

OURAY COMMUNITY PLAN 1993



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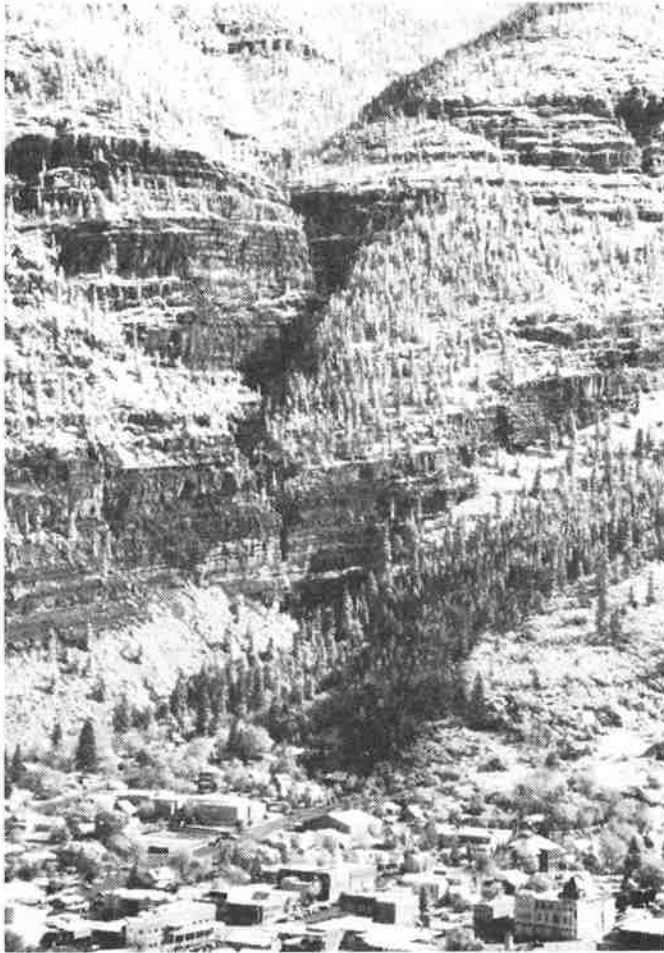
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**Adopted by the Ouray City Council on
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City of Ouray and Cascade Mountain

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Planners **Sam Burns**, from Durango, and **Colleen Hannon**, from Montrose, started the public's involvement in the plan by leading the first two town meetings in June, 1992. Colleen continued to assist us as the plan developed, and helped edit the final text.

Tonya Chelf helped stage the three town meetings held in the winter of 1992-93, and **Amy Loper** provided population data for the plan.

Contributing writers **Barbara Muntyan** and **Pam Larson** provided essays on the history and geology of Ouray. Pam also prepared the geologic map of Ouray for the plan. And Barbara, as director of the **Ouray County Historical Museum**, provided historic photos from the museum's collection for use in the plan (the other photos are my own).

The *Ouray County Plaindealer* provided excellent news coverage of every meeting, wrote feature articles about the plan, and printed all of the articles I submitted about plan progress.

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Jim Viets, Plan Coordinator
Ouray, Colorado
September, 1993

A VISION STATEMENT FOR OURAY

Ouray is a family-oriented city with a strong sense of community and pride in its history. It enjoys a high quality environment, natural beauty and resources, historic character, social diversity and active community involvement. Its residents want to ensure that those unique attributes not be jeopardized, and that development and growth occur in a manner that protects and preserves Ouray's assets.

Ouray's residents recognize the need for a balanced and diverse economy. They want to maintain the current qualities that make Ouray a desirable and affordable place to live, work, play, and raise a family, while enhancing its public facilities and services.

The citizens of Ouray wish to provide for orderly and managed growth with respect for the capacity and quality of the natural environment, to improve and expand community functions and services, and to protect and enhance the historic character and the quality of life in Ouray.

*The Vision Statement was written by
community volunteers following
the first Town Meeting for the
Community Plan*



Oak Creek Canyon, Ouray

AN OVERVIEW OF THE PLAN

The Ouray Community Plan is a comprehensive, long-range guide for the future development of Ouray. The plan provides a basic framework of goals, objectives and policies to guide public and private investments. It will help elected officials and private entities make decisions that are consistent with the community's goals for the future. The plan will help preserve the character of the community, and it will provide some certainty or predictability for those who live, work, visit or invest in Ouray.

The Planning Process

The planning process began in early 1992 with the collection of data about existing conditions in Ouray. In June, questionnaires were distributed and two town meetings were held to document residents' needs, concerns and aspirations for the future. The data was analyzed, opportunities and constraints were identified, and a first draft of goals, objectives, policies and actions was developed. During the winter of 1992-93, three town meetings were held to discuss the proposed goals and policies. Community volunteers led discussion groups and recorded comments at the town meetings, and later helped edit the proposed plan. A public hearing was held in July, 1993 for comment on the proposed plan. Following the hearing, the plan was revised and a final draft was prepared. The last phase of the process is implementation of recommended actions, which occurs after adoption of the plan by the City.

A Comprehensive Approach

The plan is comprehensive; it provides for a coordinated approach to problem solving by looking at environment, economics, population, culture, land use and community services and facilities simultaneously.

Adoption and Revision

The plan should be adopted by the Planning Commission by resolution, and it should be continuously used by the Planning Commission and City Council to carry out the stated goals of the community. The plan is advisory only, and adoption does not commit the City to any specific program or legislation. Community priorities will, as always, be determined by the willingness and ability to pay for facilities and services.

Goals are enduring and seldom change over time, but policies should be updated every five years or sooner, if necessary. Amendments to the plan must consider community-wide goals and objectives and should be accomplished with broad public participation.

How to Use the Plan

The plan should be used to update zoning and subdivision regulations and performance standards. The Planning Commission should use it to evaluate individual development proposals for conformance with community goals. Elected officials and City staff should use the plan to guide sound public investments in community services and facilities. The plan should be used to assist other jurisdictions in the vicinity in understanding Ouray's goals, and to promote cooperation among local governments. The plan should be made available to private developers, landowners and residents to help voluntarily guide proposals in a way that will bring Ouray closer to its goals for the future.

Planning is a continuing process. The Ouray Community Plan should be consulted frequently in decision-making, and it should be made widely available to promote public knowledge of and support for the goals of the community. It should be updated regularly and used continuously to promote sound planning for the future of Ouray.



ENVIRONMENT

The Amphitheater

Ouray is uniquely situated in a mountain setting which features dramatic views, clean air and water, proximity and easy access to public lands, geothermal springs, and abundant wildlife. These amenities have been major factors in making Ouray a desirable place to live. Ouray lies in the narrow valley of the Uncompahgre River with undeveloped mountainsides and cliffs rising abruptly on the east and west sides of town. The steep terrain creates a potential for natural hazards that include floods, rockfalls and debris flows. Soils in town are generally alluvial deposits from rivers and streams, except east of 6th street where unconsolidated glacial drift forms the hillside. Natural vegetation and native forests of scrub oak, spruce and fir grow undisturbed down the hillsides, gradually giving way to the human landscape of the town. Most of the lands immediately outside the city limits and surrounding Ouray are privately owned mining claims or publicly owned lands managed by the U.S. Forest Service.

Analysis

Important issues and concerns stated by residents during the public comment period for the plan include protection of overall environmental and visual quality, protection of air and water quality, noise and dust control, protection of geothermal water resources, and protection of back country public lands and trails. Protection of the natural setting and open spaces which surround Ouray was very important to residents. Many residents expressed concern that environmental quality may be affected by future increases in population, development, industry and traffic.

Air quality is most affected by dust from unpaved roads during dry periods and by sanding operations with fly ash on Main Street during winter months. Magnesium chloride is applied to unpaved streets during the summer months to control dust. According to the EPA, magnesium chloride has no adverse environmental or health effects and is acceptable for use in dust abatement. Fine dust, designated PM-10 (particulate matter less than 10 microns in diameter), from unpaved streets, winter road sanding with fly ash and woodburning, has been shown to aggravate or provoke respiratory illnesses. A National Ambient Air Quality Standard has been established by the EPA for allowable levels of PM-10, but Ouray's air has never been sampled. Fly ash, a by-product of fuel combustion at power generating plants, contains metals and other toxins and is easily pulverized by traffic into respirable particles. Tests conducted by the State Department of Health in towns similar to Ouray have shown that unpaved roads and sanding operations generate 90% of the harmful particulates in the air. Fireplaces, open burning, wood and coal burning stoves, restaurant exhausts and vehicle emissions account for the remainder of the harmful particulates. During the public comment period for the plan, many residents said dust control and protection of air quality should be a high priority.

Some residents suggested a No Smoking policy for public buildings as a means of improving indoor air quality.

Radon, a radioactive gas produced by the natural decay of uranium and other rocks in the soil, has been detected in some buildings in Ouray. Exposure to an elevated level of radon for a long time has been shown to increase the risk of developing lung cancer.

Ouray has limited performance standards to regulate impacts from industries in the C-2 zone. Zoning Ordinance 7-2-F.6 permits industrial or manufacturing operations "...from which no excessive volume of sound or vibrations is generated, or from which no dust, smoke, fumes, gas, noxious odors or other atmospheric effluent is disseminated".

Domestic water is supplied from Weehawken Spring. The recharge zone for the aquifer is not identified but appears to be at higher elevations in undeveloped lands. There is no immediate threat to water quality, but potential threats might include mining operations or other development activities in the recharge zone. Regular testing has shown Ouray's water to be free of microbiological and inorganic contaminants. Additional information on Ouray's water system can be found in the Community Services and Facilities section of the Community Plan.

The Uncompahgre River water quality has been reduced by the effects of earlier mining operations in the Red Mountain district; sedimentation, high acidity, dissolved metals and reduction of aquatic life are current problems. It is anticipated that remedial action now underway at the Idarado Mine site will begin to improve river water quality.

The natural geothermal water system consists of hot water moving continuously through aquifers in limestone and in the alluvial river valley. The recharge area is not known but may be in limestone outcroppings at higher elevations in the mountains east of Ouray. According to Colorado Geological Survey report 90-3, the quantity and temperature of the water in the system should remain in equilibrium as long as hot water is not removed faster than it is recharged.

Ouray periodically experiences damaging floods. Most of the town is built on the debris fans of Portland, Cascade and Oak Creeks, and on the alluvial flood plain of the Uncompahgre River. Floods in Portland, Cascade, Oak, Skyrocket and Bridalveil Creeks typically occur as debris-flows, in which loose soil, rocks, and organic debris flow with water in a dense slurry. Debris-flows occur during periods of heavy rain, usually in July or August, and in the past have come at intervals of 10 to 25 years. As a flood protection measure, the flows of Portland and Cascade Creeks have been channeled through concrete flumes within the city. Flooding of the Uncompahgre River is a result of rapid melting of the mountain snowpack, sometimes augmented by rainfall, in May, June or early July. In 1985, a Flood Insurance Study was prepared by the Federal Emergency Management Agency (FEMA) to help local planners promote sound flood plain management and to establish base flood elevations and Flood Hazard Areas for insurance purposes. Development in any designated Flood Hazard Area must conform to the City's existing flood plain regulations.

Deer come into town throughout the year and are seen daily in the winter. During the comment period, public opinion about visiting wildlife was varied; some residents recommended management of the deer herd while others commented on the value and beauty of regularly seeing wildlife in town. Wildlife management is a function of the Colorado Division of Wildlife.

Goal

Identify, conserve and protect the environmental qualities that make Ouray a special place.

Objectives

1. Minimize adverse environmental impacts which can result from growth and development.
2. Actively plan for conservation and protection of unique natural resources.

3. Encourage land uses that are consistent with conservation of environmental quality and efficient use of natural resources.
4. Protect the health of Ouray's citizens.

Policies

1. Provide leadership to achieve cooperative planning with Ouray County, the U.S. Forest Service and other public and private entities for environmental quality and other mutual planning goals.
2. Continue to utilize public open space as a means of preserving and protecting the natural setting around Ouray.
3. Maintain or improve Ouray's air quality and water quality.
4. Support efforts to improve water quality in the Uncompahgre River and the visual quality of the riverway.
5. Monitor development and use of geothermal water sources to prevent depletion of aquifer.
6. Ensure that proposed developments, including excavation and fill projects, respond to the soil, drainage, flood plain, erosion and surface geologic characteristics of the development site by proper engineering and construction.
7. Continue to regulate industries to maintain or enhance the environmental quality of Ouray.
8. Promote energy conservation and increased energy efficiency.

Recommended Actions

1. Establish a cooperative planning agreement with the County and U.S. Forest Service.
2. Maintain and expand the existing system of parks and public open spaces.
3. Discontinue use of fly ash or harmful materials in road sanding. Consider more effective methods of dust control.
4. Consider a No Smoking policy for some public buildings to improve indoor air quality.
5. Make information available for Ouray residents regarding methods of reducing radon in buildings.
6. Continue to monitor flows from existing and new geothermal water sources.
7. Identify wetlands and natural hazard areas such as floodways, flood plains, and debris-flow channels. Define performance standards to guide development in these areas.
8. Define engineering requirements for steep or unstable slopes.
9. Require permit for excavation and fill, define engineering requirements for excavation and fill in flood plains and in unstable or hazardous areas.
10. Develop requirements for revegetation of road cuts and areas of excavation and fill.



Main Street, Ouray

ECONOMY

Ouray began as a mining boom town in 1876. The boom faded in the early part of this century and population declined, but mining continued as the most important economic activity through the 1960s. In the 1950s, summer tourism began to play an important role in the town economy and it now comprises the major component of Ouray's economic base. According to the 1990 Census, major employers in Ouray in 1990 were 1) self-employed workers including sole proprietorships, 2) government and 3) the school district. The largest industries are construction, retailing, lodging and restaurants. In 1990, 26 persons were employed in mining in Ouray County.

Most commercial activity occurs between June 1 and October 1 during the summer tourism season. Ouray's sales tax receipts show that about 70% of sales occur during this four month period. July and August are the peak months of tourism, followed by September and June. Many of Ouray's businesses, including motels, restaurants, jeep rentals, gift shops and campgrounds, serve the tourist industry and are only open during the summer season. Enough businesses and services stay open during the winter months to serve the needs of full time residents.

Analysis

During the public comment period for the plan, many residents expressed concern about the growth of the tourism industry and feared that the friendliness, caring and cooperation that are a part of life in Ouray might be undermined by commercialism. Moderate economic growth was supported, but not necessarily in the tourism industry - most residents want to see economic growth that will provide greater diversity and a more stable, year-round balance to the economy, reducing the dependence on tourism. Residents would like to have more opportunities for middle income jobs and more employment opportunities for young families. Encouraging businesses that rely on telecommunications and computers is a popular idea. Recent efforts to increase winter tourism may help provide a more even balance to economic activity.

Tourism influences most aspects of Ouray's economy and well-being; it creates both advantages and disadvantages for the town. It now provides the base and strength for much of the economy. Maintaining the health of the tourism industry is important to Ouray's stability. But tourism also places many demands on the City and its residents. During the summer tourism season from 500 to 1000 overnight visitors each day stay in Ouray's vacation houses, lodging facilities and campgrounds. Ouray's population, and the corresponding economic activity and demand on public facilities and services, varies between the winter low of 650 permanent residents and summer daily peaks of as many as 3000 residents, overnight visitors and day visitors. This has resulted in a seasonal pattern with summer months characterized by full employment and inadequate housing, followed by winter months with greatly decreased employment opportunities. The lack of employee

housing causes difficulties for employees as well as businesses, which sometimes must operate understaffed. Some seasonal employees commute from other towns; others reside in the campgrounds during the peak employment season.

Goal

Develop and maintain a strong and diversified economy that is consistent with the character and goals of Ouray.

Objectives

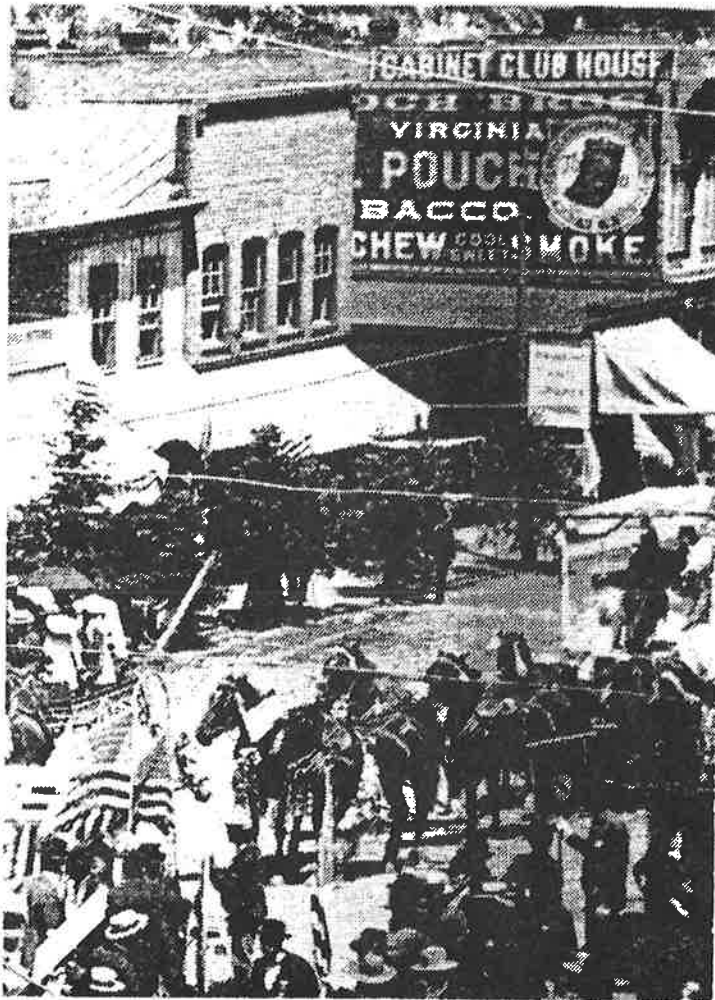
1. Develop a more diversified year-round economy.
2. Maintain and improve the health of the tourism industry, promote more off-season visitation while protecting the quality of the visitor experience.

Policies

1. Promote economic diversification by encouraging the expansion of professions, businesses and environmentally benign light industries which do not have a negative impact on the quality of the area.
2. Support efforts to promote off-season visitation.
3. Work with business development groups to foster development in accordance with Ouray's long term goals as expressed in the Community Plan.
4. Actively plan for and manage demands on facilities and services, including parking, created by increased business activity.
5. Maintain City facilities and services to a high standard to make diversified private sector investment more attractive.

Recommended Actions

1. Ensure that action to promote economic diversification and off-season visitation is undertaken by public and private entities, both by contract and by volunteer efforts (as currently accomplished by contract with the Ouray Chamber Resort Association).
2. Ensure that planning for the North Ouray corridor and other C-1 and C-2 zones identifies areas for expansion and diversification of businesses.
3. Continue to recognize the goals, objectives and policies of the Ouray Community Plan in contracts with the Ouray Chamber Resort Association and other business development groups.
4. Ensure that visitor services are provided including information, parking, public restrooms and public phones to enhance the visitor experience and to mitigate impacts on the community.
5. Continue to improve City facilities and services to increasingly higher standards within the constraints of budget and personnel.
6. Support efforts to improve telecommunications and computer access industries.



Fourth of July parade, 1890s, from the photo collection of the Ouray County Museum

POPULATION and CULTURE

Ouray has a permanent year-round population of about 650 persons. During the summer the population grows to almost 1000 as part-time residents return. Ouray has an unusually high civic spirit with volunteerism providing a solid base of support for many civic and cultural activities. There is much pride in the community, and in its long history of mining, its Victorian architecture, and its traditions. Ouray's small size and unique cultural heritage are conducive to residents interacting, getting to know and taking care of each other.

Analysis

During the public comment period for the plan, residents spoke strongly in favor of retaining Ouray's small town, family-oriented character. Cooperation, caring, friendliness and tolerance for others were seen to be very important. Residents said continued support for organizations and events, for volunteerism and involvement, and for the school and churches is important. Some residents recommended upgrading the level of education in Ouray, and there was strong support for further development of cultural activities, the arts and music.

Ouray is undergoing changes. The decline in mining, the growth of the tourism industry, investment in second homes by non-residents and an influx of new residents are slowly affecting the community. Residents expressed hope that such changes will not erode Ouray's small town character and essential attributes, and they said Ouray's unique qualities and special identity should be protected. Ouray should accommodate growth in a way that maintains community strengths.

A. Education, Culture and Recreation

Social and cultural events can help create a common spirit which binds residents together. Educational and recreational programs can enrich the quality of life for all ages. Ouray's school, with preschool through 12th grade and about 200 students, is highly rated for its academic achievements.

Goal

1. Provide and maintain facilities in Ouray for comprehensive education from preschool through 12th grade and beyond.
2. Expand opportunities for education, the arts, cultural activities and recreation in Ouray.
3. Integrate new residential developments into the community to prevent isolation or detachment of new areas of growth.

Policies

1. Support civic and cultural events by continuing to make city-owned facilities available at affordable rates.
2. Continue to facilitate or sponsor cultural and recreational events.
3. Continue financial support for the Ouray County Recreation Board and its year-round recreation programs.
4. Support creation of a county-wide recreation district.

Recommended Actions

1. Explore the possibility of advanced adult education (courses for credit) or a technical/vocational school in Ouray.
2. Improve community information sharing, install a bulletin board or information kiosk on Main Street.
3. Sponsor a city recreation program to supplement County Recreation Board programs.

B. Housing

Ouray currently has approximately 500 housing units. Around 400 of the housing units are single family residences - 350 are houses and 50 are mobile homes. The remaining 100 units are apartments, condominiums and residences within commercial buildings. According to the 1990 Census, of the 480 housing units documented in that year, 290 were occupied and 190 were vacant. Of the 290 households, 211 were owner occupied and 79 were renter occupied. 179 of the 290 households were families, while 100 of the households consisted of only one person. 21% of Ouray's residents are over 59 years of age.

During the public comment period for the plan, many residents noted concerns about affordable family housing, employee housing and housing for seniors. Residents were concerned about the inadequate supply of rental housing and the high cost of purchasing a home. The 1990 Census, which was conducted in April of that year, showed that 40% of all housing units in Ouray were vacant, even though there is a continuing shortage of available rental units. This apparent contradiction is due to the fact that many of Ouray's houses are vacation homes or second homes for part-time residents. The actual vacancy rate at the time of the Census, based on houses which were in the rental market (deleting vacation homes), was about 5%. According to the 1990 Census, the average monthly rent paid in 1990 was \$263. Rents have increased steadily since 1990.

Increased economic activity has created more jobs and the need for more employee housing; at the same time, no new low income housing has been added to the market. Much of the construction activity is occurring as infill of vacant lots and redevelopment of existing properties in the older sections of town. Some new housing development is occurring in North Ouray in the C-2 Industrial zone. No new annexations which would increase the area of the city have been initiated in recent years. The cost of existing homes and vacant land has increased recently because of the accelerated demand for vacation homes, investment property and homes for new residents.

Goal

Encourage the supply of year-round low and moderate income housing in Ouray.

Objective

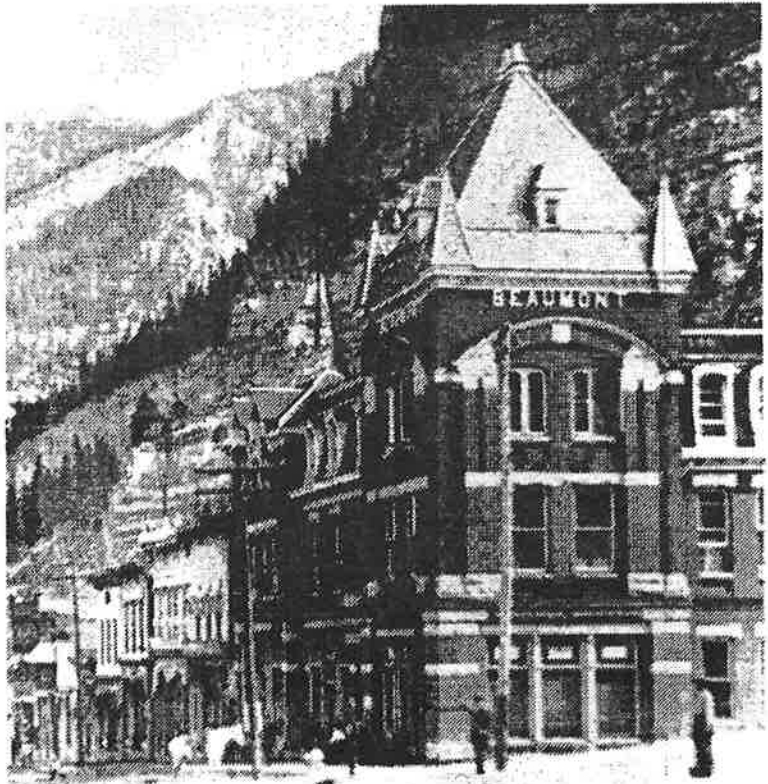
Provide housing opportunities for a stable and diverse population.

Policies

1. Continue the current policy of not allowing short-term rentals in R-1 to increase the supply of year-round housing.
2. Evaluate Ouray's need for low and moderate income housing in conjunction with Ouray County housing needs.

Recommended Actions

1. Form a housing study group to explore needs, opportunities and constraints and make recommendations regarding low to moderate income housing, employee housing and senior housing.

**C. Historic Resources**

Main Street, 1903
From the photo collection of
the Ouray County Museum

The City of Ouray was nominated as a National Historic District on the National Register of Historic Places in 1983, and is listed as resource number 50R585. In the Historic Resources Survey prepared in 1981 in support of Ouray's nomination as a National Historic District, Sullenberger and Baker wrote:

Ouray is a fine example of late 19th century architecture and a physical reminder of mining history in the San Juans. Its unique and magnificent setting, well preserved buildings, and relative lack of inharmonious modern intrusions make it a significant historical district. Furthermore, this significance is based on Ouray's historical and architectural integrity dating from the period 1886 to 1910. These years encompass the height of Ouray's importance as a supply center for nearby mining regions and they also saw the architectural maturing of the town from a rude frame-dominated camp to a brick and stone, prosperous city. In this framework, Ouray is important as an example of the process of urbanization on the mining frontier in the last decade of the 19th century (Smith 1967). Along with Silverton and Telluride, Ouray was the principal town in the San Juan mining district, ranked as the third largest producing mining district in Colorado between 1893-1915 and the first on the western slope. (Sullenberger and Baker, A Historic Resources Survey of Ouray County, Colorado: pg 100, Ms. Centuries Research, Inc., Montrose, Colorado, 1981)

During development of the plan, residents rated historic charm as one of Ouray's most desirable features. In general, residents said they are satisfied with Ouray's eclectic mix of architecture from various periods and do not want regulations to require Victorian theme architecture. At the same time, many residents said it is important to encourage new buildings which are compatible with Ouray's historic architecture. Residents said historic restorations and preservation of historic buildings should be encouraged. Some residents suggested an historic preservation ordinance, especially for Main Street, to protect historic buildings.

Goal

Conserve Ouray's historic resources.

Objectives

1. Protect the economic and cultural value of Ouray's historic resources.
2. Protect Ouray's designation as a National Historic District.
3. Keep community history and cultural heritage alive.
4. Encourage uses which lead to the continuance and conservation of historic buildings.

Policies

1. Recognize historic resources as irreplaceable community economic and cultural resources.
2. Recognize that Ouray's designation as a National Historic District is a valuable economic and cultural resource, and that this designation can be removed by loss of contributing structures and new incompatible structures. Encourage preservation of contributing historic structures (buildings which were used to help obtain the designation).
3. Encourage new buildings which are compatible with Ouray's historic character.
4. Encourage the listing of individual buildings on the National Register of Historic Places.
5. Maintain the current mass and scale of buildings.
6. Recognize some historic mine structures as valuable resources, support efforts to conserve or protect them.
7. Promote the economic and cultural benefits of restoration of historic buildings.

Recommended Actions

1. Create voluntary guidelines to assist owners in the rehabilitation and maintenance of historic buildings and to help achieve compatibility in new building design.
2. Assist owners with the application process for state and federal tax credits, grants for rehabilitation and listing on the National Register of Historic Places.
3. Enforce height restrictions to ensure that new buildings are compatible in scale with existing buildings.
4. Prevent adverse impacts of new buildings which may be much larger than Ouray's currently existing buildings by developing guidelines for mass and scale.
5. Investigate the value of an historic preservation ordinance, hold informational meetings, obtain citizen input, decide whether to promote conservation of historic buildings with voluntary guidelines or with ordinance.



City of Ouray

LAND USE

The land use pattern in Ouray reflects a concentrated, built-up central business district surrounded by Victorian-era residential neighborhoods. New residential developments have been built primarily on the outer edges of town, while new condos, townhouses and motels have been built in some older neighborhoods close to the town center. More recently residential development has expanded to the north in the annexed corridor along Highway 550 and the Uncompahgre River. With the decline of mining and the end of railroad service to Ouray, most of the early industries closed. There is currently has no area of concentrated industrial activity in Ouray.

Ouray established zoning regulations in 1972 . Six zoning districts were created:

*P-1 Parks, Developed
P-2 Parks, Conservation*

*R-1 Residential
R-2 Residential, High Density*

*C-1 Commercial
C-2 Commercial-
Industrial*

Density in the R-1 and R-2 zoning districts is limited by height restrictions, minimum lot sizes and maximum lot coverage regulations. Except for a height restriction, density in C-1 and C-2 is largely uncontrolled with no minimum lot size and maximum lot coverage of 90% allowed. C-2 Industrial and R-1 Residential are the two largest zones, roughly equal in area. C-1 Commercial and R-2 Residential, High Density are roughly equal in area, and comprise about one third as much land as C-2 and R-1.

Analysis

Historically, residents have strongly supported maintaining the existing boundaries of the zoning districts; zoning districts have remained unchanged since their inception.

Within the original town limits (from the municipal pool south), the zones were created to reflect existing land use patterns.

North Ouray (from the municipal pool north to Rotary Park) was designated C-1 and C-2. Most of this area was undeveloped when the zoning ordinance was created. Therefore, the C-2 designation for industrial uses in North Ouray did not reflect existing use; it was created to provide an opportunity for industrial growth. Lot coverage and minimum lot size requirements for the C-2 zone still reflect the low density industrial uses that were anticipated, even though much of the recent development has been residential.

During the public comment period for the plan, there was a lot of concern regarding how the North Ouray corridor will develop. Suggestions for this area included maintaining public open space (Forest Service land or City-owned land) and access to it, creating pedestrian paths along the

highway and river, landscaping around new development, and promoting mixed-use development to accommodate growth in housing, businesses and industry. The Uncompahgre River flows through the zone; some of the land is affected by federal, state and local regulations governing floodways, flood plains and wetlands. Some kinds of development in the flood plain can change flow characteristics of the river and result in off-site impacts. A comprehensive development study for this section of the river could benefit landowners by identifying potential problems and opportunities.

Concern was also expressed for the strip of C-2 zoning that runs along the river through town from the Third Ave bridge to the municipal pool. This area was originally an industrial zone which included the railroad right-of-way, the power plant and other businesses. Most of the industrial uses have been discontinued and the primary use of the land now is residential, lodging and camping. Several commercial businesses and the power plant still remain in the zone. Some residents suggested rezoning to R-1, R-2 or P-1 to reflect desired future uses. Other residents said rezoning should not be considered because such action would be unfair to property owners and would create legal problems.

During the comment period for the plan there was support for keeping businesses from expanding into R-1 (the current regulations seem to be acceptable). Some residents were concerned that more large motels in R-2 would adversely affect the current pattern of mixed use (houses, condos, bed and breakfasts and motels now blend together in R-2) - concerns included the creation of large paved areas required for motel parking lots, drainage problems caused by large parking lots, lack of landscaping and height of buildings.

Density and overdevelopment were areas of concern during the public comment period. Residents commented on the need to keep development in balance with the City's ability to provide community services and facilities. Residents stated that taxpayers should not have to pay for additional capital improvements required by new development. Some residents thought two houses should not be allowed on one lot, and some said new subdivided lots are too small. There were many comments stating that open space should be protected and that greenbelts, future parks, and landscaping are important to reduce the effect of increased density. The current definition for maximum building height is unclear - height is defined by the interior ceiling of the uppermost story. A definition which measures the distance to the highest point on the structure would eliminate unequal application of the rule and help address concerns for density and scale. Some residents said street and parking lot lighting and signs should be compatible with Ouray's character and natural setting. Ouray's current sign ordinance is considered to be acceptable if properly enforced.

Goals

1. Maintain the high quality, small town character of Ouray, preserving and enhancing the scenic beauty, natural resources, environmental quality and cultural assets which make Ouray a desirable place to live, while allowing for growth.
2. Manage growth in a manner which balances land development with the ability of the City to provide necessary public services, facilities and capital improvements.

Objectives

1. Maintain the diversity and vitality of Ouray as a residential, cultural and commercial/service center.
2. Mitigate adverse impacts resulting from conflicting land uses and decrease possibilities for conflicts in the future.
3. Tie development to the ability of the City to provide new services and facilities.
4. Reduce negative fiscal impacts on the City and its residents by new development.
5. Reduce environmental impacts and hazards created by new development.

A. Growth and Development

Policies

1. Cooperate with Ouray County and the Forest Service regarding sound planning for the area surrounding the City to accomplish mutual planning goals.
2. Require new development to pay its share of costs associated with its present and future demands on the community.
3. Mitigate adverse impacts of growth and development by managing density and land use, and by creating performance standards for new development.
4. Encourage protection of historic sites located on undeveloped land.

Recommended Actions

1. Complete a density build-out analysis for the City to determine future capital improvement requirements for increased City services and facilities. Identify where there is a shortage in the capacity of public utilities and city facilities. Establish a process to regularly review and update the analysis.
2. Adopt requirements to ensure that new development pays its share of improvement costs necessitated by the development.
3. Plan for utility corridors to avoid conflict with existing and future uses and to protect scenic and cultural resources.
4. Enforce regulations for development in areas of known hazards.
5. With landowners' participation, create a comprehensive development plan for north Ouray (from the municipal pool to Rotary Park) which provides for maintenance of open space, adequate community services and facilities, parking and landscaping, pedestrian opportunities, improved safety on Highway 550 and other factors necessary to enhance the community while allowing for growth and development in this area.
6. Ensure that new development includes adequate provisions for pedestrians and incorporates landscaping elements.
7. Ensure that, as growth and development occurs, open space and access to it is maintained. Plan for future parks as needed.
8. Clarify subdivision regulations which pertain to condominiums.
9. Consider adoption of a plan and associated policies for annexation.
10. Revise land use regulations to allow Planned Unit Developments (PUDs). Investigate the pros and cons of requiring the PUD process for larger developments in the R-2 , C-1 and C-2 zones.
11. Improve the definition of building height to take into account the overall height of the structure and its relation to the slope of the building site.
12. Revise existing land use regulations to accomplish the goals, objectives and policies stated in the Community Plan.
13. Establish a cooperative planning agreement with the County and US Forest Service.
14. Make resolution of parking needs and traffic flow a high priority.

15. Encourage or require underground utilities to new developments.
16. Create performance standards to address impacts of new development.

B. Residential Neighborhoods

Policies

1. Recognize the importance of existing housing stock; preserve and/or extend residential areas.
2. Mitigate the adverse impacts on residential housing caused by motel development in R-2.

Recommended Actions

1. Maintain existing lot coverage requirements for R-1.
2. Create landscaping and lot coverage regulations for new commercial lodging in R-2 that will help maintain a balance between residential and commercial buildings.
3. Create a lot coverage regulation for paved parking surfaces.

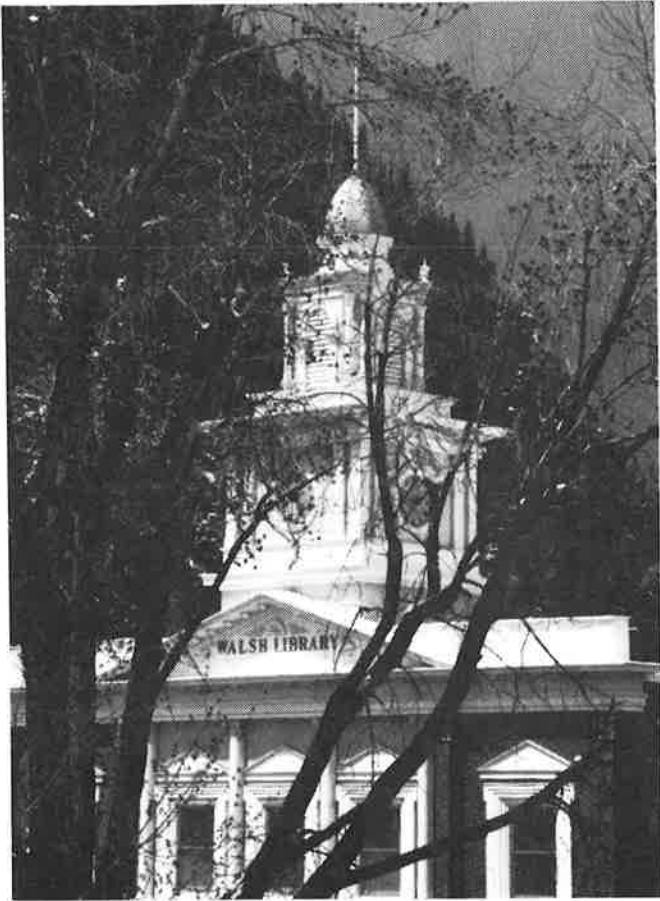
C. Commercial and Industrial Uses

Policies

1. Manage density in the C-2 zone by establishing minimum lot sizes and revised lot coverage limits.
2. Encourage infill of vacant lots along Main Street and adjacent C-1 zoned properties
3. Support efforts to create more pedestrian facilities and other facilities for outdoor use including benches, plazas, walkways and public restrooms.
4. Continue to promote sign standards which allow effective business identification while preserving Ouray's natural setting and traditional small-town character. Enforce the current sign ordinance.

Recommended Actions

1. Redefine lot coverage limits, parking requirements and minimum lot size for C-2 to meet minimum standards for similar uses in other zones.
2. Provide for expansion of new residential, commercial and industrial uses in north Ouray under guidelines established by a comprehensive development plan created by current landowners, residents and municipal staff.



City Hall

COMMUNITY SERVICES and FACILITIES

Government

Ouray was incorporated in 1876. Ouray is a statutory city; it has not adopted a home rule charter. Ouray may govern its own affairs within certain limits, but authority to exercise powers is derived from State statutes. The City Council is comprised of 5 elected officials - two representatives are elected from each precinct and the Mayor is elected at large. Precinct One is located east of Main Street; Precinct Two is west of Main Street. There are four administrative departments, General Government, Public Works, Public Safety and Parks.

Analysis

Expenses and new obligations for 1992 totaled about \$2.5 million. Approximately half of the expenses for 1992 were for capital improvements. Much of the cost of improvements has been paid by grants. Expenses are paid from the General Fund, which is funded by tax revenues, or from enterprise funds, which are funded by service charges or fees. Enterprise funds include the Utilities, Parks and Hydropower Funds (in Dec. 1992 the Water, Sewer and Refuse Funds were combined to create the Utilities Fund). In 1992, the new Hydropower Fund was created to pay for the development of an electric power generating station on the water supply line from Weehawken Spring. The expense for debt service in 1992 was approximately \$200,000, for repayment of about \$600,000 in outstanding loans and water bonds. Debt service for 1993 will increase as repayment begins on the \$800,000 loan obtained to complete the new wastewater treatment plant.

Primary sources of revenue are pool and parks use fees and sales taxes, which together accounted for more than 50% of the City's 1992 income. The sales tax is 7%, with a .02% tax added to some tourist-oriented sales. The 7.02% is distributed as follows: 3% is received by the State, 3% is received by the City, 1% is received by the County and .02% (not applicable to all purchases) is received by the Colorado Tourism Board. Residential and commercial property taxes accounted for about 16% of the City's revenue in 1992. Property taxes paid by residents of Ouray in 1992 were distributed as follows: approximately 50% to the school district, 27% to the City, 20% to the County, 1.5% to the library, 1% to the cemetery and .5% to the Colorado River Water Conservation District.

During the public comment period for the plan, some residents commented on the need to prevent increases in property taxes and the importance of identifying sources for funding capital improvements. Some residents said the city should be cautious of over-regulation. In 1993 the City's mill levy on property taxes did not increase and the City began to establish reserve funds for future capital improvements.

Water

The City owns water rights at Weehawken Spring, Weehawken Creek and Oak Creek. All of the water currently used by Ouray, over one million gallons per day during summer months, comes from Weehawken Spring. The capacity of the spring, during periods of normal precipitation, is adequate to satisfy Ouray's current water requirements with some reserve capacity. Regular tests required by the Colorado Department of Health have shown Ouray's water to be free of microbiological and inorganic contaminants. The cost to maintain and improve the water system is paid by the Utilities Fund, an enterprise fund. Its revenues are derived from charges for water, sewer and refuse service, water and sewer tap fees and 1% sales tax.

Analysis

Ouray's water is disinfected with chlorine gas. Filtration is currently not required, however, the State may require a filtration plant in the future, a large capital expense. Major expenditures will be incurred in 1993 to improve the spring source to comply with State requirements. Water is stored in a 500,000 gallon tank. The City is evaluating the need to increase storage capacity in the near future; a second tank may be required. Much of the distribution system that delivers water throughout the city utilizes old steel pipes in poor condition. Some sections of the distribution system have been replaced with new pipe. Ouray's varied elevations create pressure problems in some sectors of town. Pressure regulating valves have been installed but the problem is not entirely corrected and the valves require frequent adjustment and maintenance.

During the public comment period for the plan, residents said the water system should be carefully managed to protect the supply, quality and distribution. Some residents said new developments should pay for the increased burden on services such as water and sewer. In December, 1992 water and sewer tap fees were increased to help fund future improvements to the systems. The higher fees will be paid by all new developments and the funds collected are reserved for use in capital improvement projects.

Sewer and Wastewater Treatment

In July, 1992, the city initiated construction of a new wastewater treatment plant which combines aerated lagoons with constructed wetlands. The new plant will provide a large increase in capacity while offering the benefits of constructed wetlands: it will be visually pleasing, a sanctuary for small animals and waterfowl, emit less odor, and discharge cleaner water into the Uncompahgre River than a conventional plant. It will be the largest constructed wetlands wastewater treatment plant in the State of Colorado, and the largest plant of its kind anywhere in the U.S. at this altitude.

Analysis

Many of the older sewer lines are jointed clay tile pipes which allow water infiltration from ground sources into the sewer system. Infiltrated water passes through the treatment plant and adds to the burden of treatment. Parts of the system have been replaced with newer concrete or PVC pipe. Effluent flows to the existing treatment plant average around 220,000 gallons per day (gpd) in July and 130,000 gpd in winter months. On several occasions, effluent flow to the existing plant exceeded its capacity. The new plant will treat up to 363,000 gallons of effluent per day, providing Ouray with some reserve capacity. The cost to maintain and improve the sewer/wastewater system is paid from the Utilities Fund.

During the public comment period, residents said the system for sewage collection and treatment should be carefully managed to prevent problems with effluents and to ensure adequate capacity.

Streets and Drainage

All of Ouray's streets, except Main Street, are unpaved. Employees of the City's Public Works Department are responsible for maintenance which includes grading and snow removal. Dust control is achieved by application of magnesium chloride, which is currently accomplished by a contract with an independent contractor. Ouray's Main Street, the only paved street, is State Highway 550. All aspects of Main Street, including lighting, parking, signage and auto and pedestrian traffic control are regulated by the state of Colorado.

Components of Ouray's drainage system include Portland and Cascade Creek Flumes, the new Fourth Street interceptor system, miscellaneous culverts and the streets themselves.

Analysis

During the public comment period for the plan some residents said better maintenance of streets and flumes is a concern. They wished to see a reduction in bumps and ruts, better dust control for the streets and protection from "flumalanches" in Cascade Flume. In 1993, the City initiated action to prevent flumalanches in Cascade Flume. Some residents said better general clean-up of streets, alleys and flumes is important and that random fill and dumping along street rights-of-way should be prevented. Some residents supported paving some of the busier streets in Ouray to improve dust control and drainage. A more complete analysis of dust in Ouray appears in the Environment section of the Community Plan.

Some residents expressed concern that local community needs and pedestrian safety may not be adequately reflected in State Department of Transportation policy, which places a high priority on moving vehicles efficiently and quickly along Highway 550, Ouray's Main Street.

The first phase of the interceptor system was installed in 1992; the second phase will be installed when funds are available. Phase One collects rainwater which originates above Fourth Street from Fifth Ave to Eighth Ave and carries it to Cascade Flume. Phase Two will collect water originating above Fourth Street from Third Ave to Fourth Ave and carry it to Portland Flume. 50% of the cost of the first phase of the interceptor system was paid for by a state grant.

Bridges

Ouray's bridges include vehicular bridges over the Uncompahgre River and Portland and Cascade Flumes, and pedestrian bridges over the river and flumes.

Analysis

All bridges over the Uncompahgre River are currently being replaced to bring them into compliance with Colorado Department of Transportation standards. The Third Ave bridge was replaced in 1989, the Box Canyon exit and entry bridges were replaced in 1990 and 1991, and the Seventh Ave bridge was replaced in 1992. 80% of the cost of bridge replacement has been paid by state grants. Within the next 10 years some of the city's bridges over Portland and Cascade Creek flumes may need to be replaced due to deterioration of the wood structures.

Pedestrians

The sidewalks of Ouray are owned by the city. Residents are required, by city code, to repair, replace and maintain sidewalks adjacent to private property. Sidewalks were originally provided in the older neighborhoods and the commercial district of Ouray, but have not been built in many newer areas of development. Ouray has never had a comprehensive plan for sidewalks or auto and pedestrian traffic.

During the public comment period residents said increased pedestrian opportunities and safety are important to Ouray. Some said pedestrian safety should be improved along Highway 550 and at flume bridges. A pedestrian mall in the 300 block of 6th Ave (around City Hall) was suggested.

Some residents thought better access to hiking trails and the Amphitheater road is important. Public transportation between Ouray and Montrose was suggested. A shuttle bus from the pool parking area to Main Street was suggested.

Some residents said a park or walkway along the Uncompahgre River should be considered. In 1989 design of a trail system along the river from Ouray to Delta was completed by the Department of Landscape Architecture at the University of Colorado at Denver. An organization, Uncompahgre RiverWay, Inc., was formed to help implement the plan. No work has been completed in Ouray, but the City has applied for a grant for comprehensive planning in North Ouray which could include planning for the trail system.

Parks

Ouray has six parks which provide a wide variety of recreational activities for residents and visitors. Maintenance and capital improvement projects for the City's parks and the Community Center are paid for by the Parks Fund, an enterprise fund. The Parks Fund is supported mainly by revenues generated at the Hot Springs Pool and Box Canyon Park.

Analysis

During the comment period for the plan some residents said a comprehensive plan for park facilities and recreation programs is needed.

City Park and Hot Springs Pool

Ouray's City Park includes the Hot Springs Pool, bathhouse and fitness center, a playground, an outdoor basketball court, tennis courts, a baseball field, a walking/jogging track, a gazebo, picnic tables, barbecue grills and public restrooms. The pool is Ouray's most popular attraction. In 1992 it brought in about \$360,000 while providing employment for 15 full and part-time employees. Natural geothermal water from several sources is mixed with cooler water from the City's domestic water system to supply the pool. The Colorado Department of Health recently required Ouray to obtain a discharge permit to release water from the pool into the Uncompahgre River. A disinfection and filtration system costing around \$250,000 will be installed in the future to help achieve compliance with state and federal standards.

In 1991 the Colorado Geological Survey studied the sources of Ouray's geothermal water and concluded that the aquifer probably does not contain a large quantity of water, but "as long as hot water is not removed from the system faster than it is being recharged, the quantity and temperature of the water in the system should remain in equilibrium". The CGS report indicates there is adequate hot water for the pool without affecting other springs. Because the available quantity of hot water is unknown but assumed to be limited, further development of geothermal water sources should be carefully monitored.

Box Canyon Park

Box Canyon Park provides summer picnicking and sightseeing, with short hiking trails to Box Canyon waterfall and an overlook. A small admission fee and low expenses have allowed the park to consistently operate at a profit. During winter months the parking lot is flooded with water to create an outdoor ice skating rink. The City does not currently have an ice grooming machine to maintain the rink. There is no fee for use of the rink. The City is considering construction of a new multi-use building for the park which would combine restrooms, a ticket office and concessions. The new building would make it possible for the park to generate year-round revenues. There is an opportunity for expansion of nature trails and picnic areas into the adjacent Whippoorwill Lode (an old mining claim) which was recently acquired.

Lee's Ski Slope

Lee's Ski Slope is a youth downhill ski hill on the south side of Ouray. A rope tow, currently in service on weekends and after school on weekdays, provides conveyance to the hilltop. An operator is present while the tow is in use. There is no charge for use of the lift; the city supports its operation from parks revenues.

Rotary Park, Cascade Falls Park and Woman's Club Minipark

Rotary Park, fronting Highway 550 on the north side of town, is used primarily as a picnic area and rest stop by visitors. Cascade Falls Park, at the east end of Eighth Ave, is an undeveloped park with a parking area and access, by a primitive trail, to the base of Cascade Falls. The Woman's Club Minipark, at the corner of Fourth Ave and Fifth Street, has playground equipment for small children.

Conservation Parklands

City-owned land on the hillsides east and south of town is currently zoned P-2, which requires land to be left in its natural state except for parking and sanitary facilities. During the public comment period for the plan, residents said hillsides should remain undeveloped and existing open space should be maintained and protected. Maintaining the P-2 designation for this land would help protect Ouray's natural setting.

School

The Ouray school is funded to provide for kindergarten through 12th grade. 196 students were enrolled for the 1992-1993 school year. The school regularly achieves higher than average academic standards. The campus consists of two buildings: the main building was built in 1937 and the secondary building with a gym, shop and cafeteria was built in the 1960s.

The school is fiscally independent from the city. Funding for operations is derived 45% from the State and 55% from local sources. The local portion of the funding is raised by a mill levy from property taxes. Funding for facility improvements is raised through bond issues which are repaid by property taxes. All property taxes and mill levies are administered by the County Treasurer.

Analysis

During the public comment period for the plan residents said keeping a school in Ouray is important, and some said the school building should be improved and expanded to include a performing arts facility. Some improvements are needed to bring the buildings into compliance with codes and to correct structural problems. Closing 7th Avenue, which separates the two buildings, has been proposed as one solution to consolidate the campus, improve safety and provide room for expansion. Voters defeated a bond proposal in 1992 which would have provided for improvements and expansion of facilities.

City Hall and Community Center

The original City Hall, including the Walsh Library, was built in 1900. It was damaged by fire in 1950 and rebuilt with a modern facade. A civic effort was initiated to replace the 1950s front with a reproduction of the historic design and in 1988, with funding provided by gifts and donations, the project was completed. In 1983 the adjoining Community Center building was constructed. The City Hall now houses the City administrative offices, library and police department.

The Community Center houses the Emergency Services Center on the ground floor, including the fire department, mountain and mine rescue and two ambulances. The second floor houses two large meeting rooms. The three Community Center meeting rooms have capacities of approximately 30, 150 and 300 persons, as well as facilities for food preparation. The rooms are currently rented for small meetings, conferences and civic events.

Analysis

A three-tiered rental rate schedule has been established which provides reduced rates for local non-profit organizations. Rental revenues cover approximately 43% of the cost of operating the facility. The balance of the operating cost is paid by the Parks Fund. During the public comment period for the plan, some residents thought additional community facilities such as a senior center, a youth center and public restrooms should be built. There were differing points of view regarding the use of the Center. Some residents said the Center should be marketed to attract out-of-town groups to increase revenue, while others said it should be primarily reserved for local use.

Library

The public library, located in City Hall, is supported by a mill levy on property taxes, donations and funds raised by Friends of the Library. The library owns approximately 16,000 volumes.

Analysis

The library is operating at nearly full capacity; existing volumes will need to be removed to make way for new additions. There is no available expansion space in its current location. During the plan comment period some residents said a larger library facility should be considered and the library should be open more hours.

Police, Fire Department and Emergency Medical Services

The Police Department is located in City Hall and employs three full time officers, including the chief. The Volunteer Fire Department, housed on the ground floor of the Community Center, has about 28 volunteers and three vehicles: a 1984 750 gallon pump truck, a 1954 500 pump truck and a quick response 200 gallon truck which is currently being rebuilt.

Emergency medical services for the community, including 2 ambulances and 10 to 15 EMTs, are directed by Ouray County, but headquartered in the City's Community Center. Mountain Rescue, with approximately 50 volunteer members, is directed by the Ouray County Sheriff's Office and is also headquartered in the Community Center. 911 emergency phone service became available in 1992 and is managed by a county-wide Emergency Management Board.

Analysis

During the public comment period for the plan residents commented on the importance of maintaining quality emergency services and encouraging continuing volunteerism.

Power

Ouray's power needs are served by the San Miguel Power Association, which has a franchise agreement with the City. As an REA co-op, any profits realized are to be returned to its customers. Overhead transmission lines enter Ouray from the north along the river road, currently delivering 44,000 volts (44 KV) to the Ouray substation on Oak Street.

Analysis

During the public comment period for the plan, some residents were concerned about the quality or adequacy of the service provided by SMPA. Some residents said that all new power lines should be installed underground. SMPA is considering upgrading the transmission lines into Ouray to provide at least 69 KV to the substation. According to SMPA, 69 KV should be adequate to handle all of Ouray's power needs for the foreseeable future, and the work might be accomplished 5 to 10 years from now. SMPA is not certain that larger transmission lines can be installed in the existing easement along Queen Street and some new easements may need to be created to upgrade service to the substation. SMPA says underground transmission lines to the substation are not possible because of the expense, however, distribution lines to new developments can be installed underground. SMPA designs and builds for the least expensive method and route for distribution lines. If the City or a developer pays for the additional cost, distribution lines can be installed underground. According to SMPA, most developers are now requesting underground distribution lines.

During the comment period many residents said more attractive street lighting should be considered, especially on Main Street. SMPA has a contract to provide street lighting for Ouray; the co-op owns the lights and poles and charges the city for maintenance and energy usage. SMPA could install decorative lighting if requested or could manage a subcontractor's installation. In addition to the cost of decorative light fixtures and the energy consumption of the new fixtures, the additional expense of providing underground power to them would need to be considered (current street lighting is served by overhead lines).

Telephone

US West provides telephone service to Ouray.

Analysis

During the public comment period for the plan residents noted problems with the current system and the need to provide better quality phone service to Ouray. US West acknowledges the problems and upgraded its equipment in Ouray by replacing the analog central office switchgear with digital equipment in 1993. This work will increase speed and add custom calling features to local calls. Long distance calls are processed through a separate network; upgrades are also planned for the long distance network during 1993 - 1994.

Natural Gas

Natural gas is not available in Ouray.

Analysis

At the request of Ouray residents an analysis was performed in 1992 by Rocky Mountain Natural Gas to determine the feasibility of bringing gas to Ouray. RMNG determined that the cost of installing a transmission line from Montrose and distribution lines to serve 855 expected customers would cost about 13 million dollars. RMNG concluded that passing these costs on to its new Ouray County customers would raise the cost of gas to a prohibitively high rate, around three times the cost of propane. RMNG suggested that if Ouray County customers could pay for about \$10 million in initial development costs, then natural gas could be delivered at a competitive price, similar to or less than the cost of propane.

Goal

Provide efficient and high quality community services and facilities to the residents and visitors of Ouray.

Objectives

1. Plan for the delivery of future services and needed capital improvements.
2. Ensure economy and efficiency in operations and capital improvement projects.
3. Maintain a balance between growth and development and the capacity of services and facilities.

Policies

Government

1. Achieve more effective and comprehensive planning.
2. Continue to promote economy and efficiency in all expenditures, seek grants for funding whenever possible.

Water and Sewer

1. Maintain the quality of Ouray's water.
2. Plan for needed system improvements.
3. Continue to use water and sewer tap fees to raise revenue to pay for capital improvements.
4. Monitor the capacity of the water and sewer systems with respect to new demands created by growth.

Streets

1. Continue to make safety, dust control and maintenance the highest priorities.

2. Encourage landscaping and other streetscape improvements.
3. Continue to urge the state to improve avalanche safety and enforce hazardous materials regulations on Highway 550.

Pedestrians

1. Recognize the importance of pedestrian opportunities and safety in all planning and development.

Parks

1. Maintain and expand Ouray's current parks program including developed parks for recreation, undeveloped parks for public open space and fee areas to provide revenue.

Emergency Services

1. Continue to work cooperatively with the county to support emergency medical services and encourage volunteerism.

Utilities

1. Support efforts to improve the quality of utility services and facilities in Ouray.

Recommended Actions**Government**

1. Develop a Capital Improvements Program which identifies long range needs and financial implications.
2. As needs arise, create citizen groups to study and propose solutions to problems. Encourage broad citizen participation in study groups.
3. Inventory city owned lands, create a policy or plan for public properties.
4. Implement the existing City Forestry Plan which was prepared by the State Forest Service.
5. Continue to work actively on comprehensive planning, allocate funds as necessary for needed planning, implement planning decisions, involve public in planning process.

Water and Sewer

1. Analyze future water needs to determine need for expansion of water storage.
2. Create long range plan for improvements, keep record drawings of improvements.
3. Continue efforts to bring water and sewer systems into compliance with state and federal regulations.

Streets and Drainage

1. Establish standards and specifications for streets.
2. Clean up weeds and debris in flumes, protect against flumalanches (snow and ice slides within flumes), landscape the perimeter of the Cascade catchment basin.
3. Complete implementation of the drainage plan.
4. Encourage landscaping and replanting along streets, coordinate street planting with forestry plan.
5. Support efforts to improve safety and reduce the speed limit on Highway 550 through Ouray.
6. Encourage better communication between the City, County and State for maintenance of Highway 550.

7. Investigate alternatives to achieve more effective dust control and drainage. Consider pros and cons of paving some of the busier streets to improve dust control and drainage.

Pedestrians

1. Create a comprehensive plan for construction and maintenance of sidewalks and other pedestrianways.
2. Recommend standards for sidewalks on grade (including allowable slope, railings and steps).
3. Ensure that railings and steps on footbridges over flumes comply with the building code for safety.
- * 4. Plan for pedestrian safety and sidewalks in the comprehensive plan for North Ouray.
- * 5. Plan for access, signage and parking to hiking trails.
- * 6. Provide for persons with disabilities, require compliance with the Americans with Disabilities Act.
- * 7. Support completion of the Uncompahgre Riverway through Ouray.

Parks

1. Create a comprehensive parks development plan including facilities planning, parking and circulation planning, landscaping and budgeting, with public participation in the planning process.
2. Maintain or expand the *P-2 Parks-Conservation* designation for City-owned, undeveloped land on the hillsides around Ouray.
3. Make Lee's Ski Slope a higher priority for improvement.

Library

1. Continue interlibrary loan system.
2. Increase time that library is open to public.
3. Consider library expansion in all long-range planning.
4. Investigate available construction grants through State Library (LSCA) when planning for expansion.

Facilities

1. Ensure that clean public restrooms are provided, resolve issues of need, location and cost for new restrooms.
2. Balance the local need for the Community Center with commercial use of the Center.

Utilities

1. Work with utility companies to identify alternatives and establish corridors for future service needs.
2. Establish town standards for street lighting, consider decorative lighting and additional lighting for safety in some areas. Promote street lighting standards that will preserve Ouray's natural setting and traditional small town character.
3. Support efforts to improve power and phone service and to bring natural gas to Ouray.
4. Encourage or require underground utilities to new developments.

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- Comprehensive plans prepared by the following communities were used as references during development of the Ouray Community Plan:
- Cedaredge, Colorado
 - Deadwood, South Dakota
 - Norwood, Colorado
 - Paonia, Colorado
 - Poncha Springs, Colorado
 - Ridgway, Colorado
 - Stowe, Vermont

RESOURCES

- | | |
|---|----------------|
| Region 10, League for Economic Assistance and Planning, Inc.
301 North Cascade
Montrose, CO 81401 | (303) 249-2436 |
| Colorado Department of Local Affairs and
Colorado Center for Community Development
222 South 6th Avenue, Room 409
Grand Junction, CO 81501 | (303) 248-7310 |
| Colorado Geological Survey
705 State Centennial Building
1313 Sherman Street
Denver, CO 80203 | (303) 866-2611 |

Colorado Department of Health Water Quality Control Division Air Quality Control Division 222 South 6th Street, Room 232 Grand Junction, CO 81501	(303) 248 7150 (303) 248 7158
Colorado Division of Wildlife 2300 South Townsend Montrose, CO 81401	(303) 249-3431
Colorado Climate Center Department of Atmospheric Science Colorado State University Fort Collins, CO 90523	(303) 491 8545
Colorado Municipal League 1660 Lincoln Street, Suite 2100 Denver, CO 80264	(303) 831 6411
Colorado Department of Transportation 214 West 6th Street Durango, CO 81301	(303) 386 1650
Colorado Historical Society 1300 Broadway Denver, CO 80203	(303) 866-3395
National Trust for Historic Preservation Mountains/Plains Regional Office 910 16th Street, Suite 1100 Denver, CO 80202	(303) 623-1504
US Forest Service Grand Mesa, Uncompaghre and Gunnison National Forests 2250 Highway 50 Delta, CO 81416	(303) 874-7691
Bureau of Land Management 2465 South Townsend Avenue Montrose, CO 81401	(303) 249-7791
Environmental Protection Agency, Region 8 999 18th Street, Suite 500 Denver, CO 80202	(303) 293-1709
US Army Corps of Engineers 402 Rood Ave, Room 142 Grand Junction, CO 81501	(303) 242 0731



The Uncompahgre River Valley and the City of Ouray

COMMUNITY PROFILE:

Facts and Figures about The City of Ouray

CLIMATE - AVERAGES FOR YEARS 1943 THROUGH 1990

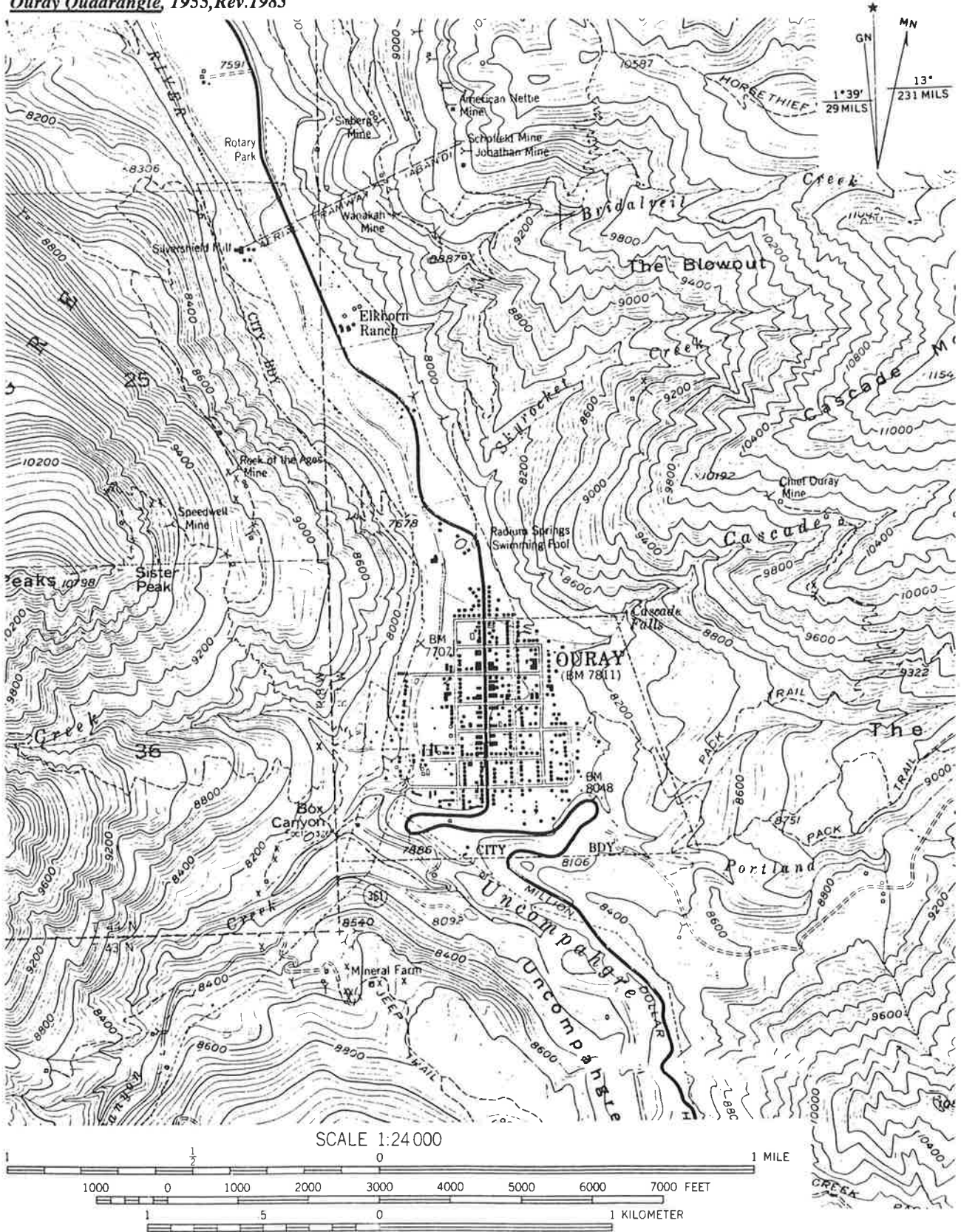
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Mean Maximum Temperature (F°)	38	40	45	54	64	74	79	77	71	60	46	39
Mean Minimum Temperature (°F)	15	17	22	29	37	45	51	50	44	34	24	17
Degree Days (Base 65° F)	1193	1030	977	690	440	169	42	74	236	549	902	1160
Monthly Precipitation (Inches)	1.5	1.7	2.2	2.0	1.8	1.2	2.2	2.3	1.8	2.1	2.0	1.7
Monthly Snowfall (Inches)	24.5	24.9	28.9	15.5	2.8	0.3	0.0	0.0	0.1	6.4	20.3	23.4
No. of Days with Snow on Ground	30	27	26	10	2	0.2	0	0	0.1	3.5	15.1	28.9

SOURCE: Colorado Climate Center, Ft. Collins, CO

TOPOGRAPHIC MAP OF OURAY

LATITUDE 38° 1' N
 LONGITUDE 107° 40' W

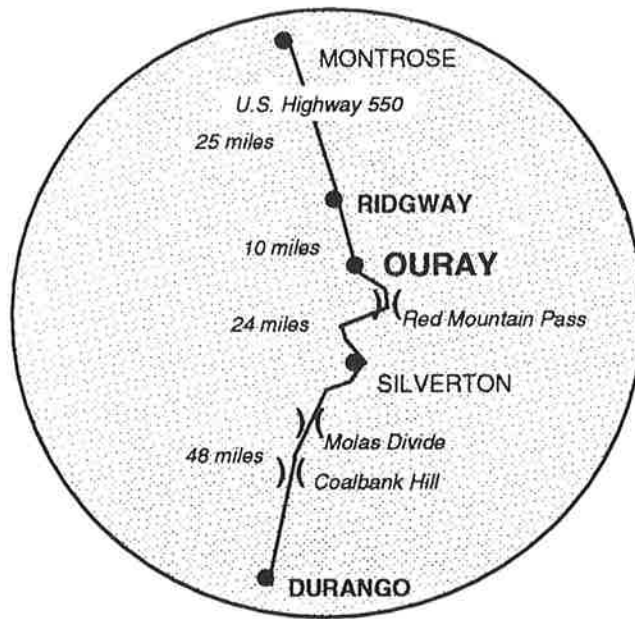
SOURCE: U.S.G.S. 7.5 Minute Series Topographic,
 Ouray Quadrangle, 1955, Rev. 1983



AREA OF OURAY COUNTY	541 sq. miles
POPULATION	
Ouray County	2295 persons
City of Ouray	644 persons
Town of Ridgway	423 persons

SOURCE: 1990 US Census

Distances to
Nearby Cities



LAND OWNERSHIP IN OURAY COUNTY

OWNERSHIP	AREA	PERCENT
Private Ownership	186,902	53.94 %
U.S. - Forest Service	126,082	36.39 %
U.S. - BLM	27,813	8.03 %
State Division of Wildlife	4,587	1.32 %
State of Colorado	1,032	.30 %
City of Montrose	101	.03 %
TOTAL ACRES	346,517	

SOURCE: Bureau of Land Management, Montrose District

Geology of the City of Ouray

By Pam Larson, Geological Engineer

The geology within Ouray city limits consists of three major rock types, one major fault structure, and three types of unconsolidated debris. These features affect the slope angle and stability of this area.

The three main rock types are quartzite, limestone and sandstone. The oldest rock is Precambrian quartzite and is located south of the Ouray fault (see Geologic Map). This rock is a white to gray, massive bedded, hard, dense, relatively pure quartzite. This rock is very stable and forms cliffs along the Uncompahgre River to the south.

The limestone is of Mississippian age (305 to 350 million years old) and is located just north of the Ouray fault. It consists of massive beds of dark brown-gray coarsely crystalline limestone. This rock forms the moderate slope on the south of Ouray and is also stable. Several geothermal springs are associated with this formation. Limestone can be slowly dissolved by water and redeposited as travertine. Many of the springs are associated with such travertine, the most predominate deposit being located northeast of the intersection of 5th Street and 5th Avenue. This form of travertine can be porous to compact and is highly varied in stability.

The sandstone is of Pennsylvanian/Permian age (225 to 305 million years old) and forms the cliffs around town. These formations consist of red, massive beds of sandstone interbedded with shales and siltstones. The alternating beds of sandstones and shale form the benched appearance of the cliffs. The slope resulting angle is nearly vertical. Boulders within the talus deposits are from these cliffs.

The major structural feature of the area is the near east-west fault in the southern portion of the city. This is a major fault along which no movement has occurred in recent times. Box Canyon Falls is along this fault where the hard, dense quartzite was thrust up along the softer sandstones and limestones.

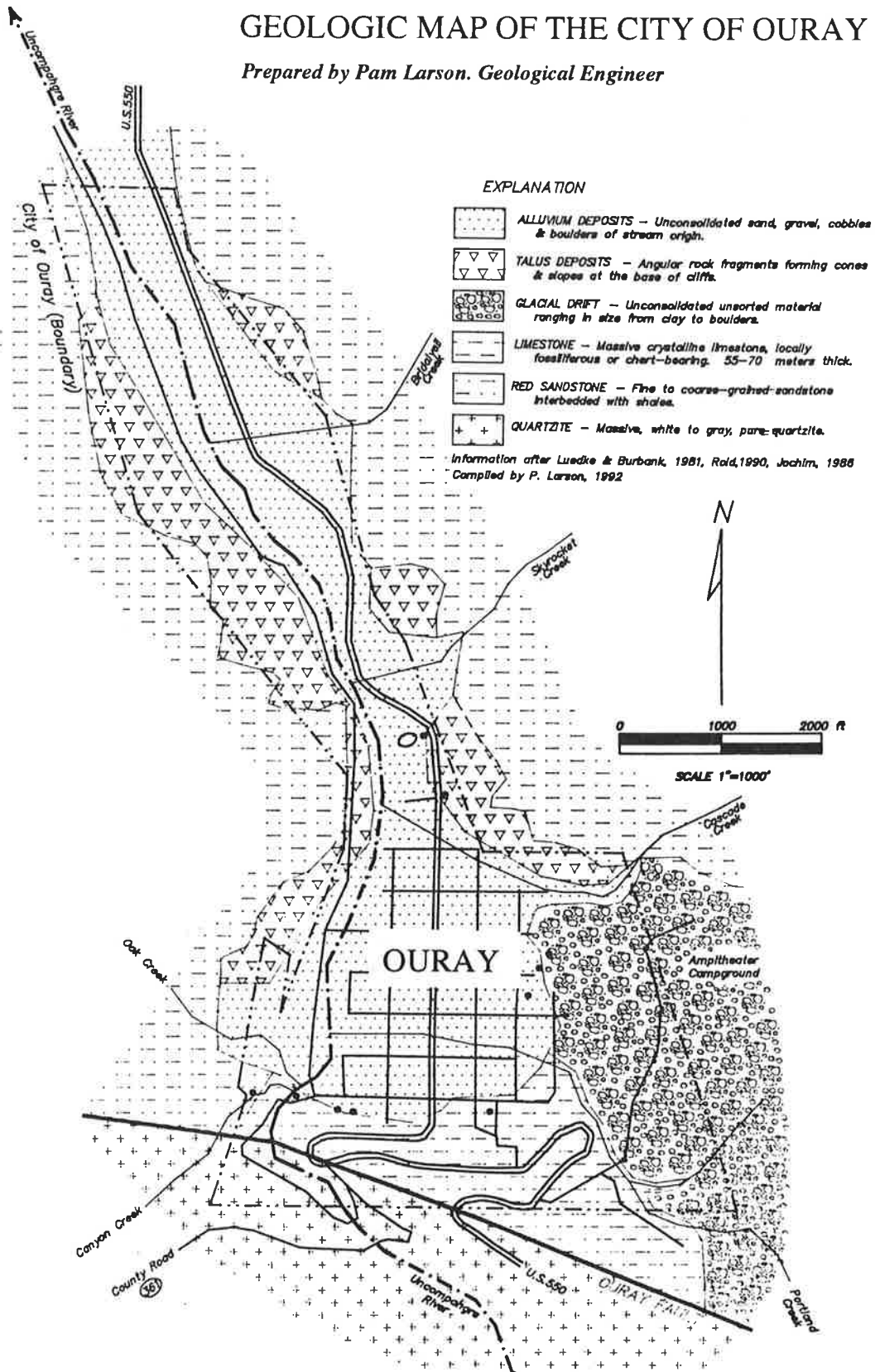
The areas of town where rocks do not outcrop are covered with three types of unconsolidated debris. The debris is stream channel alluvium, talus deposits or glacial drift. Alluvium covers a major portion of the city. As seen on the map, alluvium deposits are found along the Uncompahgre River, Bridalveil Creek, Skyrocket Creek, Cascade Creek, Portland Creek, Oak Creek and Canyon Creek. The deposits of Cascade Creek and Portland Creek have spread alluvial material throughout Ouray. These water courses are presently contained in flumes. The slope angle along the alluvium deposits is higher nearer the cliffs, is less within the city proper and is nearly flat in the Uncompahgre River bed.

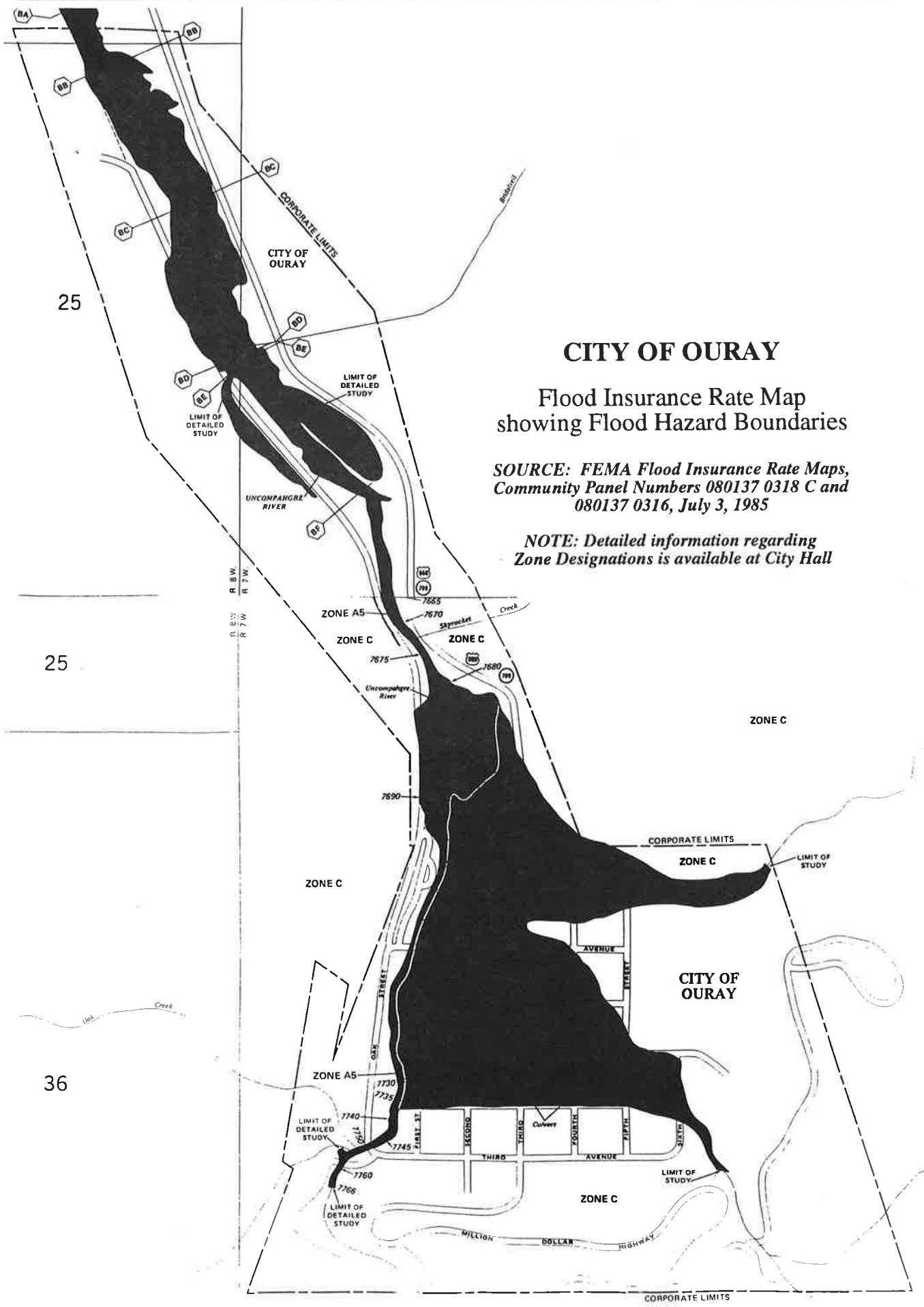
Talus slopes occur at the base of the sandstone cliffs. These slopes consist of varied sized rocks up to large boulders. The slope angle of the talus is higher than in other unconsolidated debris areas as can be seen on the topographic map of the city.

The third type of debris is glacial drift. This is unconsolidated debris left from glacial erosion. The area to the east of Ouray up to the Amphitheater is such a deposit. This glacial drift consists of material highly varied in size. The slope angle of the glacial drift is much like the slopes of the alluvium deposits below the cliffs.

GEOLOGIC MAP OF THE CITY OF OURAY

Prepared by Pam Larson, Geological Engineer





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25

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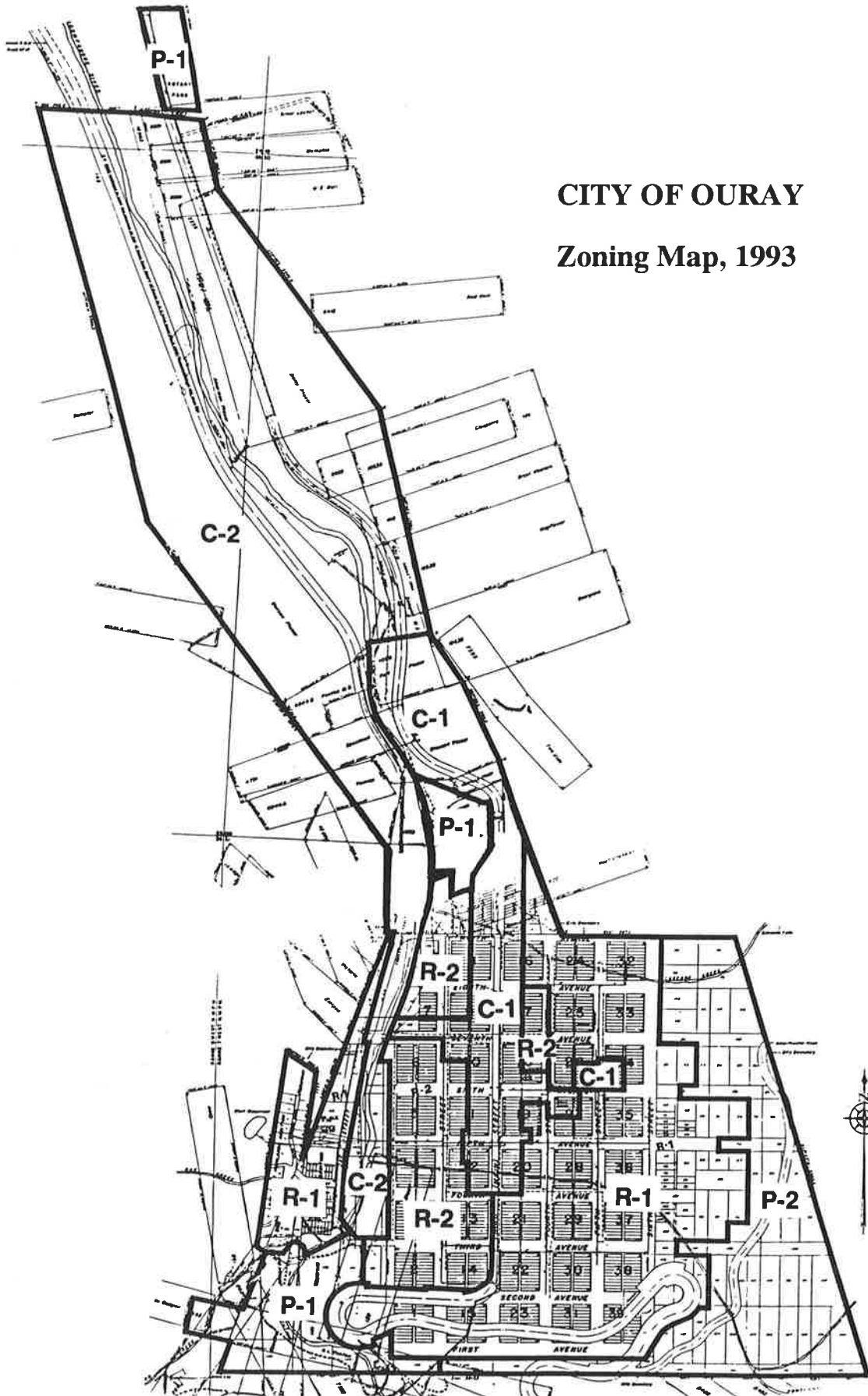
CITY OF OURAY

Flood Insurance Rate Map showing Flood Hazard Boundaries

SOURCE: FEMA Flood Insurance Rate Maps, Community Panel Numbers 080137 0318 C and 080137 0316, July 3, 1985

NOTE: Detailed information regarding Zone Designations is available at City Hall

CITY OF OURAY
Zoning Map, 1993



The History of Ouray

By Barbara L. Muntyan, Director, Ouray County Museum

Ouray was incorporated in 1876, the year of Colorado's statehood and the nation's centennial celebration. Originally called "Uncompahgre City" by its first residents, the name was changed upon incorporation to honor the chief of the Ute Indians in this area.

Two prospectors, Gus Begole and Jack Echols, are reported to have been the first whites in Ouray's valley. Having come up from the Silverton area, they discovered a rich outcrop of close-spaced parallel veins of ore and later named their find "The Mineral Farm" because initially the ore could simply be dug out of the ground like potatoes. Thus started the first mining rush to Ouray.

By the end of 1876, Ouray already boasted 400 inhabitants, over 200 dwellings, four general stores, a sawmill, two blacksmith shops, two hotels, a post office and a school house with almost fifty students.

This last statistic is revealing, for -- unlike many bonanza mining camps occupied by single men and loose women -- this one started out with numerous families who were here for the duration. Structures were built with more permanence in mind and wide parallel streets were laid out. The presence of women and children was obvious -- the schoolhouse, churches, a library (started by the Ouray Woman's Club) and the Wright Opera House (which was the scene of many social events and concerts) were among the early buildings.

Of course, there was the inevitable "red light" district, along Second Street at the north end of town. No matter how many families came early to Ouray, there were still many single men far away from home and friends, cooped up for weeks at a time in the high mountains, working their little mines. They liked to come to town, get a bath, have a few drinks, play some poker and find a woman to help forget their loneliness. The Gold Belt Theater, the Roma Cafe, the Chinese laundry (which dispensed opium along with washing single men's shirts) and numerous cribs all bespoke the rougher side of Ouray's existence. The town had periodic "clean-up" campaigns, but with marginal success.

A newspaper (the Ouray Herald) and a waterworks were established in 1877. Telephone lines were run in 1878 to connect Ouray, Lake City, Mineral Point and Silverton. The first bank, The Miners and Merchants Bank, was also established the same year. The first church was established in 1879 as well as a volunteer fire department. Civilization was here to stay.

Mining, of course, was the reason for Ouray's existence and by 1879 there were three small smelters in town to refine the ore coming out of the mines in the surrounding hills. The Bachelor Mine, the Calliope, the American Nettie, the Virginus and numerous smaller mines were all established during Ouray's first years and employed hundreds of miners. Gold producing mines such as the Camp Bird continued to operate profitably even after the earlier silver mines closed following the repeal of the Sherman Silver Purchase Act in 1893. Many of the men lived at the mines during the workweek and more so in winter, since transportation was difficult, but their families lived in town. Several little satellite communities sprang up nearer to the big mines: Sneffels, Ash and Portland. But Ouray remained the commercial and social hub of the Uncompahgre drainage.

The Meeker Massacre in 1879 resulted in the forcible removal of most Ute Indians to a reservation in Utah two years later. This sad event was a blessing for the whites in the San Juans, and guaranteed Ouray's success as a permanent mining and supply community. The construction of fine brick structures began in earnest during the 1880's with the Beaumont Hotel, St. Joseph's Hospital, the County Courthouse, and others.

The census of 1890 indicated 2,000 people living in Ouray. Electricity had come to Ouray five years earlier. The railroad followed shortly thereafter. By the end of the century, nearly all of Ouray's major public and commercial buildings were completed.

It is important to note that Ouray was fortunate in never having a major fire destroy a large section of town. The majority of these buildings are still standing, and many are still used for their original purposes. There were, of course, several major flash floods over the years, which filled Main Street and the lower part of town with mud and rocks. The last two floods occurred in 1980 and 1981 -- each time townspeople dug out the ooze, repaired fences, repainted buildings and went on about their business.

For more than 100 years Ouray remained primarily a town committed to servicing the surrounding mines, but even in the early years Ouray was also a tourist destination. There are numerous memoirs written in the period from the 1880's to the first World War which describe a visit to the "Switzerland of America" and the picturesque valley with its little "Gem of the Rockies" nestled within. Both nicknames were in common usage even then.

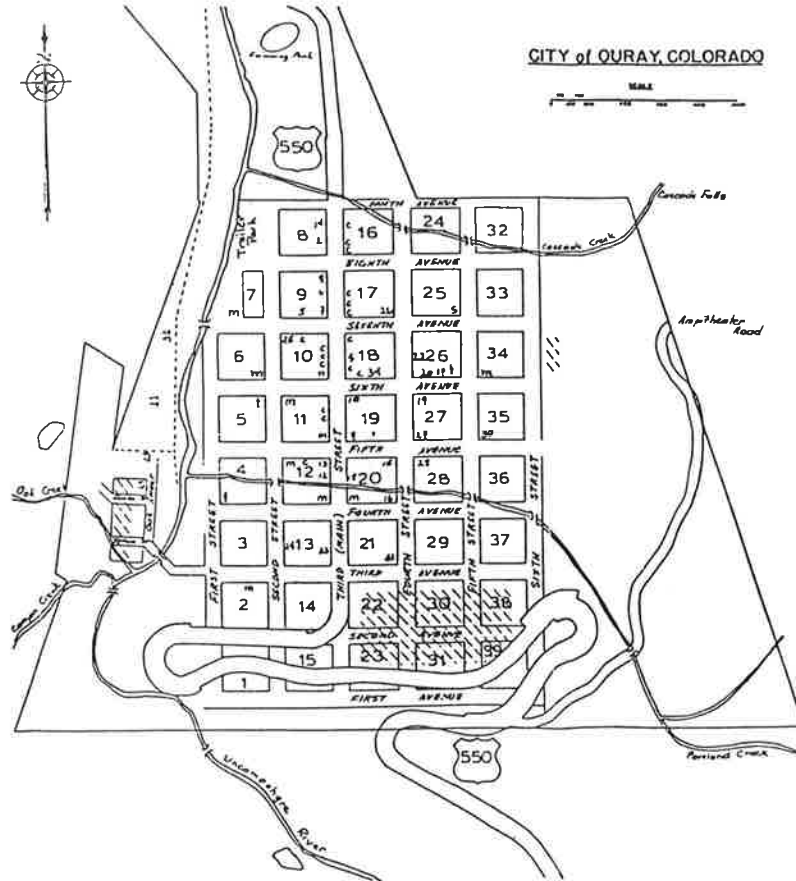
As mining activity has declined in the San Juans in recent years the emphasis on the tourist business has increased. Motels began to be built in town in the 1950's. Numerous social and cultural events, including art and photography shows, chamber music concerts and culinary events, have been planned by local residents to attract tourists.

Many visitors now come to Ouray merely to savor an intact little Victorian town, to visit the old mines, and to jeep or hike through the mind-boggling scenery of the surrounding hills. Ouray's essential character and flavor represent a step back into history, a time when life was more simple, values of honesty and hard work were more admired, and success was just around the corner for almost anyone willing to give it a try.

The character of Ouray, and the living reality of its past, can be lost or changed through a spurt in growth, through destruction of large numbers of the old structures, through modernization of other structures, or through rampant new building in a non-compatible style of architecture. The further we come from our Victorian past, the more significant it becomes that Ouray has survived as unchanged as it is. This essential historic character of Ouray was and is a community asset not to be underestimated.

REPRESENTATIVE HISTORIC STRUCTURES IN OURAY

These structures are individually listed in the Statement of Significance on the National Register of Historic Places Inventory Form. Map adapted from Figure 11, Historic Resources Survey of Ouray County, Colorado, Sullenberger and Baker, 1981.



Representative Historic Structures

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Reed Building 2. Goldbelt Theatre 3. Duckett's Market 4. Office Building 5. Western Hotel 6. Cascade Grocery 7. Story Block 8. Nugget Restaurant 9. Beaumont Hotel 10. Hess Block 11. Prevost Building 12. St. Elmo Hotel 13. Wright's Opera House 14. Rowley's Livery 15. St. John's Episcopal Church 16. First Presbyterian Church 17. St. Joseph's Hospital 18. Elks Lodge 19. Ouray County Courthouse 20. McIntyre Cabin 21. Wheeler House 22. Rahm House | <ol style="list-style-type: none"> 23. Gregory House 24. Nixon House 25. Kahn House 26. Larson House 27. Ashley House 28. Hurlburt House 29. 1896 House 30. McCoy House 31. Lawrence House 32. Oak Street Cabin #1 33. Main Street Log Cabin 34. City Hall |
|---|--|

Modern Structures

- c-commercial
- m-motel
- t-church
- s-school
- modern housing

WINTER EVENTS

(October through May)

Cabin Fever Weekend
Miners' Dinner
Friends of the Library Luncheon\Fashion Show
Elks Visit From Santa
Rock and Roll Revival
Elks Easter Egg Hunt
Ouray Backcountry Ski Festival
Ice Climbing Festival
Backcountry Ski Festival
Octoberfest
Presbyterian Womens' Christmas Bazaar
Nordic Council Fundraiser
Wayfarers Dinner
Melodrama
Valentine Day Dance
Chili Cook-off
Nordic Council Ski Race

SUMMER EVENTS

(June through September)

Fourth of July Fireworks and Parade
Culinary Arts Weekend
Friends of the Library Book Sale
Jeep Jamboree
Imogene Pass Run
Woman's Club Rummage Sale
Ouray Music Festival
"Evenings in History" Lecture Series
Elks Ride for Charity
Mountain Rescue Breakfast
Pedal the Peaks Bicycle Classic
Triathlon
Ouray Chamber Music
Spring Fling
Victorian House Tour
Ouray County Photo Show
Quilt Show
San Juan Mts. Classic Bike Race
Elks Charity Ball

ORGANIZATIONS IN OURAY

American Association of University Women
Ouray Chamber Resort Association
Ouray Culinary Arts Guild
Ouray Alpine Artists Guild
Ouray Performing Arts Guild
Ouray Mountain Rescue
Neighbors of Woodcraft
Rebekah Lodge
Ouray Trails Group
Ouray County Alliance
Ouray County Historical Society
Ouray Community Center Board
Ouray Chapter of the Red Cross
Ouray Lodging Association
Woman's Club
Order of the Eastern Star
Elks Lodge #492
Ouray Masonic Lodge #37
Ouray Lions Club
Ouray County Nordic Ski Council
Friends of the Library

CHURCHES IN OURAY

*Calvary Assembly of God
First Southern Baptist Church
Presbyterian Church of Ouray
St Daniels Catholic Church
St John's Episcopal Church
St Luke's Anglican Catholic Church*

OURAY R-1 SCHOOL DISTRICT

SPECIAL REQUIREMENTS:

1. High school students must perform a minimum of 70 hours of community service.
2. Students must demonstrate proficiency in reading, writing and mathematics in order to earn a diploma.

GRADES - Kindergarten through 12th grade

ENROLLMENT - K through 6th - 80 students
(approximate) 6th through 8th - 50 students
9th through 12th - 70 students
TOTAL - 200

STUDENT TO TEACHER RATIO - 12 TO 1

AVERAGE SAT TEST SCORES:

Ouray: math score - 531 National: math score - 506
verbal score - 500 verbal score - 453

AVERAGE ACT TEST SCORES:

Ouray - 23.8 National - 20.7

GRADUATION RATE - 100%

SOURCE: Virginia Ficco, Principal

POPULATION

The United States Census reports indicate full-time Ouray residents only. The following figures represent full-time residents. Ouray has a significant summer population composed of second homeowners, vacationers, seasonal workers and others.

Ouray's population, according to the 1990 US Census, was 644 persons.

AGE DISTRIBUTION IN OURAY

AGE	PERSONS	% OF TOTAL
5 or less	45	7 %
6 - 19	113	18 %
20 - 29	55	9 %
30 - 39	90	14 %
40 - 49	121	19 %
50 - 59	84	13%
60 - 69	68	10 %
over 70	68	10 %

SOURCE: 1990 US Census

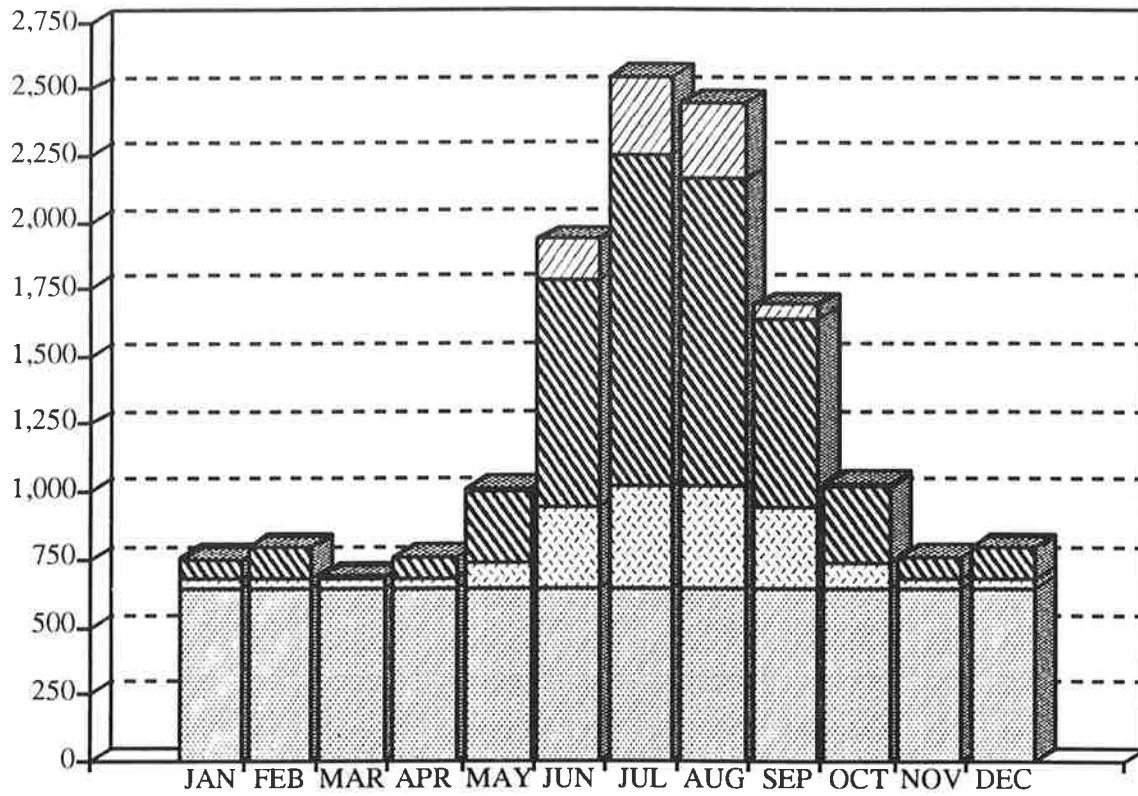
PERSONS PER HOUSEHOLD IN OURAY

PER HOUSEHOLD	NUMBER OF HOUSEHOLDS	% OF TOTAL
1	100	34 %
2	105	36 %
3	35	12 %
4	34	12 %
5	15	5 %
6 or more	3	1 %

SOURCE: 1990 US Census

POPULATION FLUCTUATION IN OURAY

This chart shows the approximate combined number of persons staying overnight in Ouray each day. Full and part-time residents, hotel, motel, bed and breakfast and campground guests are included. Day visitors not staying overnight are not included.



Permanent Residents
Source: 1990 US Census



Part-time Residents
Source: Estimate



Lodging Occupants
Source: City of Ouray



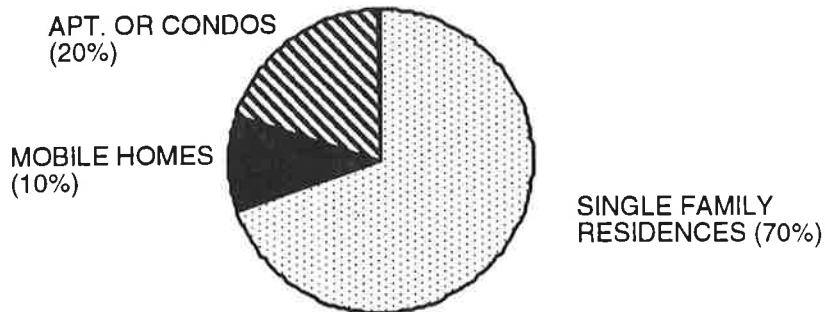
Campground Occupants
Source: City of Ouray

Multipliers used for Lodging:
3 persons per room in June, July and August
2 persons per room in all other months
Multipliers reflect industry averages for Ouray

HOUSING IN OURAY

TYPE OF HOUSING	NUMBER OF UNITS	% OF TOTAL
Single Family Residence	350	70 %
Mobile Home	50	10 %
Apartment or Condominium (including apts. in commercial buildings)	100	20 %
TOTAL UNITS	500	

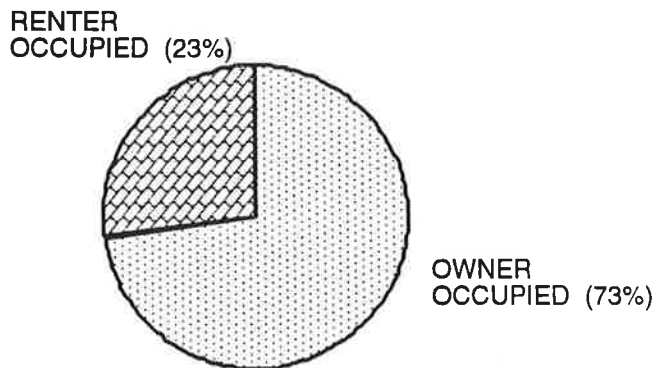
NOTE: Figures are approximate
SOURCE: 1990 US Census and 1992 field survey



HOUSING :
OWNER/RENTER OCCUPANCY

OWNER OCCUPIED	211
RENTER OCCUPIED	79
TOTAL	290

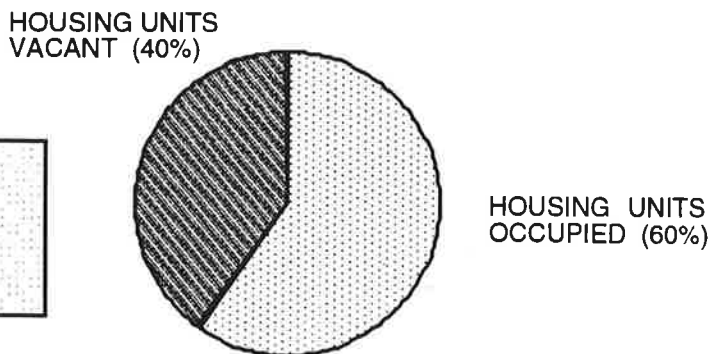
SOURCE: 1990 US Census



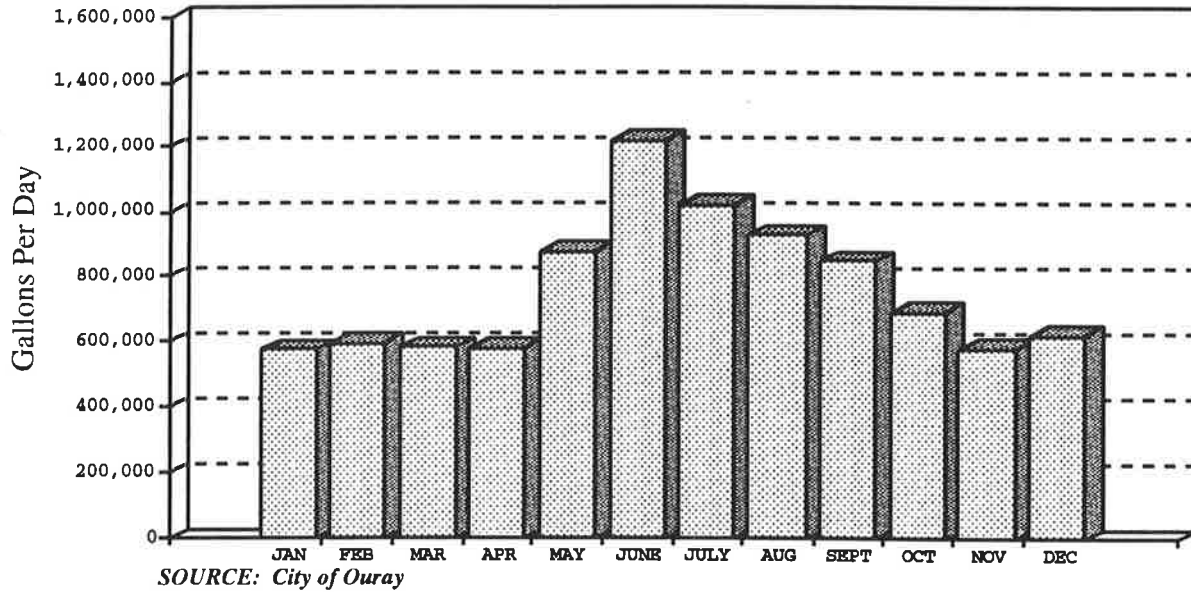
HOUSING :
OCCUPIED/VACANT

HOUSING UNITS OCCUPIED	290
HOUSING UNITS VACANT	190
TOTAL	480

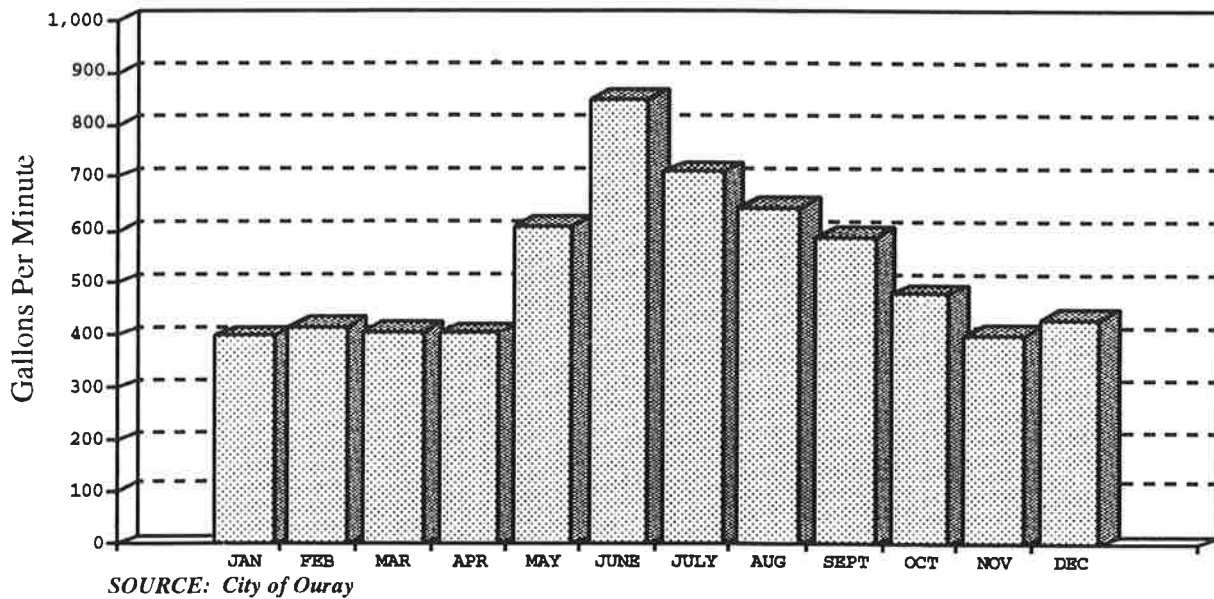
SOURCE: 1990 US Census



AVERAGE DAILY WATER USE, 1992
 Total Water Used Daily, Measured in Gallons per Day



AVERAGE WATER FLOW FROM STORAGE TANK TO CITY, 1992
 Measured in Gallons per Minute

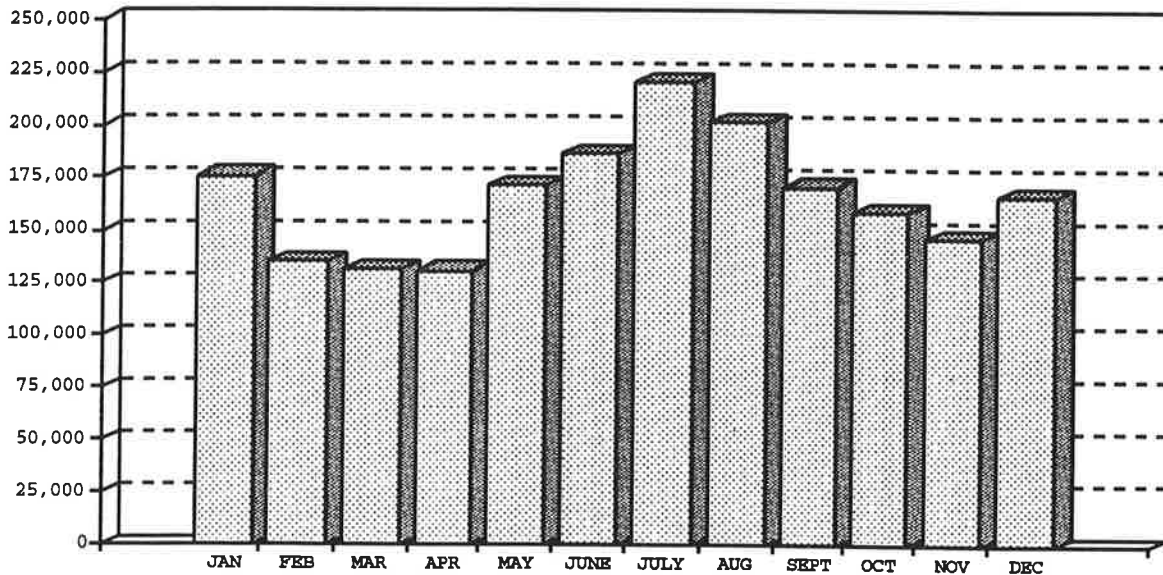


CHEMICAL ANALYSIS OF OURAY'S WATER

	<u>AMOUNT OF CONTAMINANT</u>	<u>MAXIMUM LEVEL RECOMMENDED</u>
ARSENIC	None Detected	0.05 mg/l
BARIUM	0.091 mg/l	1.0 mg/l
CADMIUM	None Detected	0.010 mg/l
CHROMIUM	None Detected	0.05 mg/l
FLUORIDE	0.3 mg/l	4.0 mg/l
LEAD	None Detected	0.05 mg/l
MERCURY	None Detected	0.002 mg/l
NITRATE/NITRITE	None Detected	10.0 mg/l
SELENIUM	None Detected	0.01 mg/l
SILVER	None Detected	0.05 mg/l
SODIUM	4.0 mg/l	no limits established

SOURCE: Colorado Dept. of Health, Inorganic Chemical Lab
based on sample from Ouray water supply, 3-10-92

AVERAGE DAILY SEWAGE FLOW TO TREATMENT PLANT, 1992



SOURCE: City of Ouray

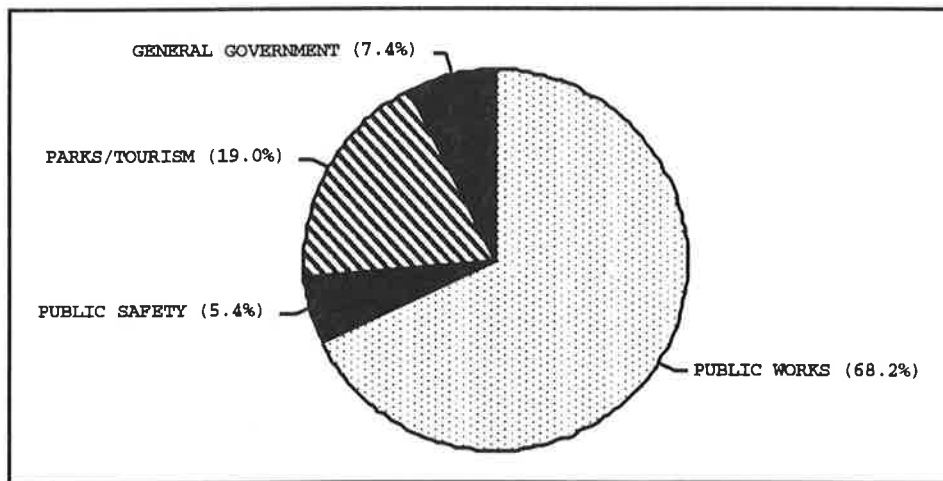
USE OF COMMUNITY CENTER, 1992

Echo Chamber meetings	203 days
San Juan (West Room) meetings	224 days
Auditorium meetings	20 days
Special Events	43 days
Community Center revenue	\$ 7,781
Community Center operating cost	\$17,597

SOURCE: City of Ouray

BUDGETED SERVICES, 1992

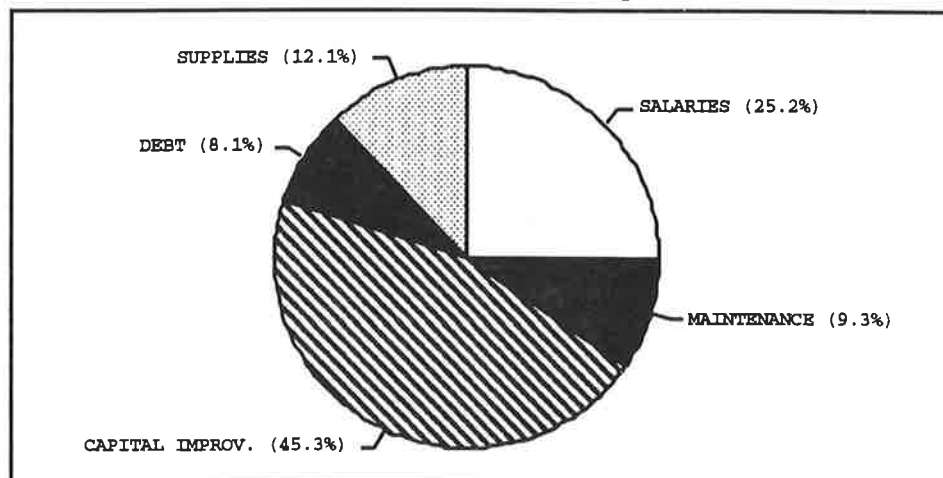
Distribution of 1992 budget (\$2.5 million)
according to municipal departments.



SOURCE: City of Ouray and Pat Donovan

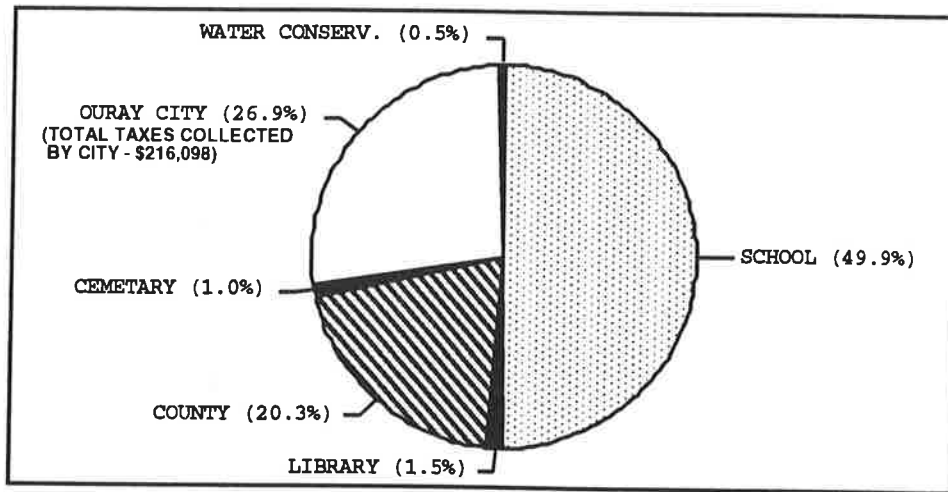
OBLIGATIONS AND EXPENSES, 1992

Distribution of 1992 budget (\$2.5 million)
according to types of expenses.



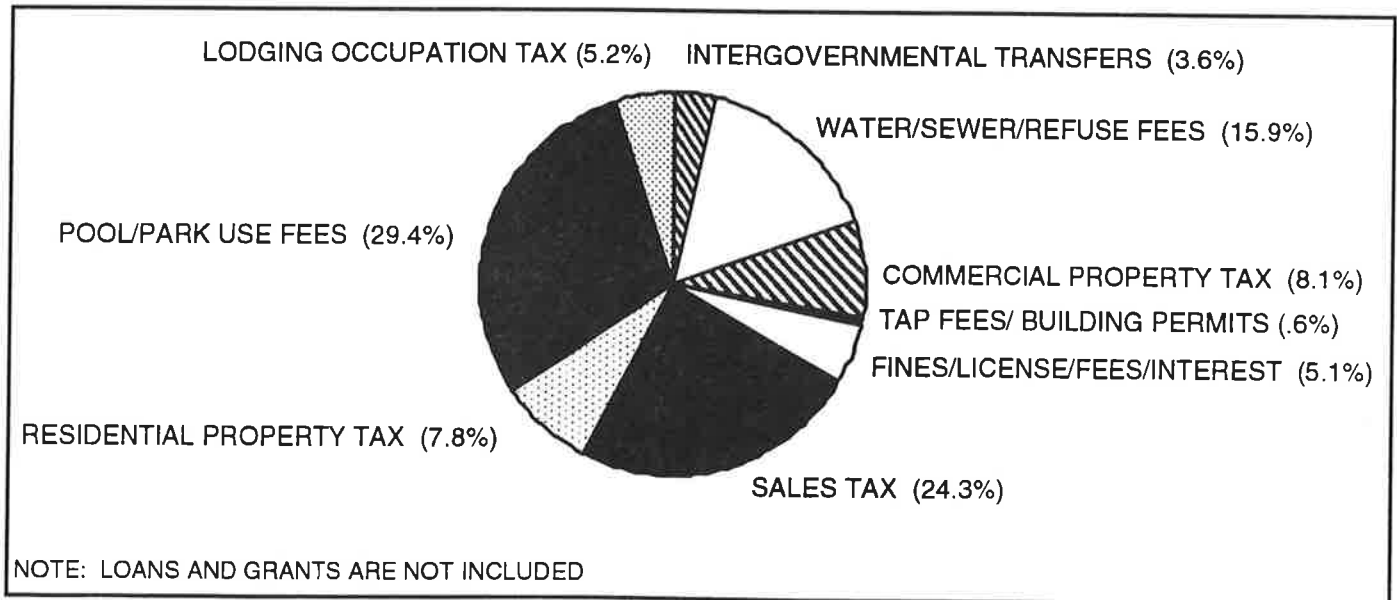
SOURCE: City of Ouray and Pat Donovan

DISTRIBUTION OF PROPERTY TAXES, 1992



SOURCE: City of Ouray and Pat Donovan

CITY INCOME FROM ALL SOURCES, 1992
TOTAL , \$1,359,398 (approximate)



SOURCE: City of Ouray and Pat Donovan

OURAY LODGING OCCUPANCY

	1990 Rooms Sold	1991 Rooms Sold	1992 Rooms Sold	Percentage Change 91-92
January	616	877	1,185	+ 35%
February	836	1,079	1,651	+ 53%
March	945	1,252	1,689	+ 35%
April	1,114	1,524	1,261	- 17%
May	3,156	4,392	4,018	- 9%
June	7,506	7,914	8,440	+ 7%
July	11,340	11,533	12,750	+ 11%
August	10,700	11,037	11,777	+ 7%
September	9,155	9,402	10,423	+ 11%
October	3,547	4,050	4,281	+ 6%
November	914	924	1,187	+ 28%
December	1,200	1,608	1,818	+ 13%
Totals	51,029	55,592	60,480	+ 9%
Total Tax Collected	\$51,029	\$68,307	\$75,600	

*In May 1991 the tax was raised from \$1.00 to \$1.25 per lodging unit
Thanks to Colleen Bixler, City Clerk, for supplying data for this chart.*

SOURCE: Courtesy Ouray County Plaindealer and City of Ouray

OURAY CAMPING OCCUPANCY

	1991 Camping	1992 Camping	Percentage Change
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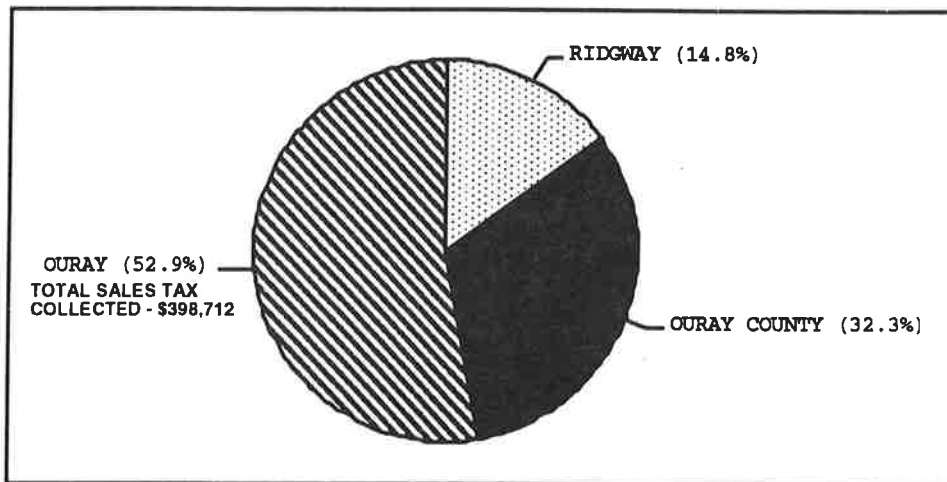
The monthly figures for campground occupancy are skewed as one campground did not remit its 1992 tax until September. Therefore, only the total figures are significant.

May	20	154	+ 670%
June	819	594	- 27%
July	2,869	2,096	- 27%
August	2,160	1,413	- 35%
September	1,640	4,499	+ 174%
October	43	106	+ 147%
	7,551	8,862	+ 17%
	\$1,888	\$2,216	

*In May 1991 a tax of 25 cents per space was assessed the campgrounds
Thanks to Colleen Bixler, City Clerk, for supplying data for this chart.*

SOURCE: Courtesy Ouray County Plaindealer and City of Ouray

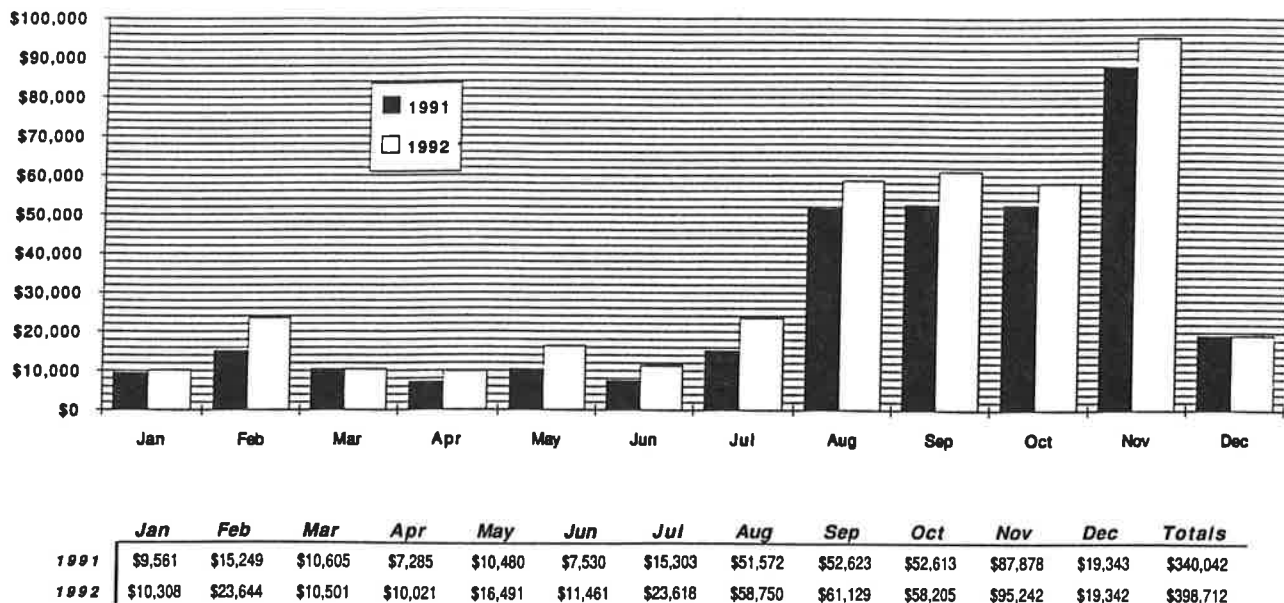
SALES TAX REVENUES COLLECTED, 1992
TOTAL \$708,997



SOURCE: Ouray County Plaindealer, 2-11-93

CITY SALES TAX

This chart shows monthly receipt of taxes by the City. Sales taxes are typically collected by merchants approximately 60 to 90 days before they are received by the City.



SOURCE: Courtesy Ouray County Plaindealer

