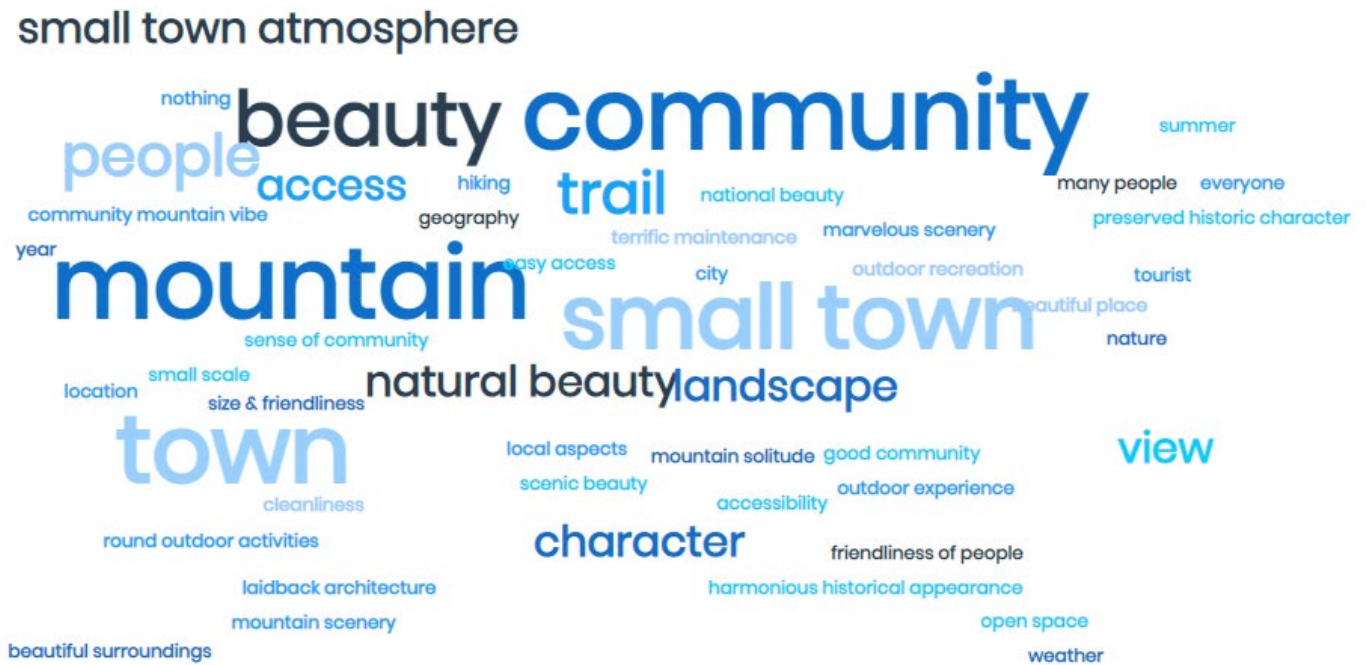


# Ouray Land Use and Sign Code Update - Public Input Survey Responses (6/10/2022)

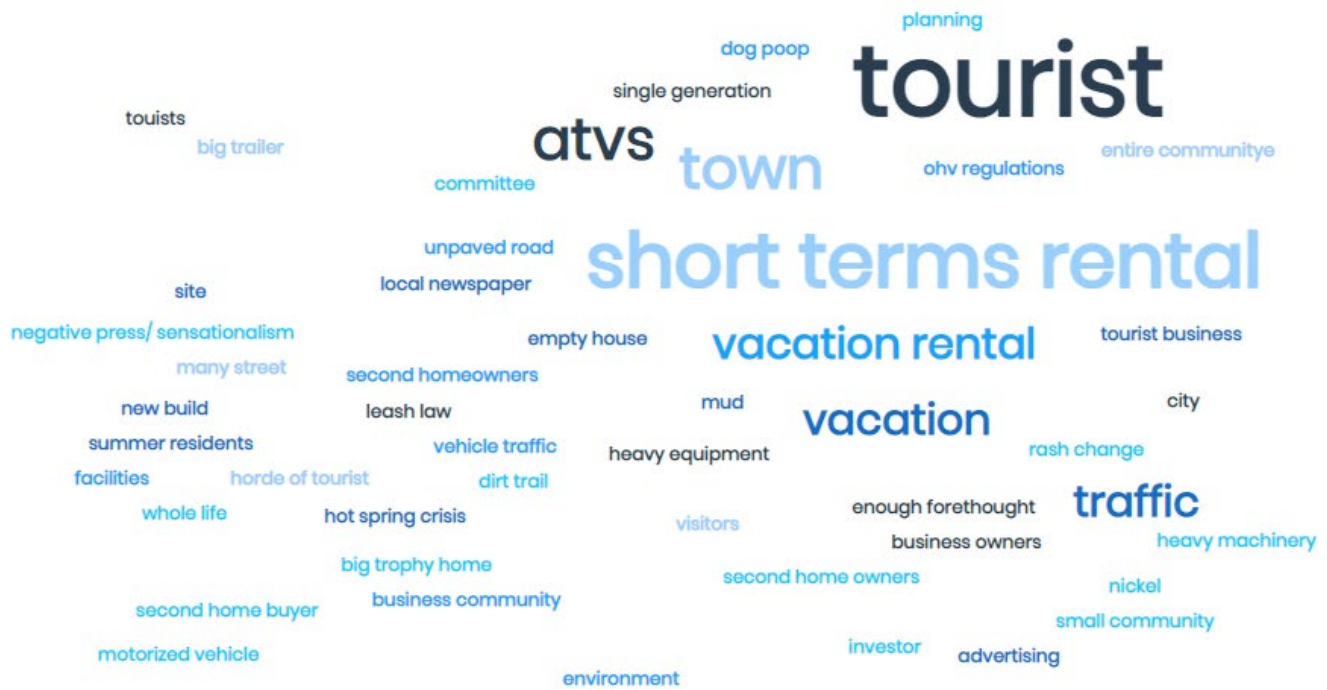
Q.1: What do you like best about Ouray?



Q.2: What does Ouray need more of (in general)?



### Q.3: What does Ouray need less of (in general)?



### Q.4: Do you see challenges in similar communities that Ouray should try to prevent?

- Don't allow atvs in town.
- Disperse camping anywhere in the county.
- Over taxation of short term rentals .
- Trash on streets etc due to lack of receptacles on streets highly trafficked off main.
- Tourists, and paying lip service you want them and then the locals suffer immensely.
- Repair sidewalks so everyone can walk without tripping.
- Too many short term rentals limiting ability for town employee housing.
- Attracting tourists drives away residents.
- Too many second homes that stand empty for much of the year.
- Proliferation of vacation rentals and second homeowners pushing out actual local families.
- Affordable housing availability and campers in public areas/not designated camping areas leaving trash and debris.
- Yes.
- Marijuana dispensaries and pot growing facilities.
- Subsidizing people to move here.
- Telluride.
- We should not allow Ouray to become a mini Telluride.
- Catering to the wrong type of tourists.
- Many Colorado mountain towns becoming being overtaken by tourism.
- YES! The unregulated capitalist sellouts in most tourist towns in CO.
- Becoming a big tourism draw. It affects our infrastructure immensely.
- Losing our locals and workers to far-flung communities.
- lack of housing for locals.
- Overexploitation on of our area (relying too much on tourism).
- Yes, OHVs, chain stores, and restaurants.

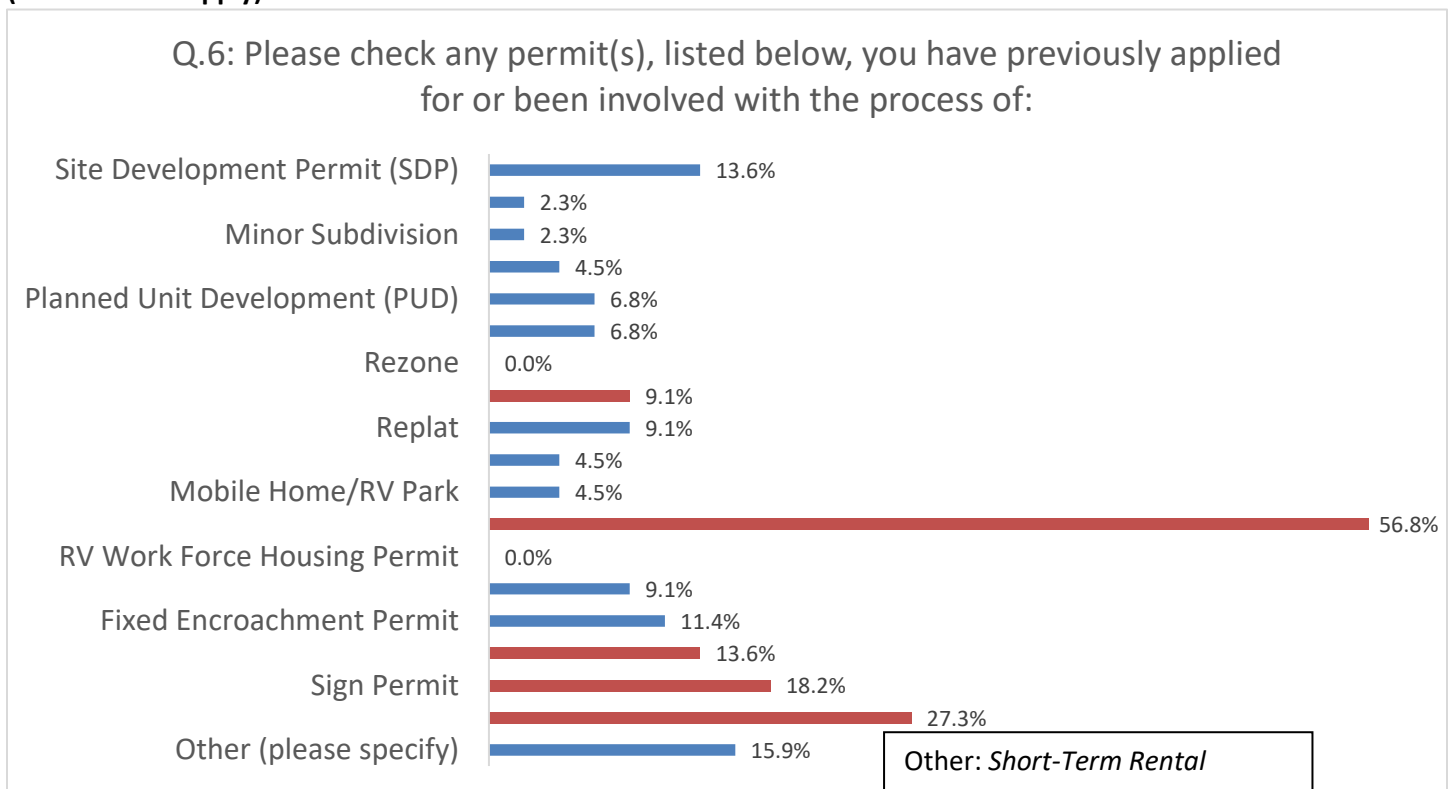
- Letting tourism be the most important!
- too many short term rentals.
- All mountain resort communities.
- Singular Focused Economy.
- tourists and short term rentals.
- Lodging without parking.
- I see Moab as growth gone wrong. Ouray should try to avoid the OHV explosion & everything that comes with it.
- Yes in Silverton.
- Yes, in small mountain towns no longer being occupied by primary residents.
- Loss of non-primary residents.
- Becoming real estate investment/speculative play.
- Unpaved streets.
- No. Ouray is unique and not like other towns. It can't be compared.
- No.

**Q.5: Do you see opportunities in similar communities you wish to emulate in Ouray?**

- Ridgway has done a great job welcoming the arts and new industry. Ouray could learn from them. They are moving forward while we move backward.
- Ridgway
- Consideration of handicap access to the local beauty
- More community building (local) events
- Hang up NO MORE tourists like Telluride did in Covid..Have armed sheriffs checking to make sure the town was not infected by them.
- Clean up the city like Delta.
- higher taxation or limiting of short term rentals
- Attractive approach to town from the north
- Affordable rentals and camping as summer housing.
- Telluride apartments
- heavy regulation of vacation rentals and part-time residents / second homeowners
- Make Ouray an off-road haven. Loosen up the off-road rules for getting around Ouray. Make specific route for OHVs like they do in Silverton.
- Yes
- There really aren't "similar" communities. Ouray is a one of a kind and has always been!
- Ridgway's street paving grants
- Shuttle service
- Salida
- Silverton. They put their residents first in priority
- Bike/pedestrian paths to connect amenities and encourage the non-vehicular experience
- Gunnison, Crested Butte, Silverton trying to address these issues
- I like how Telluride protected her valley floor; and built a two affordable housing centers that do not require long commutes. Carbondale used to be Aspen's working class community. At one point it had the highest rate of child abuse in CO - the long commute hugely detracts from homework time, meal prep, household chores and family play time.
- Better maintenance of parks, flumes, roads, curbs, sidewalks, alleys, trees, etc,
- more local focus while still providing amenities to tourists
- Better connectivity throughout the town (joining river walk to town)

- Focus on affordable housing by Salida, and now Ridgway . Use of geothermal and solar energy.
- We need to get the mountain biking thing going in Ouray too.
- greater limits on short term rentals (e.g., Silverton)
- Housing programs
- Stewardship of Resources rather than Management
- Restrictions on short term rentals
- Paving streets, i.e., Crested Butte, Norwood, Telluride, Aspen, Vail
- Not at this time
- Yes, Ridgway’s dark skies regulations
- Crested Butte was heading in a good direction with taxing second home buyers. Telluride has several different taxes to address community issues such as infrastructure, schools, etc.
- Tax second home buyers to support infrastructure needs!
- Better walkability, more sidewalks (continuous everywhere), within the city shuttle.
- Environmental cleanup and care
- Attainable housing opportunities
- Transportation from Montrose to Ridgway and Ouray for workforce
- Not aware

**Q.6: Please check any permit(s), listed below, you have previously applied for or been involved with the process of (select all that apply):**



**Q.7: If applicable, please briefly describe your experience applying for a land use permit (variance, lot split, subdivision, etc.) or other permit (floodplain development, sign permit, RV work force housing permit, etc.) in the City of Ouray:**

- Each time has been a nightmare. Each interaction with City staff always bring some new obstacle we have to overcome. They treat us like we are the enemy any time we try to do anything. For such a small town, the

bureaucracy is incredible. For context, we haven't worked with the current city staff as of 2022 so can't speak to interacting with the new staff.

- Built a deck.
- N/A
- We applied for a fixed encroachment permit. Could not get one and the price for a temporary one was exorbitant and far exceeded prices in other neighboring counties/cities.
- No problem. Built a new home in an established subdivision.
- Generally good experiences working with City staff. Some building inspectors automatically assumed everyone has evil intentions. Others have been fair and courteous.
- Generally smooth and efficient
- Good.
- The staff has always been helpful, considerate, and fair throughout the process. In 2011 we applied for a variance to enclose our 6'X6' front porch. We were granted it and paid a per sq/ft fee. I'm satisfied with this decision. Last year we applied for a variance to fence in our front yard on Third Ave. It is a city street property. Our city manager declined to take it to city council. I'm disappointed in this decision.
- Disappointing.
- Variances to allow smaller affordable rentals.
- We replaced and expanded our deck.
- It was difficult and took ages because the City had several building inspectors during that time.
- Worked with county on these and it was fine.
- Simple process.
- Application was easy enough. Working with City Staff was a nightmare prior to Ms Oswald.
- The experience changes every time a new community development coordinator is hired. In general, they have big plans, make just about everybody's life hell that they interact with, then quit after a year or two for greener pastures. It is a cycle that has repeated itself for years.
- Sign banner permit. Currently regulations are being ignored that I was applying for by others, then I was denied for.
- Unclear whether I needed or not for temporary encroachment (dumpster).
- Positive, cooperation from staff and timely delivery.
- STR permit process has been very frustrating with many unknowns and no direct answers.

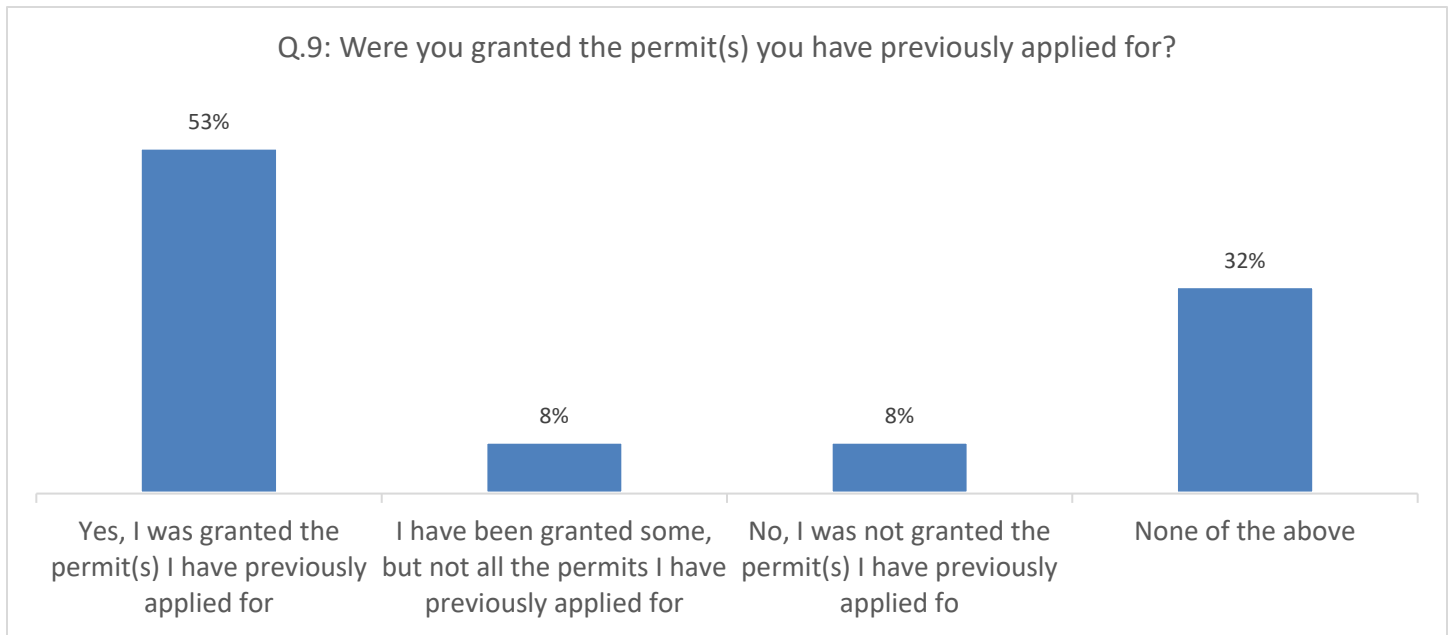
**Q.8: If you have previous experience applying for a City land use or sign permit, on a scale of 1 (very dissatisfied) to 5 (very satisfied), how would you rate your satisfaction with the City's permitting process?**

3.2★  
average rating

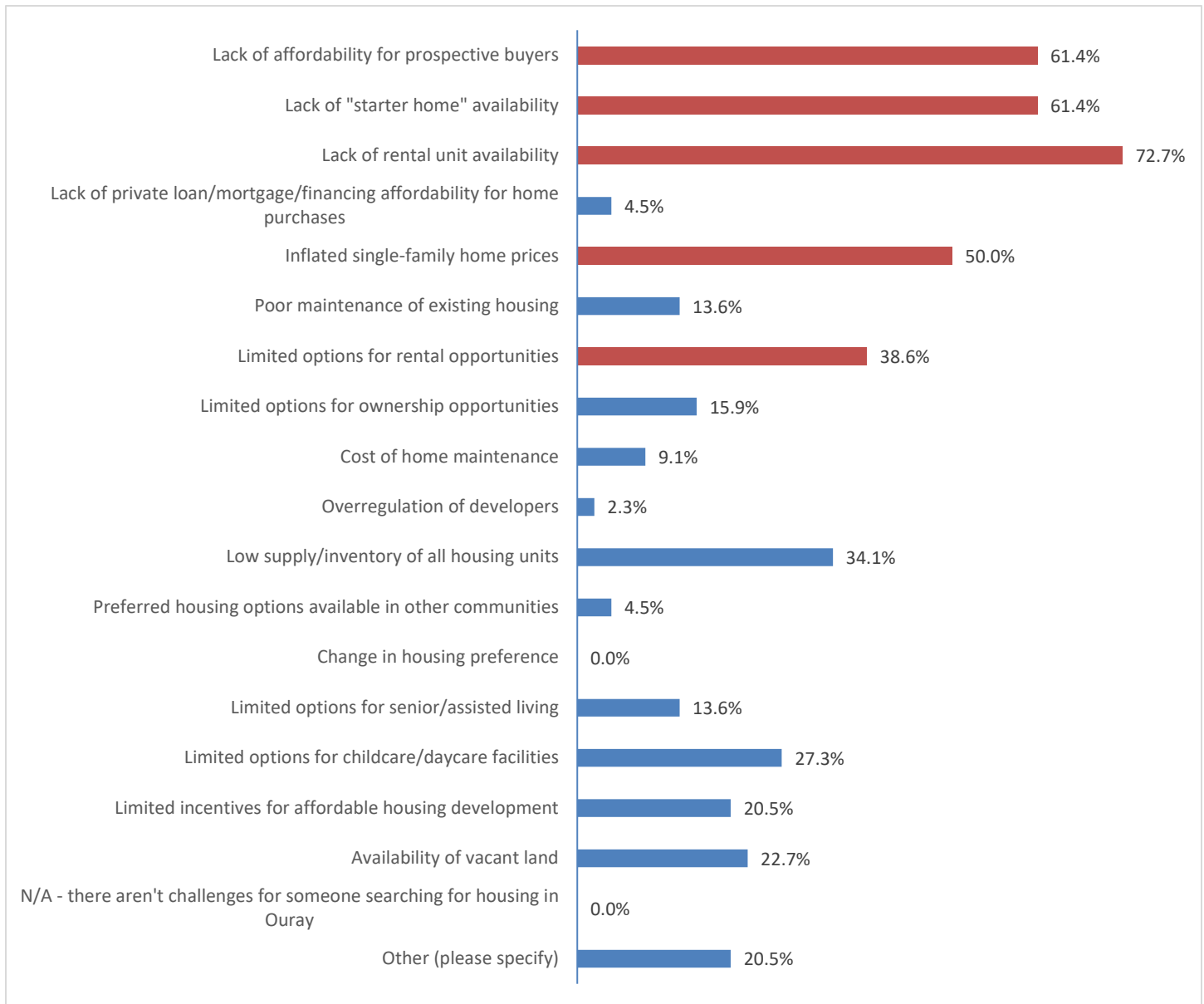


	VERY DISSATISFIED	DISSATISFIED	NEUTRAL	SATISFIED	VERY SATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
★	10.34% 3	6.90% 2	17.24% 5	6.90% 2	17.24% 5	41.38% 12	29	3.24

**Q.9: Were you granted the permit(s) you have previously applied for?**



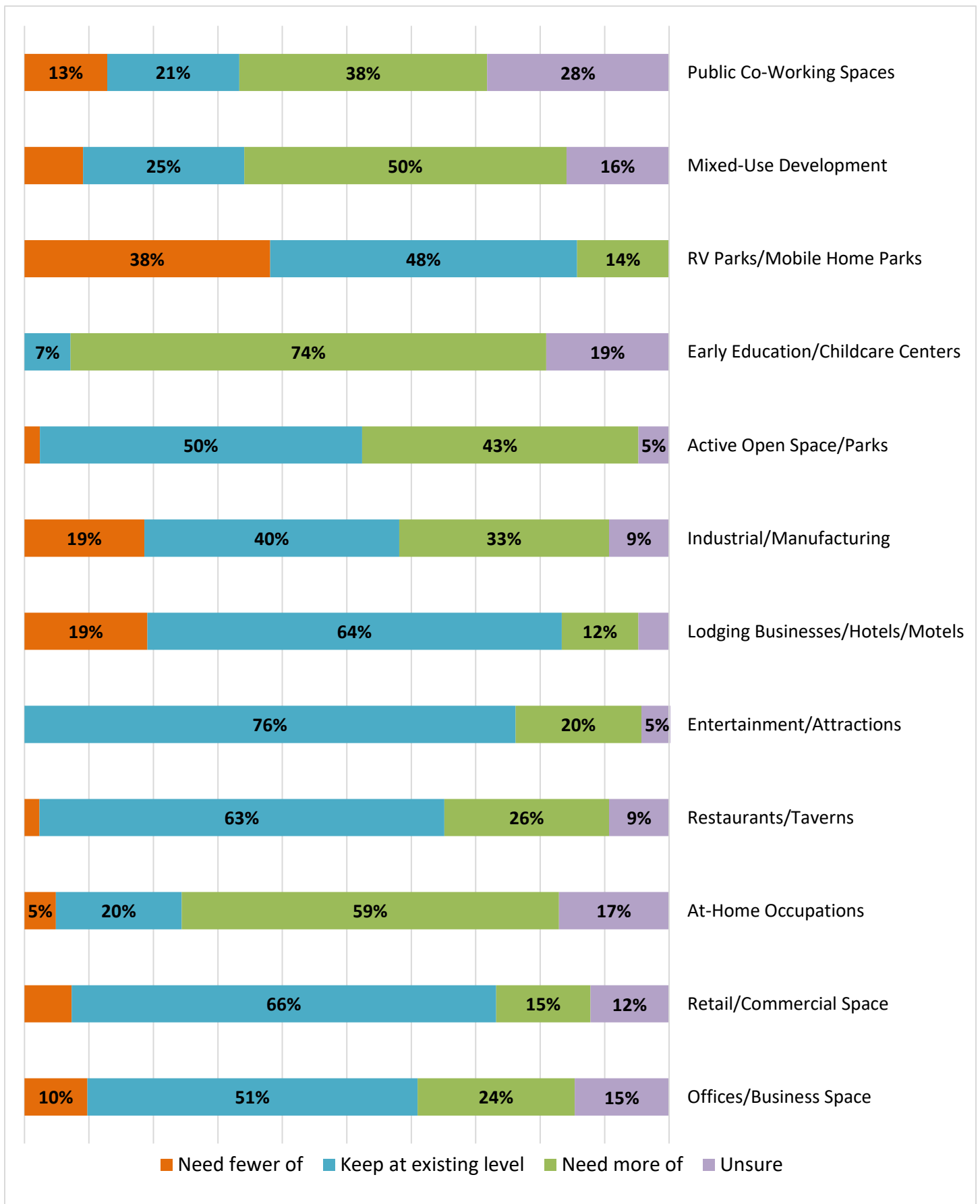
**Q.10: What do you think are the top 5 challenges for someone searching for housing in Ouray? (please select 5)**



**Other:**

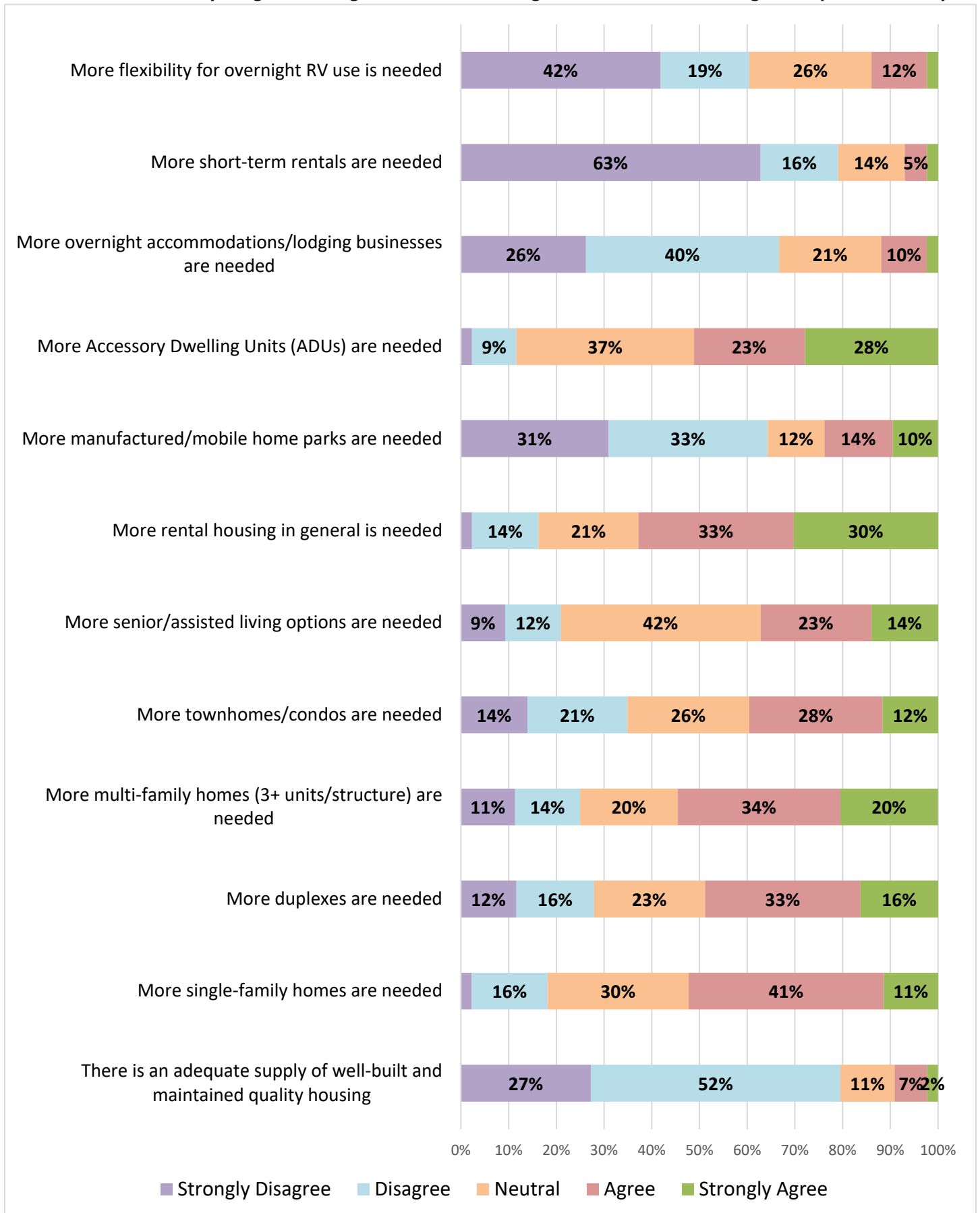
- Intolerance of camping as a legitimate housing option.
- Competition in purchasing from California's former residents.
- Ouray is a desirable location with expensive building costs and very limited size. It should not be government's role to subsidize the thousands of people who wish to vacation or move here. We have lived here for almost 43 years and understand that there are challenges to being able to live in a small mountain community that's not for everyone. You cannot eat beauty and must understand that growth must new controlled. To live here you must make compromises.
- 2nd home owners who only use their homes a couple of months out of the year.
- Increasing utility costs, out of control. Why are there no apartment complexes in Ouray.
- If one were to be truly open and honest about the subject, the fact is that the town is an amazing place to be. Real estate prices are priced accordingly. There is no affordable housing because of this. Nobody has a right to live here unless they can afford it. It is that simple.
- Poor adherence to Building Codes by previous owners - expensive to bring up to code/make it livable.

**Q.11: In the next 10-20 years does Ouray need more or less of the following types of development?**

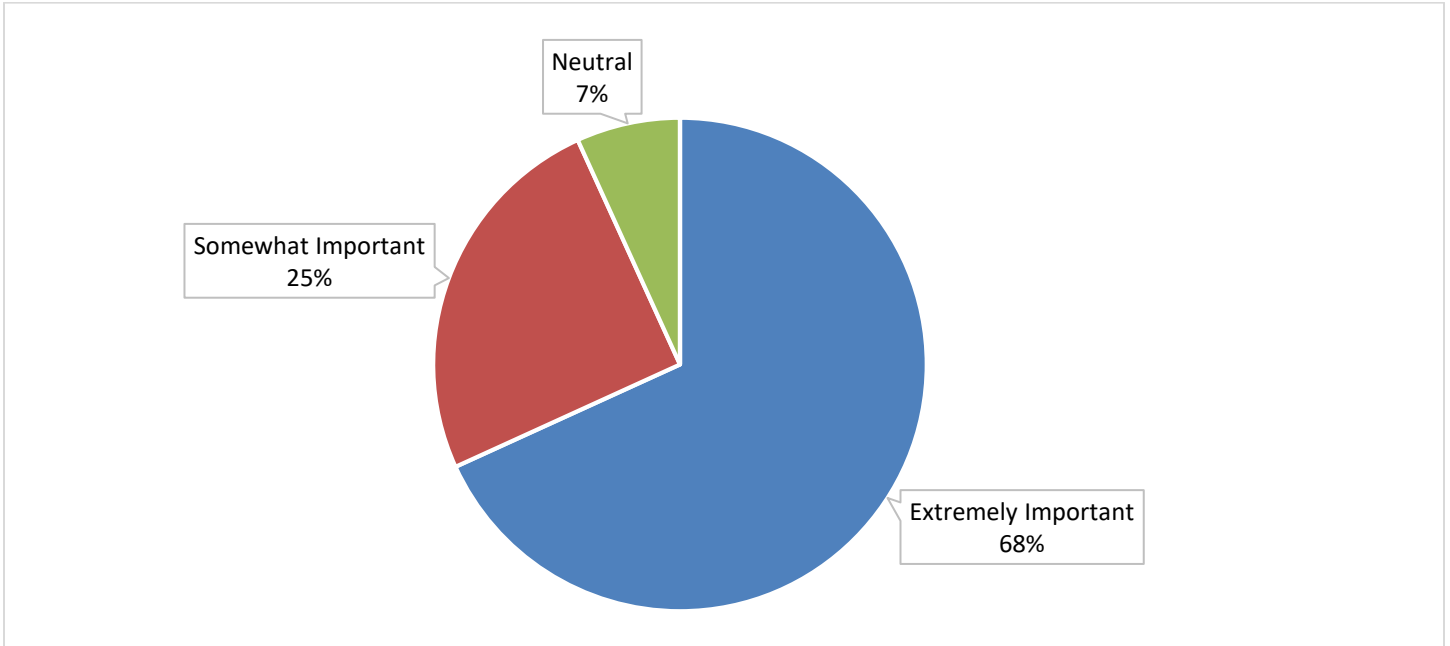




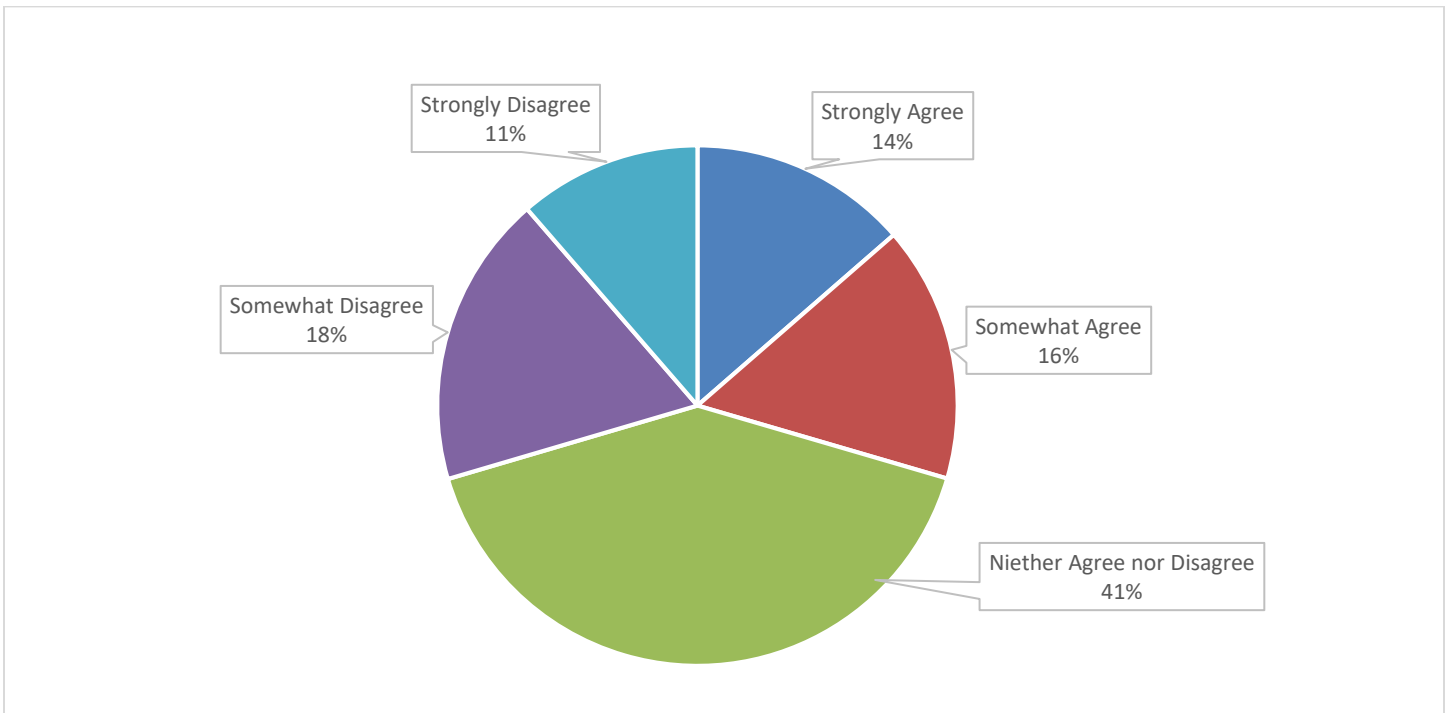
**Q.12: To what extent do you agree or disagree with the following statements about housing development in Ouray?**



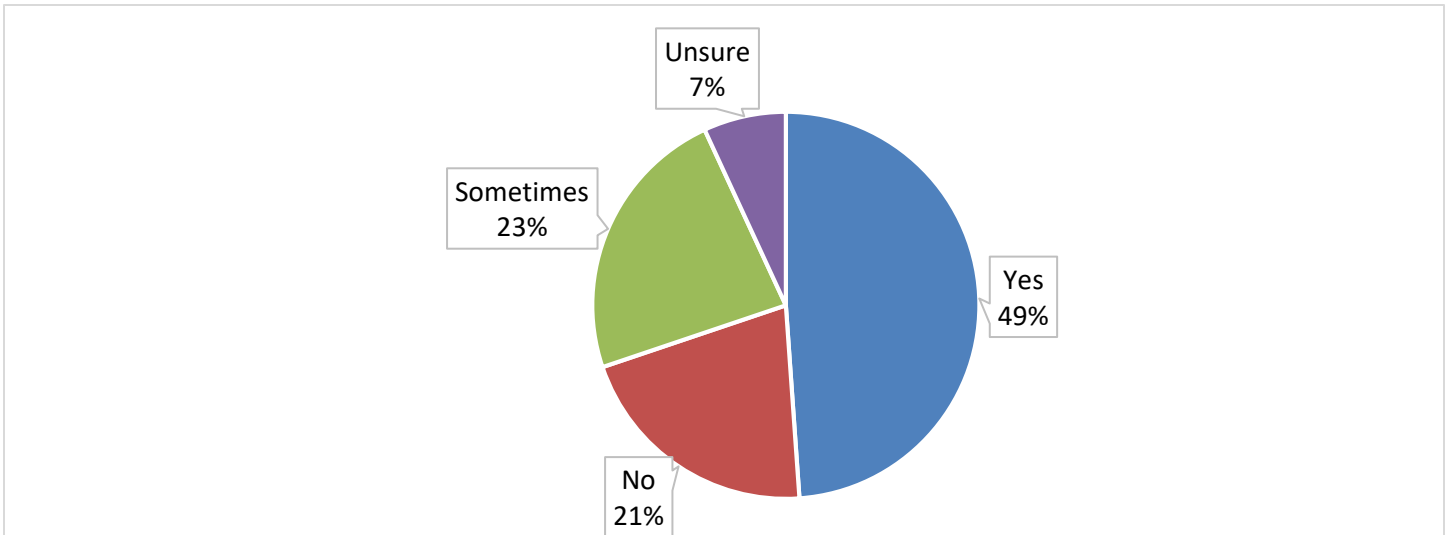
**Q.13: How important is it for Ouray to manage the location of new development or infill (all land use types: commercial, residential, industrial, parks, etc.)?**



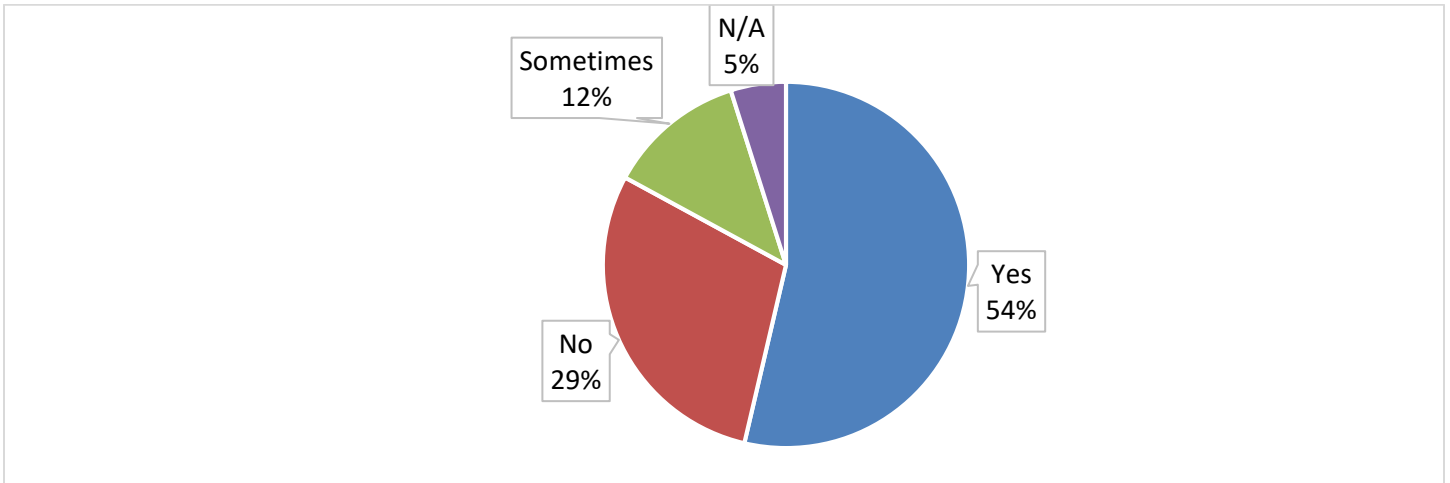
**Q.14: Do you agree with the following statement: The current Land Use & Development Code permits new buildings within existing neighborhoods/areas that are not compatible with nearby buildings (context).**



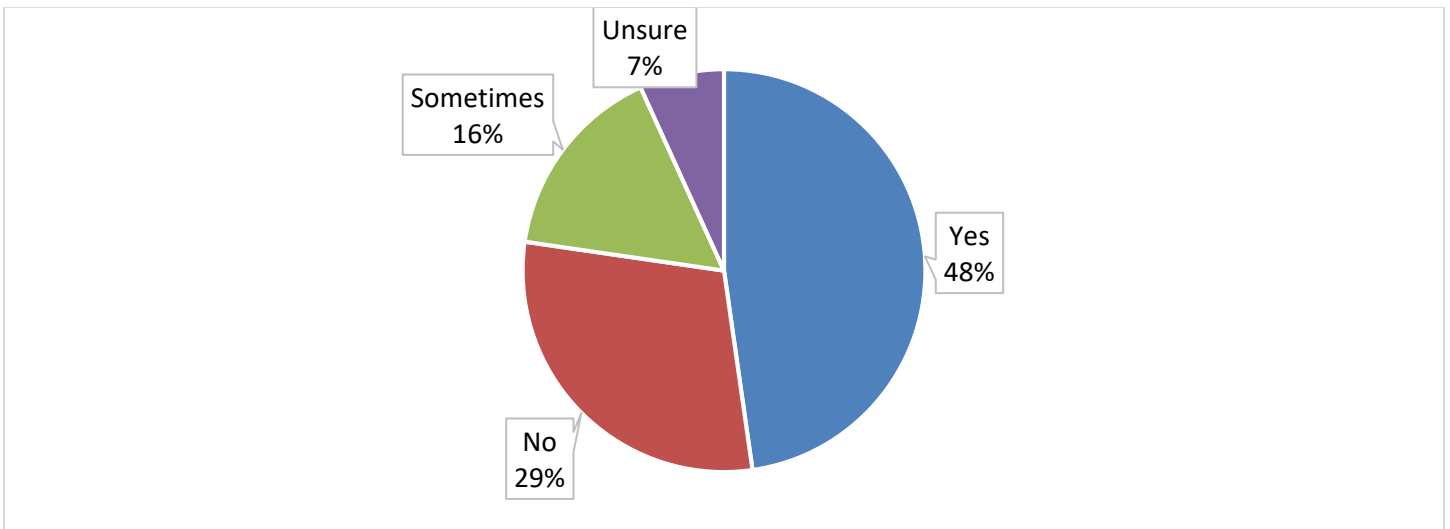
Q.15: Do you think Accessory Dwelling Units (ADUs) provide affordable housing solutions?



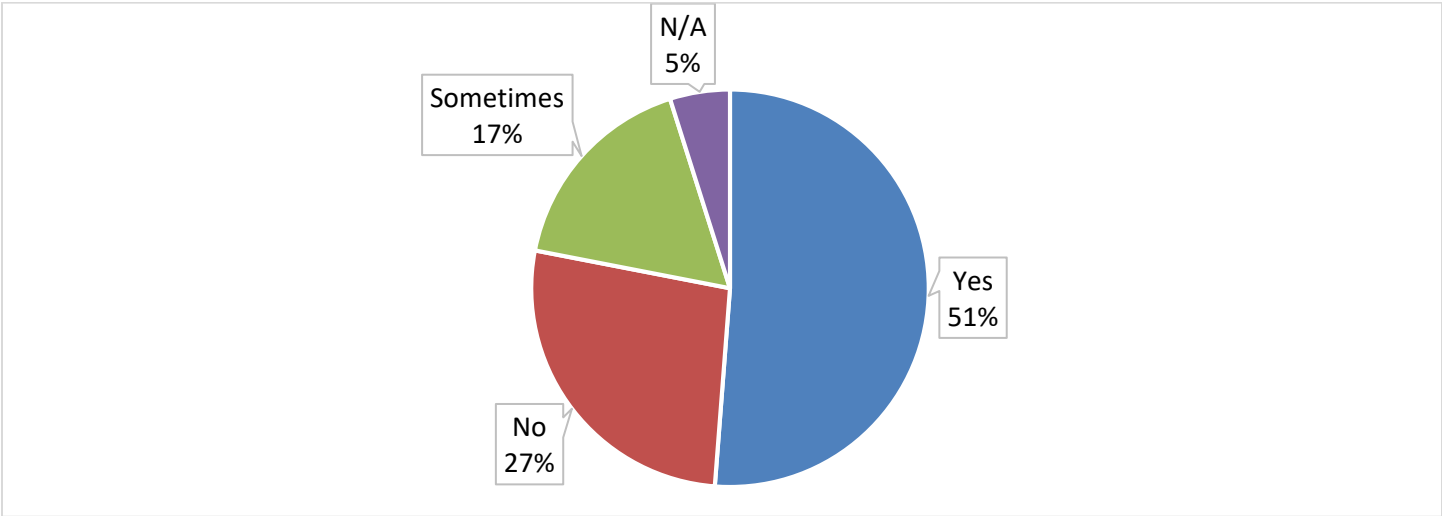
Q.16: If you believe ADUs provide affordability, do you believe ADUs are a priority to address during the code rewrite?



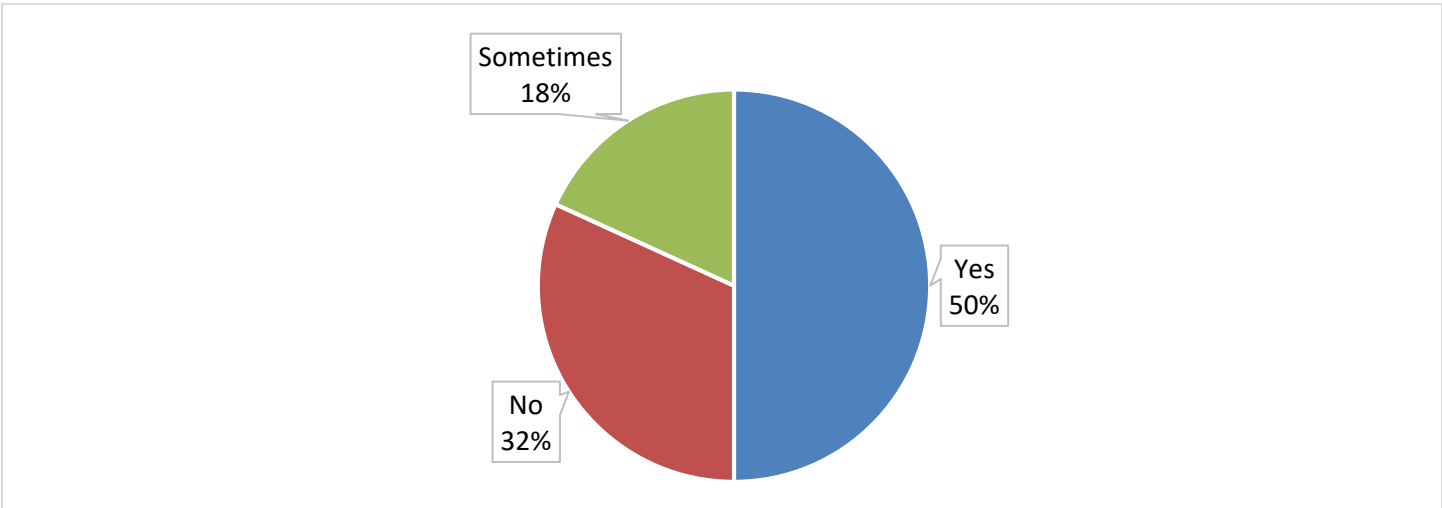
Q.17: Do you think smaller structures (e.g. "Tiny Homes") provide affordable housing solutions?



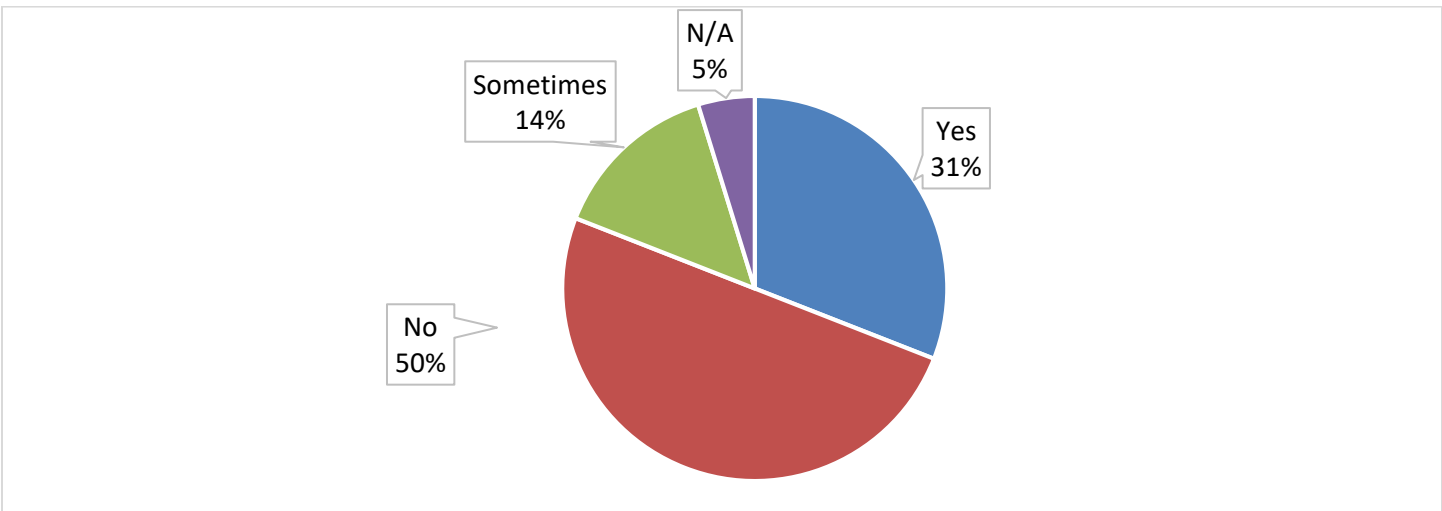
**Q.18: If you believe smaller structures (such as Tiny Homes) provide affordability, do you believe these are a priority to address during the code rewrite?**



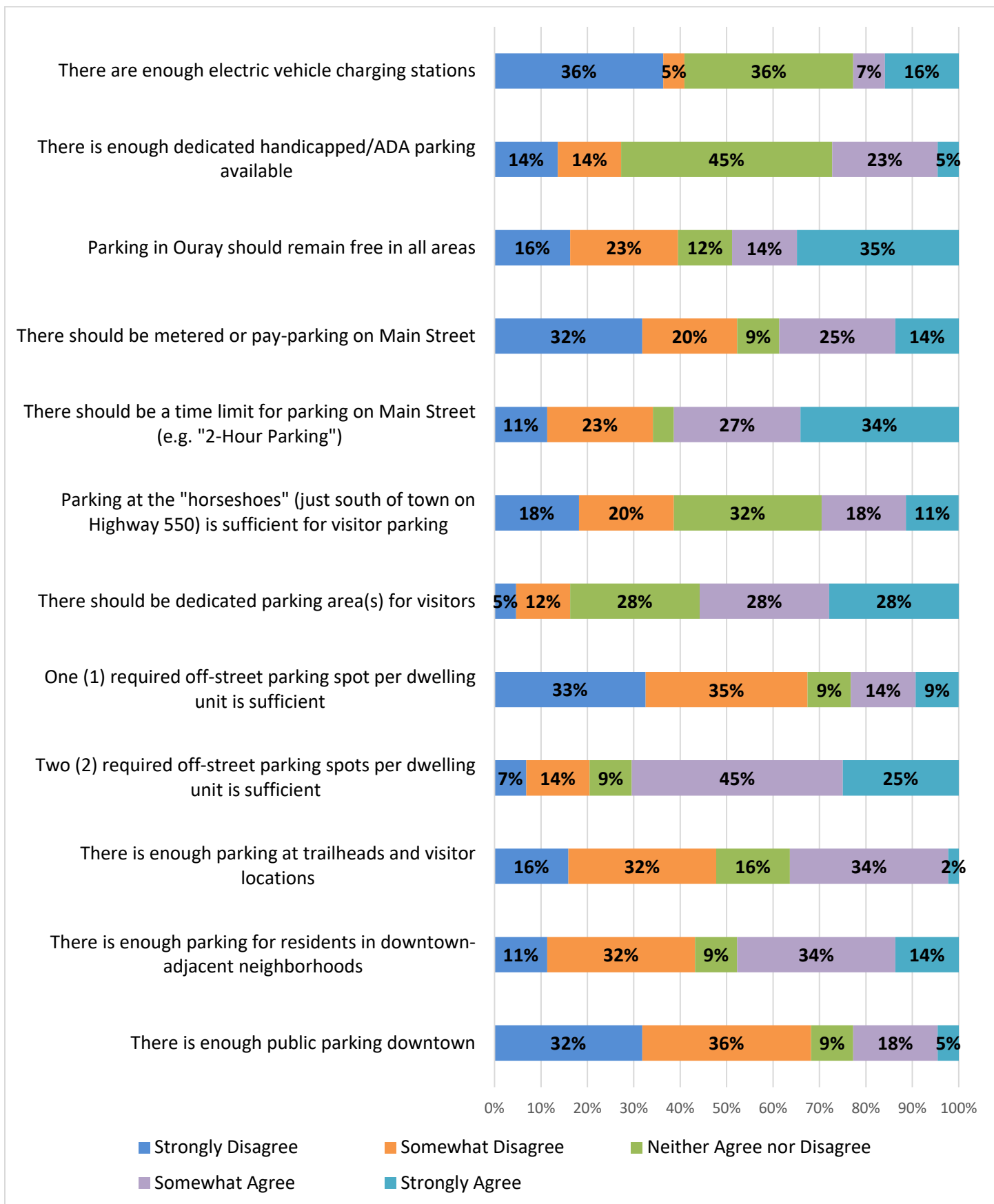
**Q.19: Do you think mobile homes provide affordable housing solutions?**



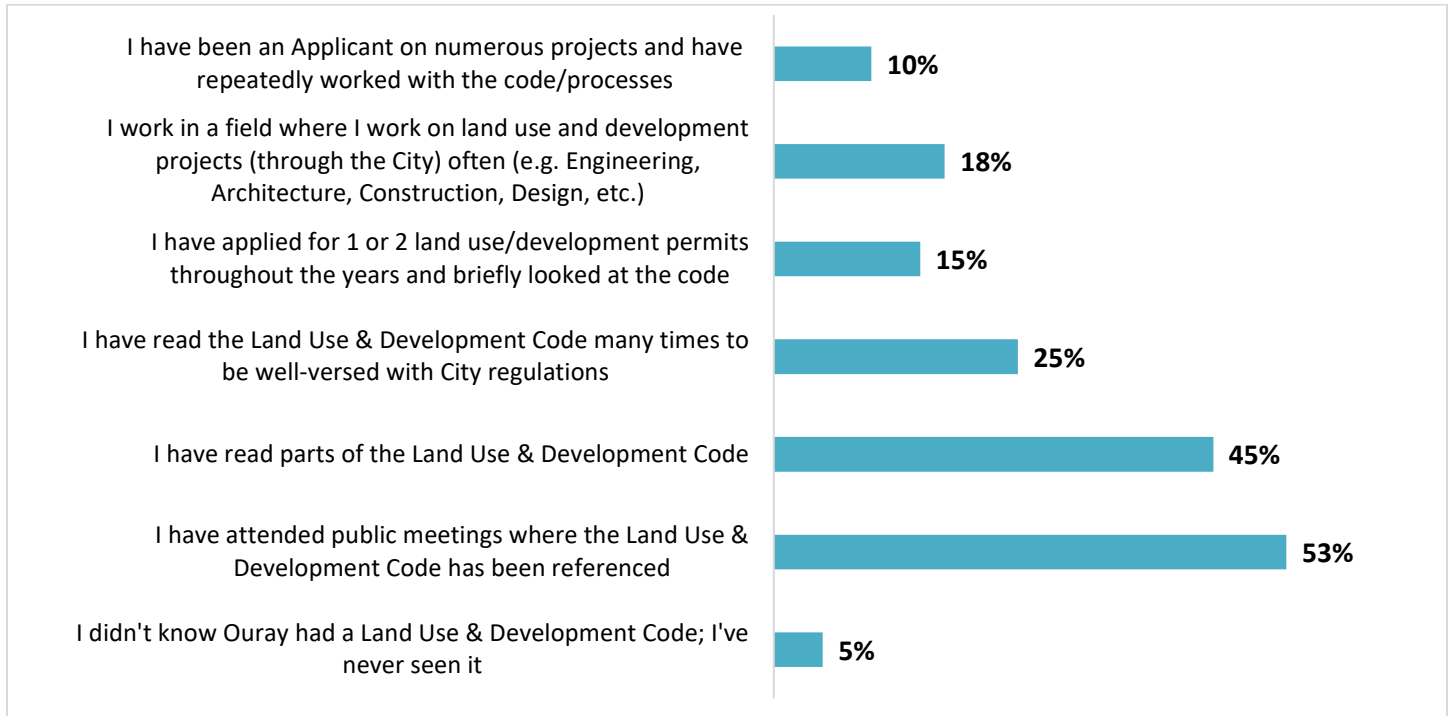
**Q.20: If you believe mobile homes provide affordability, do you believe these are a priority to address during the code rewrite?**



**Q.21: To what degree do you agree or disagree with the following statements as they pertain to parking supply and demand in Ouray:**



**Q.22: To what degree have you interacted with or used the City's Land Use & Development Code (Municipal Code, Chapter 7)? (select all that apply)**

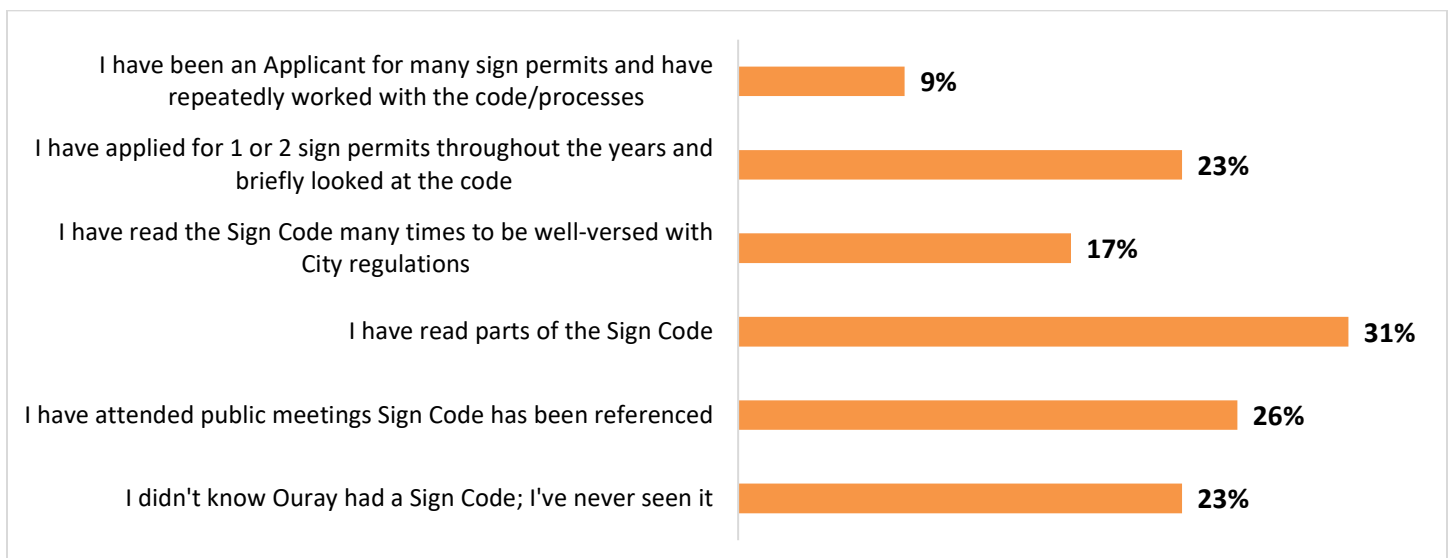


**Q.23: In your opinion, what are the most important thing(s) to consider with this Land Use & Development Code update?**

- If you make it too complex, you prohibit the very things you want. Consider the costs of what you are asking for before implementing.
- Housing and parking
- Planning adequate future residential and rental development, open space, and schools. utilities and the long term financial needs of the city
- Keeping Ouray's character, providing affordable options for locals.
- limiting visitor/tourist impact on trails and wildlife. providing housing for employees.
- Wildfire risk, including emergency egress from town, lack of water, higher temperatures, and flooding and debris flow from severe storms.
- Boarding houses for seasonal workers. Regular metro bus service between Silverton and Delta, both for transportation and riding the pass without driving.
- Affordable housing (either purchase or long term rental)
- Historic preservation, preservation of green space, strict zoning to prevent abuse by developers, second or part-time home owners, short term rentals, etc. Actual parking enforcement.
- Accessibility and connectivity to trails and OHV roads as well as parking for these activities.
- Flexibility/Accommodating housing needs of working people.
- Read and heed my comments. Ouray is a very unique community. Don't try to make it into something else. Don't throw the baby out w the bath water.
- Preserve Ouray's historic appearance. Destroying Ouray to pack in as many people as possible will not work, because its desirable location means there will always be throngs of people seeking subsidies to live here.
- Amendments to allow for more affordable housing.
- People's private property rights should prevail.

- Take a closer look at zoning and what is allowed within the zoning districts so it doesn't have a negative impact on what currently exists, create regulation that helps our local businesses instead of restricting them, find ways to encourage parking off of main street and us non-motorized options to get around town.
- Some form of meaningful disincentive for homeowners who keep properties empty for most of the year
- Do NOT prioritize greed over the community. There are not a lot of empty lots in town to build on yet there are a lot of homes that are empty most of the year. Before permitting a building sprawl, consider incentives to re-allocate existing homes to affordable long-term rentals. It may take several creative formulas and patience. Meanwhile, "developers" and realtors will be chewing at the bit, and some well-heeled second home owners may not care about incentives, and many may gloat over our bloated housing values. Still, you and I are entrusted with celebrating and preserving our precious rare family community.
- There is a limit as to the capacity of our community during the busy summer season.
- Adherence to neighborhood zoning regulations
- More flexibility for smaller, more sustainable housing
- affordable housing options for locals
- Town aesthetics and flow. Making it an enjoyable place for LOCALS to live here full-time.
- Required lot size for residential should be low to accommodate more housing
- Property Maintenance needs to be addressed and enforced.
- Best practices
- Standardization, modernization and Adaptation to Ouray.
- Tiny homes and more every parks allowed
- Be Fair
- The code is 90% acceptable, with a few loopholes that need clarification
- Allowing for more ways to support long term affordable rentals for people who work in the city or county.
- That the updates are keeping up with modern times
- Code needs to address wildfire resiliency.
- That the city collects the required water/sewer fees for any building and should revisit recent change in use buildings to collect those appropriate fees.
- Unknown
- Permitting more mobile home sites

**Q.24: To what degree have you interacted with or used the City's Sign Code (Municipal Code, Chapter 8)? (select all that apply)**



**Q.25: In your opinion, what are the most important thing(s) to consider with this Sign Code update?**

- Leave it alone.
- Don't have an opinion on this
- Not large and tacky
- N/A
- Making signs for parking regulations more explicit and visible and enforcing them.
- No opinion except way finding signs could be vastly improved and updating city entrance signs would be beneficial.
- Do not relax the sign code at the expense of Ouray's historic harmonious beauty!
- Little is best
- Allow sandwich boards and other temporary signage for businesses. Eliminate "renting" the sidewalks from the city, if you are going to make businesses pay to replace the sidewalks don't turn around and say you have to pay again if you want to utilize them (this doesn't mean there shouldn't be regulation to keep them open enough for pedestrian passage).
- Size
- Don't allow anything bigger or more intrusive than is currently allowed
- Regular Enforcement
- Our sign code is adequate
- It can make or brake the look of our cute little town. Signs can really make the town tacky looking fast. This needs to be stricken!
- Current case law
- Wrestling Control of sign code for Hwy 550 away from CDOT. (Main St)
- If you have one, enforce it
- Be fair to all. If the rules say x wide by x tall then you reinforce that for everyone.
- That Ouray's small town feel is preserved and nothing distracts or takes away from the natural landscape.
- What's the update?
- Duty to maintain signs

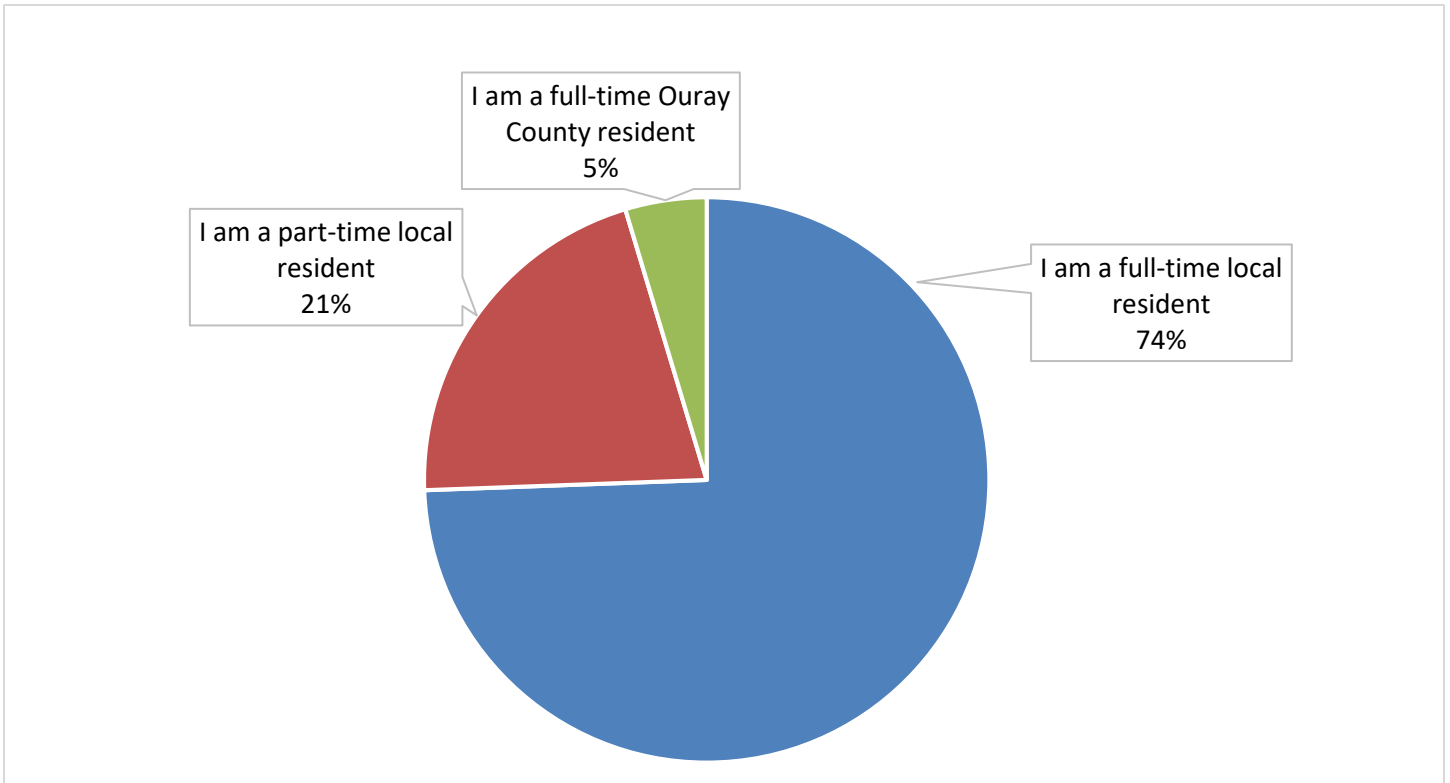
**Q.26: Do you have any additional thoughts or ideas for the City regarding future land use and/or development?**

- The City has to take responsibility for creating housing opportunities. It owns property, it can apply for State and Federal grants. Work with developers to create housing units that can accommodate the workforce. Apartments would be a huge boon to the locals, and allow for our service industry staff to remain housed and local.
- The city is a beautiful place that understandably has challenges balancing and managing large influx of tourists and its financial, environmental and residential health. This is a difficult, yet common challenge. I applaud this survey and all efforts to visit other small mountain towns and collect data before taking action.
- Clean up the city. Switzerland should not be associated with Ouray. Only the mountains are similar.
- We need fast and reliable broadband internet
- Discouraging home building in woods. Metering water. Discouraging lawns. Encouragement of solar panels and rain barrels. "Dark sky" regulations. Permits for certain small livestock: e.g., chickens, rabbits, goats. Loosening rules north of the pool more than "up town".
- People come to Ouray for its historic charm and backcountry access. Anything that permits development not in line with these priorities or that encourages needless sprawl for the sake of catering to tourists is unacceptable.
- Make sure you have well marked and developed walkways and bike paths for Ouray residents and tourists to be able to enjoy all these Ouray has to offer as well as safe speed limits and street crossings. (I.e. cross walk near ice park/ climbing area and Hot Springs entrance, extend 25 mph speed limit to at least the industrial park area N of town)

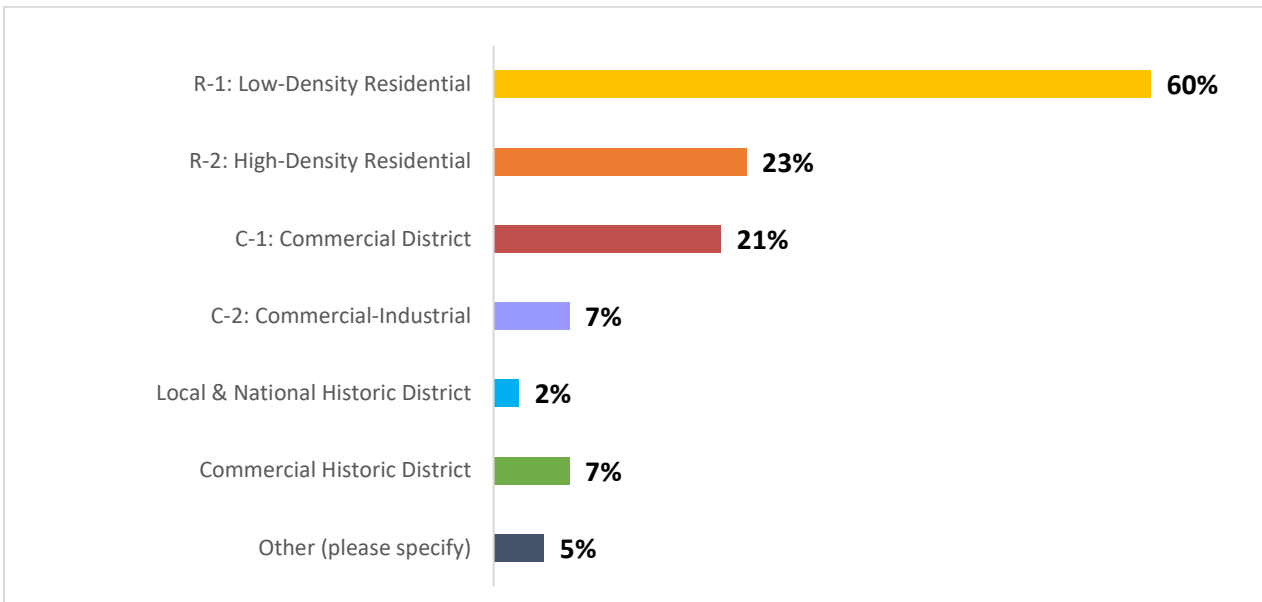


- Take advantage of the Telluride Foundation's ability to purchase the acreage north of the Biota plant. Moving extra visitor day parking to the horseshoes. Using the part of the Catchment Basin for housing.
- See previous response. Thank you!
- First, do no harm. Ouray is a uniquely beautiful harmonious, well preserved historic-architecture community. Together with its mountain setting, the harmonious appearance is what makes Ouray attractive and desirable. Resist the temptation to accommodate the never ending pleas by people who want to move here to destroy Ouray by turning it into a high density or high rise City. Reject non-harmonious architecture.
- Use available city owned property for affordable housing.
- Please respect those of us who purchased our homes or businesses without anticipating zone changes or the like. Also, we don't need affordable or low income housing for people that don't work in our community.
- Be careful when it comes to enforcement, if the city cannot live up to the standards it requires of its residents then do not fine the citizens. The land is limited here, creating relationships with private land owners to allow easements for public use trails has the potential to improve the quality of life for residents and the visitor experience.
- Ouray doesn't have much space to build more housing so concentrate on sensible use of the existing housing stock. Less tourist accommodation and more resident housing. City infrastructure already struggles with current number of people
- More is not always better
- Infrastructure should be regarded highly when considering future development. We have limited space and capacity of our water and wastewater treatment. They should be considered highly as we move forward.
- Aim for fairness in enforcement and simplicity in design
- While affordable housing is a major issue, I would hate to see a major building boom in the area as it would drain the already limited town resources (water, sewer issues, etc...). It's a delicate balance between addressing the needs of our local workforce and not going overboard. Also, in the event the City decides to do any sort of metered parking, this should only apply to tourists (locals could be given parking passes). Prioritize local needs over tourism needs.
- First and foremost make it easier for achievable/ affordable housing to be built.
- The City needs to build a close to city hall and Main Street parking lot and get the parking organized and in a specific location with good access.
- Stop thinking that we need to follow other CO cities. We need to adhere to IBC and Adapt our code to best suit Ouray. There are few examples that can or should be borrowed from other communities. Much of CO P&Z has been a failure over the past 30 years.
- Pave the roads to reduce dust
- Again, be fair to all
- Try to minimize growth and keep it simple
- You can make rules all day long but they don't mean anything if you don't enforce them.
- Collect the water/sewer tap fees including ADUs if not owner-occupied on-premises.
- Allowing more mobile home sites.

**Q.27: Which best describes your residency status with the city of Ouray?**



**Q.28: If you live or own property in the city of Ouray, in which zone(s) do you live or own property? (select all that apply)**



*Other: RV Park*