

# **Ouray County**

## Fiscal Impact Analysis

# Why

- Link Land Use to Fiscal Realities
- Cost/benefit analysis
- Quality of life & Level of Service (LOS)
- Using the same “language”
- Establish Baseline Information

# How

- Define the Incremental Costs of Growth
- Projections vs. Forecasting

# What

- 2015 Population
- Fiscal Costs
  - Operations Costs (Annual)
  - Capital Facilities (One-Time)

# 2015 New Development

- 253,700 New Square Feet of Commercial – 27% increase
- 1,734 New Population – 40% increase
- 1,222 New Residential Units – 46% increase
- 8,610 New Trips – 43% increase

# Incremental Cost

- R&B Cost per unit - \$548 operations & \$3,895 capital
- Administration cost per unit - \$760 operations & \$1,688 capital
- Law Enforcement cost per unit - \$180 operations & \$178 capital

# Existing Annual Operations Costs per 1000 units

- Administration (pop) \$ 320,628
- Streets (unit) \$ 548,000
- Law Enforcement (pop) \$ 75,832
  
- **Total** \$ **944,460**

# Capital Improvements Costs per 1000 units

# Annual Projected Revenues Administration

<b>Administration</b>	
Operations Revenue Per Unit	
<i>Property Tax</i>	\$ 202
<i>Sales Tax</i>	\$ 131
<i>Other Revenue</i>	\$ 350
Revenue Subtotal	\$ 683

# Annual Projected Revenues Law Enforcement

Law Enforcement	
Operations Revenue Per Unit	
<i>Property Tax</i>	\$ 60
<i>Sales Tax</i>	\$ 39
<i>Other Revenue</i>	\$ 104
Revenue Subtotal	\$ 203

# Annual Projected Revenues Roads

Source	Revenue Per Residential Unit
Property Tax	\$ 43
Registration Fees	\$ 14
HUTF	\$ 87
General Fund Transfer	\$ 29
Impact Fee	\$ 79
Total	\$ 252

# Cost/Benefit

	Operations Costs 2015 Residential Units	Annual Revenues Projected from 2015 Residential Units	Annual Balance	Capital Facilities 2015 (One-Time Cost During Buildout)	Annual Revenues Projected from 2015 Residential Units	Annual Balance
Administratio n	\$ 555,988	\$ 649,003	<b>\$(93,015)</b>	\$ 1,234,828	\$ 55,797	<b>\$(1,179,031)</b>
Sheriff	\$ 131,498	\$ 149,271	<b>\$ 17,773</b>	\$ 130,491	\$ 3,962	<b>\$ (126,530)</b>
Road & Bridge	\$ 400,956	\$ 184,381	<b>\$(216,575)</b>	\$ 2,849,862	\$ -	<b>\$(2,849,862)</b>
Total	\$ 1,088,442	\$ 982,655	<b>\$(291,817)</b>	\$ 4,215,181	\$ 59,759	<b>\$(4,155,422)</b>

# Recommendations

- Capture additional sales tax revenue
- Employ a “buy in” for town hall
- Impact fee for roads
- Define service level goals
- Increase GF sales tax rate

# Recommendations

- Increase property tax
- Consider a development excise tax
- Continue promoting development “proximal” to existing services