

**Meeting the Future Together**

**The Garfield County  
Socio-Economic Impacts  
Study**

**State of the Valley Symposium**  
May 6, 2005

# What is the GARCO SEIS and why are we doing it?

- It's a two-year study effort to identify and quantify all the factors that will drive Garfield County's growth over the next 10-20 years.
- We're conducting the SEIS because:
  - Garfield County is one of the fastest growing counties in Colorado and has been called the US natural gas equivalent of the Persian Gulf
  - Just like any private company, the County and our municipalities need accurate data in order to continue to provide a solid level of services efficiently to our residents and industries alike
  - The results will be valuable to us as we do our jobs but also valuable to each of you and to all the businesses in the County as they plan for the future

# What information will the SEIS provide?

- A detailed description of the current economy of Garfield County and what drives it
- Current population and demographic analyses for Garfield County
- Projections of economic activity and growth in Garfield County over the next 10-20 years
- Projections of job levels in Garfield County over the next 10-20 years
- Projections of population growth in Garfield County over the next 10-20 years
- An inventory and description of current local government services levels (for the County and cities)
- Projections of what will be required to maintain Garfield County's currently positive levels of services to its taxpayers and citizens
- An analysis of the impacts of growth on county and municipal finances
- Development of a tool kit that provides a view of the influences on local land values and the tools that help land owners

# How and when will the SEIS be conducted?

- The SEIS will be conducted over the next 20 months in 3 parts:
  - **Phase One (April to October 2005):** The land values issues and solutions study
    - This study will examine how local industries affect the values of various types of land and will develop a tool kit to help minimize negative impacts
  - **Phase Two (April to December 2005):** Choosing and calibrating an economic/employment/ population model
    - During the remainder of 2005, the SEIS will identify a preferred projection model (e.g., employment based, economic based) and will calibrate it to the economy of Garfield County and the region. The model also will produce a set of multipliers that will help Garfield County understand how different economic sectors relate to each other

# Phase Three

- **Phase Three (October 2005 – December 2006):** Running the model and completing the facilities and services impact analysis
  - Phase Three will be composed of two separate activities. The first will be running the Garfield County model and producing a set of employment and population projections. That will occur in 2006.
  - The second activity will be the conduct of a services and infrastructure analysis that will apply the employment and population projections to local county and city service levels to create estimates of service and infrastructure demands on local government. This effort will begin in late 2005 with a survey of service levels. The primary analysis work, however, will be conducted in 2006.
  - Garfield County will require consultants to prepare an Excel spreadsheet form of the model to allow the county to run sensitivity analyses without additional consultant expense.

# Volunteer Committees Will Help Steer the Study

- 4 volunteer committees have been established
  - **Land Committee** (multi-stakeholder membership)
  - **SEIS Technical Committee** (multi-stakeholder membership)
  - **Services and Infrastructure Committee** (multi-stakeholder membership)
  - **Industry Data Committee** (membership limited to industry representatives)

# For Further Information or to Participate, Contact

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