environment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is there a need for coordinated community communication?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How do you feel about the level of service offered to visitors and the community?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should the city plan for the future instead of moment by moment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What is the city's capacity for change?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Should there be more of a focus on the community or the individual?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

37. What are the City's perceived economic strengths?

	Not Important	Important	Very Important	No Opinion
Hot Springs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic Culture/Character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ice Climbing/Rock Climbing/Mountain Climbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Values and Low Crime Rate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenery/Beauty	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marketing/Branding + Tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

38. What are the main opportunities for economic development

Economic Opportunity No.

1

Economic Opportunity No.

2

Economic Opportunity No.

3

Economic Opportunity No.

4

Economic Opportunity No.

5

Economic Opportunity No.

6

39. What recreational amenities and improvements would you like to see in and around the City of Ouray?

	Not Important	Important	Very Important	No Opinion
Expanded bike pathways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to existing trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to existing parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construct/provide indoor recreational facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construct covered ice rink at Rotary Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve the river as a recreational and environmental amenity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New bath house at Hot Springs pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved ski hill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved ice park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provision of via ferata in ice park area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provision of other climbing improvements around Ouray	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provision of additional open space outside the City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other Recreational Improvements (please specify)

40. What are the three most important recreational improvements from Question 38?

Improvement No. 1	<input type="text"/>
Improvement No. 2	<input type="text"/>
Improvement No. 3	<input type="text"/>

41. Potpourri of Issues

	Poor	Not Very Good	Fair/Average	Good	Excellent	No Opinion
Overall Cost of Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Healthcare (medical, dental, vision)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Mental Health Services (psychologists, counselors, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Opportunities K-12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Childcare Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Post High School Education Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Continuing Educational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural, Music, Art Events and Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Religious or Spiritual Events or Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social Events and Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Community's Openness and Acceptance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities to Participate in Community Matters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



City of Ouray Community Plan Update - Community Survey

Thank You!!

We sincerely appreciate your time and input into the Community Plan Update process!

We will be collecting survey data through September 2018 and presenting it at the October Steering Committee meeting.

Please copy and forward the following survey link to friends, coworkers and colleagues to take the survey: <https://www.surveymonkey.com/r/OurayCommunityPlan>

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TO: Community Plan Steering Committee
FROM: Chris Hawkins, Community Development Coordinator
DATE: August 3, 2018
SUBJECT: Build Out Analysis

The build out analysis for the city was completed and is attached as Exhibit A to this memo. The analysis shows that the city contains approximately 755 total housing units, including single-family, accessory dwelling units, condominiums, apartments, townhouses and mobile homes. Staff estimates that there are approximately 800 unbuilt total housing units which results in a build out of approximately 50%. Most of the future housing units come from unbuilt single-family lots, and the vacant C-2 zoned land located in the north part of the city. The presumption used in the build out analysis was that the market would push towards more housing units given such a high demand for housing and a low demand for commercial and industrial uses.

The build out analysis estimates the city contains approximately 215,451 sq. ft. of commercial space including retail, restaurant and office uses, with an additional 153,090 sq. ft. of undeveloped commercial space. Staff is estimating the commercial build out at approximately 58%.

Staff will present how the build out analysis was completed at a very high level for Commission consideration. The Steering Committee members should review the analysis and come to the meeting with any questions, comments or concerns.

Exhibit A. July 31, 2018 Build Out Analysis

Land Use	Built	Unbuilt	Total	Percent Built Out	Notes
Single-family	437	136	573	76	Assumes only platted lots are developed.
Accessory Dwelling Units	28	115	143	20	Unbuilt ADUs Based on 20% of Single-family Total
Duplex Units	4	0	4	100	
Condos, Apts, Townhomes	235	549	784	30	Unbuilt ADUS looking at infill development/redevelopment/new development
Mobile Homes	51	0	51	100	Assumes no additional mobile homes
RV Sites	141	27	168	84	133 with full hook ups;
Camp Sites/Cabins	36	0	36	100	Water Only with bath house
Hotel, B&B, Lodging	563	211	774	73	New hotel units via Twin Peaks, Hot Springs Inn, etc. (What we know today)
Retail	154238	92333	246571	63	Unbuilt is first floor of infill development sites in commercial areas
Restaurant/Bar/Brewery	38427	38141	76568	50	Unbuilt derived by looking at percentage today of restaurant and bar space to retail area
Office/Professional Service	22786	22616	45402	50	Unbuilt derived by looking at percentage today of office/professional service to retail area
Light Industrial	42100	30000	72100	58	
Fraternal Club	16402	0	16402	100	Assumes no additional floor area for fraternal clubs
Government	115571	0	115571	100	Assumes no additional government floor area
Church	38489	0	38489	100	Assumes no additional churches