

The Board of County Commissioners met in special session on August 9, 2006. Those present for the session were Heidi M. Albritton, Chair; Don Batchelder, Member; Kristi R. Westfall, Member; Connie I. Hunt, County Administrator; and Linda Munson-Haley, Clerk of the Board.

- **Note – This meeting was recorded for reference purposes.**

**A. 9:00 The Board of County Commissioners met with Dr. Dave Theobald to discuss and provide direction on the build-out study:**

Greg Moberg, County Planner, was present.

Commissioner Albritton explained to Dr. Theobald that the Board wanted to meet with him to discuss process and pulling everything together to present to the public. She also wanted a chance to discuss the newer scenarios.

Commissioner Westfall discussed the scenic viewshed scenarios noting that she was surprised at the concept considering the County already has visual impact regulations in place to address that. Her other concern was the 1:80 scenario.

Dr. Theobald replied that he appreciated the feedback. He reviewed his impression of the process. He discussed the references to scenic viewsheds noting that at the last stakeholders meeting the reference was revised to scenic corridors. These were added originally to look beyond the mile-and-a-half visual impact regulations but refined after the last meeting to only look within the mile-and-a-half corridors.

Commissioner Batchelder cautioned for the need to be careful and to provide a disclaimer that these are scenarios and not proposed regulatory changes.

Commissioner Westfall advised that the closer the study stays to the Land Use Code the better.

Dr. Theobald discussed cluster development and felt that he could do a credible job of trying to define what values to protect, as defined in the master plan, and where development should be located to protect those values.

A discussion followed as to how to clarify the maps showing irrigated ag lands. It was decided to use smaller point-sized dots per 5-acre parcels to represent housing unit locations so that when zoomed out the impact would not be so great but when zoomed in would be better delineated. The map would be broken into smaller areas for better viewing. Subdivisions would remain a constant for all of the scenarios.

The discussion turned to the 1:80 scenario. Dr. Theobald related that this was his suggestion for comparison purposes. Commissioner Batchelder was agreeable to the scenario with a disclaimer. Commissioner Westfall cautioned that this was a debatable and hot issue and at this point, there is enough on the table. Commissioner Albritton added that this was not an issue that had been brought to the Board in the past. Mr. Moberg suggested that it would be a good tool to have if the issue would be brought to the Board. Commissioner Albritton discussed that the study is only looking short term and that it may not be necessary to look at this. Dr. Theobald replied that it was, technically, easy to do. A discussion followed that Greg Moberg had already developed such a map and that this would duplicate that effort. The Commissioners agreed to allow a 1:80 map that would only look at parcels greater than 70 acres.

Dr. Theobald asked about timeframes. He suggested that he could have a draft by the end of August and that he would like the Commissioners to review it for accuracy before it went to the public. The Commissioners decided that they, along with the stakeholders, would review it for a week and provide any feedback to Dr. Theobald; he would correct any inconsistencies and provide a draft for public review. The public would have two weeks to review the draft. All comments will be funneled to Greg Moberg. The draft could be made available on Dr. Theobald's website with a link to it from the County's website. Commissioner Batchelder asked to make it clear that the intent in creating the internal review prior to distributing a draft to the public is to ensure that the draft is as clear and understandable as possible and that Dr. Theobald had requested it. A timeline will be prepared.

**10:17 Commissioner Albritton adjourned the special session:**

OURAY COUNTY BOARD OF COUNTY COMMISSIONERS  
OURAY, COLORADO

ATTEST:

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Heidi M. Albritton, Chair

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Don Batchelder, Vice Chair

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Michelle Nauer, County Clerk and Recorder  
By: Linda Munson-Haley, Deputy Clerk of the Board

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Kristi R. Westfall, Member