

Ridgway Town Council
Regular Meeting Agenda
Wednesday, May 8, 2019
201 N. Railroad Street, Ridgway, Colorado

5:30 p.m.

ROLL CALL Councilors Robb Austin, Tessa Cheek, Ninah Hunter, Beth Lakin, Russ Meyer, Mayor Pro Tem Eric Johnson and Mayor John Clark

EXECUTIVE SESSION

The Council will enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(b) and (e) for conference with the Town Attorney for the purpose of receiving legal advice and to determine positions relative to matters subject to negotiations regarding signage and water utility improvements and operations.

6:00 p.m.

ADDITIONS & DELETIONS TO THE AGENDA

ADOPTION OF CONSENT CALENDAR All matters listed under the consent calendar are considered to be routine by the Town Council and enacted by one motion. The Council has received and considered reports and recommendations prior to assigning consent calendar designations. Copies of the reports are on file in the Town Clerk's Office and are available to the public. There will be no separate discussion on these items. If discussion is requested, that item will be removed from the consent calendar and considered separately.

1. Minutes of the Regular Meeting of April 10, 2019.
2. Minutes of the Special Meeting held April 15, 2019.
3. Register of Demands for May 2019.
4. Renewal of restaurant liquor license for Oriental Chinese Restaurant.
5. Renewal of restaurant liquor license for Full Tilt Saloon.
6. Renewal of brew pub liquor license for Colorado Boy Pub & Brewery.
7. Renewal of hotel restaurant liquor license for Chipeta Sun Lodge.

ACKNOWLEDGEMENTS AND INTRODUCTIONS

Thank you and congratulations to Dan Bartashius on retirement from 31 years of service to the Town.

PUBLIC COMMENTS Established time for the public to address the Council regarding any item not otherwise listed on the agenda. Comments will be limited to 5 minutes per person.

PUBLIC REQUESTS AND PRESENTATIONS Public comments will be limited to 5 minutes per person; discussion of each item may be limited to 20 minutes.

8. Request for proclamation declaring May to be Mental Health Awareness Week - Paul Reich, Tri-County Health Network.
9. Request for letter of support of the Single Family Owner Occupied Housing Rehabilitation Program and Support for the Ridgway Community Development Plan - Ute Janz, Delta Housing Authority.
10. Quarterly update from the Ridgway Area Chamber of Commerce - Hilary Lewkowitz, Mountain Roots Consulting.

PUBLIC HEARINGS Public comments will be limited to 5 minutes per person; hearings may be limited to 20 minutes.

11. Application for Tavern Liquor License for Star Saloon; Applicant: Star Saloon LLC, shareholder: Adam Dubroff; Location: 373 Palomino Trail - Town Clerk.

POLICY MATTERS Public comments will be limited to 5 minutes per person; overall discussion of each item may be limited to 20 minutes.

12. Presentation of the Ridgway Master Plan - Town Planner and Community Initiatives Facilitator.
13. Request for renewal of ground lease for post office facility with United States Postal Service - Town Manager.
14. Introduction of an Ordinance Amending Ordinance 2018-07 Which Prohibits the Use of Certain Plastic Bags, to Allow an Exemption for the Use of Small, Locking, Plastic Bags When Used to Seal Consumable Food Products - Town Manager.
15. Discussion of fees for carry out bags - Mayor Clark.
16. Resolution to Join Colorado Communities for Climate Action (CC4CA) and Support the CC4CA Policy Agenda - Town Manager.
17. Appointment of member to Ouray County Housing Advisory Committee - Mayor Clark.

MANAGERS UPDATE

Planning Commission Update
Ouray County Multi-Hazard Mitigation Plan
Task force for selection of artwork for Space to Create site
Town Hall updates

STAFF REPORT Written report is provided for informational purposes prior to the meeting updating Council on various matters that may or may not warrant discussion and action.

COUNCIL COMMITTEE REPORTS Informational verbal reports from Councilors pertaining to the following committees, commissions and organizations:

Council Appointed Committees, Commissions, Task Forces:

Ridgway Parks, Trails & Open Space Committee - Councilors Austin and Mayor Pro Tem Johnson
Ridgway Planning Commission - Councilor Cheek and Mayor Clark
Ridgway Creative District Creative Advocacy Team - Councilor Hunter

Ridgway Scholarship Committee - Mayor Pro Tem Johnson and Mayor Clark

Council Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Engineer

Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney;
alternate-Mayor Pro Tem Johnson

Sneffels Energy Board - Councilor Lakin and Public Works Services Administrator; alternate -
Mayor Pro Tem Johnson

Region 10 Board - Mayor Clark

WestCO Dispatch Board - Town Marshal; alternate - Town Manager

Gunnison Valley Transportation Planning Region - Town Manager; alternate - Public Works
Services Administrator

Ouray County Transit Committee - Public Works Services Administrator; alternate - Town Manager

Ouray County Water Users Association - Councilor Meyer

Council Participation and Liaisons:

Chamber of Commerce - Councilmember Hunter

Communities That Care Coalition - Mayor Clark

Ouray County Fairgrounds - Councilor Austin

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, June 5, 2019 at 4:00 p.m., Town
Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
APRIL 10, 2019

OATHS OF OFFICE

The Town Clerk administered the oath of office to recently elected Councilors Tessa Cheek, Ninah Hunter, Eric Johnson, Beth Lakin and Russ Meyer.

CALL TO ORDER

The Mayor called the meeting to order at 5:35 p.m. in the Community Center at 201 N. Railroad Street, Ridgway, Colorado. The Council was present in its entirety with Councilors Austin, Cheek, Hunter, Lakin, Meyer, Mayor Pro Tem Johnson and Mayor Clark in attendance.

EXECUTIVE SESSION

The Town Attorney requested entering into a closed session pursuant to Colorado Revised Statutes 24-6-402(b) and (e) for conference with the Town Attorney for the purpose of receiving legal advice and to determine positions relative to matters subject to negotiations regarding park improvements, signage and water utility operations within the Town.

ACTION:

It was moved by Mayor Pro Tem Johnson, seconded by Councilor Meyer and unanimously carried to enter into closed session.

The Council entered into executive session at 5:35 p.m. with the Town Attorney and Town Manager.

The Council reconvened to open session at 6:00 p.m.

The regular meeting began at 6:05 p.m.

CONSENT AGENDA

1. Minutes of the Regular Meeting of March 13, 2019.
2. Minutes of the Special Meeting held March 12, 2019.
3. Register of Demands for April 2019.
4. Renewal of tavern liquor license for Steps.

ACTION:

It was moved by Mayor Pro Tem Johnson and seconded by Councilmember Hunter to approve the consent agenda. The motion carried unanimously.

ACKNOWLEDGMENTS AND INTRODUCTIONS

Mayor Clark thanked Jacquie Mace for 28 years of dedicated service to the Town maintaining the public facilities.

PUBLIC COMMENTS

Kuno Vollenweider expressed concerns with removal of snow from the “foot bridges” between Cottonwood Park and Moffat Street. He also requested the Council address speed deterrents on Moffat Street, noting the two pedestrian foot bridges “don’t have stop signs to slow traffic down”.

There was a discussion by the Council regarding speed deterrents, and it was suggested staff and the Planning Commission review placement of stop signs on Moffat Street. The Mayor asked staff to place as a priority the removal of snow from the pedestrian bridges.

PUBLIC REQUESTS AND PRESENTATIONS

5. Update on Ridgway Old West Fest

Eve Becker-Doyle presented an update on planning for the Ridgway Old West Fest to be held October 11 through 13. She explained the purpose of the festival is to “highlight Ridgway’s film, ranching and railroad heritage; celebrate western arts and culture and commemorate fifty years since the release of the movie ‘True Grit’”. She presented the many events planned during the festival, noting numerous venues will be used throughout Town, and the Railroad Museum will be holding a ‘railroad days’ during the festival. Ms. Becker-Doyle requested exemption on sign regulations and ability to have an axe throwing event in Hartwell Park, and Council referred the requests to staff.

PUBLIC HEARINGS

6. Application for Tavern Liquor License for The Patio at Steps Tavern

Staff Report from the Town Clerk dated 3-19-19 presenting a tavern liquor license application from Steps LLC for The Patio at Steps Tavern.

Town Clerk’s Notice of Public Hearing dated 3-14-19.

The Town Clerk presented an application for a tavern liquor license from Daniel Easton, sole member of Steps LLC, to license 566 Sherman Street. She noted the location which consists of a concrete slab, was formally licensed to a restaurant which served food and alcohol from an AirStream trailer. The proposed use will be comprised of a metal structure placed at the south west side of the slab, and hooked up to the water and sewer taps located on the property. This structure will function as the serving area and storage, and will be accessible to staff only by one door from the west side of the building. The complete premises will be fenced, with one public entrance from Sherman Street; and filled with tables, chairs and a number of shade structures. She reported Steps LLC, and Mr. Easton currently hold a tavern liquor license issued by the Town in March of 2016, for Steps Tavern located on S. Cora Street.

Applicant Dan Easton addressed the Council and explained the business would be closed by 9:30 p.m., serve food and provide a “family friendly” atmosphere.

SPEAKING FROM THE AUDIENCE:

Gene Elrich expressed concerns with noise from music which maybe played at the outdoor facility. He noted the licensed premises currently held by Mr. Easton can be noisy, and patrons “leave trash around”.

Sharon Knowlton explained she resides adjacent to the site and does not feel it is “an appropriate location”. She stated this would be “primarily a drinking establishment and will be loud and my bedroom is 150 feet away”. She expressed concerns with “after hours law enforcement” and “noise”; “no flush restrooms at the location” stating she does not feel use of “a porta-pottie should be allowed, it is not appropriate for this use”, and noted concerns with smell. She stated “a vacant lot is not an appropriate use” for a bar.

Cody Monroe noted Eatery 66 operated at the same location, and “served out of a trailer”, “which is similar”. He stated “Dan has owned and operated” Steps Tavern, and is a responsible business owner.

Christa Meyer supported “everything that has been said” and noted “Eatery also served alcohol and food”, and “had porta-potties and no problems”.

Sarah Smith explained she lives above Steps Tavern and “noise has never been an issue”. She expressed support for issuance of the license and the “9:30 p.m. time frame”.

Haley Niven supported the application, and noted she “misses having an eating establishment at this location”, and is “excited for another family friendly food area in Town”. She noted that “Dan is a responsible business owner”.

John Strandberg spoke in opposition noting “a tavern license only requires serving snacks and can stay open to 2:00 am per State law”. He expressed concerns with noise; an “undue amount of licenses”; and the premises “may require more law enforcement”. He noted many communities do not “allow outside bars” and encouraged the Council to direct staff to “look into code changes to not allow outdoor bars”. He asked the Council to “take into consideration concerns from residents” when making the decision to license the premise and “encouraged” denial.

Angela Ferrelli spoke in support noting the business “will add value to the Town”.

The Mayor closed the public hearing.

The Town Clerk read into the record three letters received from Dale Laidlaw, Ethan and Melissa Cartwright and Tom McKenney in opposition to issuing the license.

There were questions to the Town Attorney from the Council, and comments by the Council.

The Mayor re-opened the public hearing and asked the applicant to come to the podium to answer questions from the Council. Based on the questions Mr. Easton stated the music will be acoustic; the business will “close early”; he will look into constructing within a year a uni-sex bathroom; there will be “rotating chefs to prepare a rotating menu” and food will be served; all lighting will be “down ward facing”; fencing will be “corrugated metal five feet in height” placed “all the way around” “so sound goes up and disburses” to address noise.

SPEAKING FROM THE AUDIENCE:

John Strandberg expressed concern with statements regarding serving of food, noting the license type “only needs to serve snacks”. He asked the Council to look into code changes and “not permitting an outdoor bar like this again”.

Gene Ulrich expressed concerns stating “this is a bar and people go there to drink”.

Sharon Knowlton question the building permit process for the proposed use.

There were questions from the Council to staff. There was discussion by the Council.

ACTION:

Councilor Hunter moved, with Councilmember Lakin seconding to approve the application for liquor license to The Patio at Steps Tavern with conditions that the premise close by 9:30 p.m. and music is off by 9:00 p.m. With the motion on the floor there were questions to the Town Attorney. On a call for the vote the motion carried unanimously.

7. Adoption of Ordinance Amending Chapters 3, 6, 7, 8, 10 and 11 of the Ridgway Municipal Code Regarding Fees for Sales Tax, Lodging Tax, Building Regulations, Planning and Zoning, Marijuana, Nuisances and Animals

Town Clerk's Notice of Public Hearing dated 3-13-19.

Town Manager Coates explained the proposed ordinance updates fees in the Code pertaining to sales and lodging taxes; building code; subdivision regulations; Planning Commission applications; marijuana licensing. She noted at the prior meeting Council asked to amend the draft ordinance to include the ability to lower or waive fees for affordable housing.

SPEAKING FROM THE FLOOR:

Kuno Vollenweider spoke in opposition to increasing the fee for sales tax licenses.

ACTION:

It was moved by Councilor Meyer, seconded by Councilor Cheek and unanimously carried to adopt the Ordinance Amending Chapters 3, 6, 7, 8, 10 and 11 of the Ridgway Municipal Code Regarding Fees for Sales Tax, Lodging Tax, Building Regulations, Planning and Zoning, Marijuana, Nuisances and Animals.

LAND USE MATTERS

8. Recommendation from the Planning Commission to approve an Amended Plat; Location: True Grit Subdivision, Lot A; Address: 109 N. Lena Street and 545 Sherman Street; Zoned: Historic Business (HB); Applicant and Owner: Nathan Worswick

Staff Report dated 4-10-19 from the Town Planner presenting a recommendation from the Planning Commission meeting of March 26th to approve the request for subdivision of Lot A of the True Grit Subdivision.

Notice of Public Hearing dated 3-27-19.

Planner Coburn reported the request for plat amendment of Lot A of the True Grit Subdivision splits the property between two existing buildings creating Lots A1 and A2. The Planning Commission found that criteria for the request had been met, and also approved two variances.

ACTION:

Mayor Pro Tem Johnson moved to approve the amended plat for the True Grit Subdivision. Councilor Meyer seconded the motion which carried unanimously.

POLICY MATTERS

9. Award of contract and approval of Professional Services Agreement for development of the stormwater master plan

Public Works Services Administrator Chase Jones reported the Council budgeted \$175,000 for a stormwater master plan. The Town has received grant funding from the Department of Local Affairs in the amount of \$87,500 for the project. After advertising requests for proposals, four bids were received and three companies interviewed by staff. Staff is recommending award of the contract to RESPECT in the amount of \$175,000.

ACTION:

Councilor Austin moved to award the approval of a professional services agreement for preparation of a stormwater master plan to RESPECT company not to exceed \$175,000, Councilor Lakin seconded, and the motion carried unanimously.

10. Review and ratification of the 2019 Capital Assessment Report

The Public Works Services Administrator presented a Capital Assessment Report prepared by SGM. The report addresses current and proposed expansions to facilities, parks, streets and fleet vehicles.

There were questions from the Council.

Town Manager Coates noted items contained in the report will be presented to the Council during budget discussions for placement in the five and ten year capital improvement plans. The companion report addressing the water and wastewater systems will be presented next month.

ACTION:

Moved by Councilmember Hunter to ratify the 2019 Capital Assessment Report. Mayor Pro Tem Johnson seconded the motion, which carried unanimously.

11. Approval of option for ground lease with ArtSpace Projects Inc. for the Town owned property located on Lots 6 - 10, Block 28, for the Space to Create Project

The Town Manager reported at the previous meeting Council approved changes to a proposed agreement with ArtSpace for an option to lease the ground for the Space to Create Project. The agreement is necessary to complete an application due in June, for low income housing funds from the Colorado Housing and Finance Authority. She noted awards will be announced in September, and if the Town is unsuccessful, the application will be submitted for the next round of funding.

ACTION:

It was moved by Mayor Pro Tem Johnson, seconded by Councilmember Cheek and unanimously carried to approve the option for ground lease with ArtSpace Projects, Inc.

12. Approval of contract for purchase of dump truck

The Town Manager explained the Council budgeted \$90,000 for a purchase of a used dump truck. After an extensive search through out the nation, staff has located a used 2006 Kenworth T800 dump truck in the state of Virginia. The price is \$93,750 due to delivery cost, and she requested deviation from the Town Procurement Policy to purchase the vehicle.

ACTION:

Councilor Hunter moved to approve the contract for purchase of a dump truck, Councilmember Lakin seconded, and the motion carried unanimously.

13. Discussion regarding Ouray County Housing Advisory/Authority Committee

Staff report from the Town Manager dated 4-5-19 presenting a background on the Ouray County Housing Authority/Advisory Committee.

Manager Coates explained on 11-8-18 the Council attended a joint meeting with the County and City of Ouray to receive a report from the housing advisory committee. During discussions it was noted the Town was in the process of preparing an update to the Master Plan, including a new Housing Element. It was agreed to meet again after completion of the document, and the meeting has been set for April 18th to discuss the future of the committee.

There was discussion by the Council pertaining to creation of a formal authority to address affordable housing, continuation of the committee in an advisory capacity, or disbanding the authority. It was noted the Town has already undertaken many measures, including a current project, to address affordable housing.

There was discussion between Council and staff. Planner Coburn noted the Housing Element of the Master Plan will provide a framework for staff to follow, and a housing authority is not necessary.

Consensus of the Council was a housing authority, or advisory committee, is not needed at this time.

14. Follow up discussion regarding plastic bag prohibition and format for the forum on single use plastics

Mayor Clark noted the Council will be holding a forum on April 22nd to provide information to businesses on the new regulations pertaining to use of single use plastics. There was discussion by the Council regarding format of the event which included information sharing and receiving feedback.

15. Update on staffing in the Marshals Department

The Town Manager presented updates to staffing in the Marshals Department, reporting on resignation of the Marshal and hiring of two new Deputy Marshals.

16. Discussion pertaining to requests for letters of support

Mayor Clark noted he receives many requests for letters of support, most of them regarding environmental issues. It was noted letters of support are presented to the Council, and at

times the requested time frames do not meet the Council's monthly meeting schedule. There was discussion by the Council and it was agreed all letters of support must be presented to the full Council, and if time frames are limited, then the request will have to be denied.

17. Invitation to join the Colorado Communities for Climate Action

Mayor Clark presented an invitation to join with other municipalities in the Colorado Communities for Climate Action (CC4CA) to jointly address items to be lobbied at the state level. There was discussion by the Council.

ACTION:

Moved by Mayor Pro Tem Johnson, seconded by Councilor Lakin to join the CC4CA for a base level annual dues of \$1000. On a call for the vote the motion carried unanimously.

18. Creation of a Youth Council

Mayor Clark suggested the Council explore forming a youth council, to get youth involved in local government. The Council agreed to pursue the idea.

19. Annual appointment of Mayor Pro Tem and review of Council representation on commissions, committees and boards

ACTION:

Councilor Austin moved to appoint Eric Johnson Mayor Pro Tem. Councilor Hunter seconded the motion which carried unanimously.

The Council received a memo from the Town Clerk dated 3-29-19 presenting current Council representation on boards and committees. The Council reviewed the list of appointments and agreed to remove Councilor Hunter from the Parks and Trails Committee; Councilor Cheek will serve as Council representative to the Town Planning Commission; Ouray County Weed Board, Councilor Lakin; Ouray County Joint Planning Board Councilmember Meyer; Councilmember Lakin and the Public Works Administrator will serve on the Sneffels Energy Board; the Public Works Administrator will also represent the Town on the Gunnison Valley Transportation Planning and Ouray County Transit Committee; Councilor Meyer will serve on the Ouray County Water Users Association; Councilor Austin will sit on the Ouray County Fairgrounds Board if the position is needed; staff will contact the Chamber of Commerce and if a liaison is needed from the Council, Councilmember Hunter will serve.

TOWN MANAGERS REPORT

Manager Coates reported on the Space to Create initiative; mailing of a community newsletter; water usage reports sent to utility users; CML legislation on single use plastics going to the state legislature in 2020; the upcoming CML conference; Single Use Plastics Forum on April 22nd; meeting regarding master sign plan regulations; and broadband installation.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

RIDGWAY TOWN COUNCIL
MINUTES OF SPECIAL MEETING

APRIL 15, 2019

The Town Council convened for a special meeting at 6:30 p.m. in the Ridgway Community Center at 201 N. Railroad Street, Ridgway, Colorado. The Mayor called the meeting to order and in attendance were Councilors Austin, Hunter, Lakin, Meyer, Mayor Pro Tem Johnson and Mayor Clark. Councilor Cheek was absent.

Notice of Special Meeting dated April 12, 2019 to enter into executive session to discuss master sign plan regulations and in open session consider an ordinance repealing regulations in Municipal Code Section 7-3-12.

The Town Attorney requested entering into a closed session pursuant to Colorado Revised Statutes 24-6-402(b) for conference with the Town Attorney for the purpose of receiving legal advice pertaining to Master Sign Plan Regulations.

ACTION:

It was moved by Mayor Pro Tem Johnson, seconded by Councilor Lakin and unanimously carried to enter into closed session.

The Council entered into executive session at 6:30 p.m. with the Town Attorney and Town Manager.

The Council reconvened to open session at 6:50 p.m.

There was discussion by the Council regarding the existing sign code regulations. It was agreed to repeal the current master sign plan regulations and request the Planning Commission prepare a recommended plan for Council adoption.

ACTION:

Mayor Pro Tem Johnson moved to approve Emergency Ordinance 2019-03 an Emergency Ordinance Repealing and Amending Certain Portions of Section 7-3-12 of the Town of Ridgway Municipal Code Concerning Master Sign Plans within the Town of Ridgway, Councilor Lakin seconded the motion and it carried unanimously.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

Town of Ridgway
Register of Demands
 May 2019

Name	Memo	Account	Paid Amount
CDC Janitorial		Alpine-Operating Account	
		732PO1 · Supplies - community center	-108.74
		732POO · Supplies & Materials	-108.74
TOTAL			-217.48
UNCC		Alpine-Operating Account	
		915WOO · Dues & memberships	-32.66
		915SOO · Dues & Memberships	-32.66
TOTAL			-65.32
Clarion Associates LLC		Alpine-Operating Account	
	Mar 2019	513GOO · Planning Consulting	-2,964.68
TOTAL			-2,964.68
The Paper Clip LLC		Alpine-Operating Account	
		531GOO · Community Outreach	-16.82
		531GOO · Community Outreach	-58.35
		941WOO · Office Supplies	-46.61
		941SOO · Office Supplies	-46.60
		841GO3 · Office Supplies	-117.29
		541GOO · Office Supplies	-13.33
		941WOO · Office Supplies	-13.32
TOTAL			-312.32
Ouray County Road & Bridge		Alpine-Operating Account	
	Apr 2019	660GO2 · Gas & Oil	-196.01
	Apr 2019	760POO · Gas & Oil	-52.30
	Apr 2019	960WOO · Gas & Oil	-294.17
	Apr 2019	960SOO · Gas & Oil	-207.49
	Apr 2019	860GO3 · Gas & Oil	-467.96
TOTAL			-1,217.93
Stella Concrete Services, LLC		Alpine-Operating Account	
	meter repair	931WOO · Maintenance & Repairs	-300.00
	sidewalk repair - Athletic	731POO · Maintenance & Repairs	-300.00
TOTAL			-600.00
Five Star Print & Promo		Alpine-Operating Account	
	utility bills	941WOO · Office Supplies	-301.34
	utility bills	941SOO · Office Supplies	-301.35
TOTAL			-602.69
Econo Signs		Alpine-Operating Account	
	ped. crossing (4)	639GO2 · Street Signs	-475.00
TOTAL			-475.00

Town of Ridgway
Register of Demands
May 2019

Name	Memo	Account	Paid Amount
Wilbur-Ellis Company LLC			
		Alpine-Operating Account	
	chemicals	932WOO · Supplies & Materials	-1,339.20
	chemicals	932SOO · Supplies & Materials	-334.80
TOTAL			-1,674.00
Xerox Corporation			
		Alpine-Operating Account	
	Mar 2019	948SOO · Office Equipment - Leases	-28.00
	Mar 2019	948WOO · Office Equipment - Leases	-28.00
	Mar 2019	548GOO · Office Equipment - Leases	-248.31
TOTAL			-304.31
Ridgway Area Chamber of Com...			
		Alpine-Operating Account	
	receipts 2/1/19-3/31/19	529GOO · Tourism Promotion	-5,311.22
TOTAL			-5,311.22
UMB Bank, N.A.			
		Alpine-Operating Account	
	interest	591GOO · BB&T Financing	-16,840.50
TOTAL			-16,840.50
Fishbone Graphics & Screen Pr...			
		Alpine-Operating Account	
	t-shirts	781POO · Events & Festivals	-1,425.50
TOTAL			-1,425.50
Arborist Services LLC			
		Alpine-Operating Account	
	2/27/19-2/28/19	767POO · Urban Forest Management	-4,650.00
TOTAL			-4,650.00
550 Publishing Inc			
		Alpine-Operating Account	
	ad - seasonal parks	527GOO · Personnel - Recruitment/Testi...	-52.25
		540GOO · Printing & Publishing	-63.51
TOTAL			-115.76
True Value			
		Alpine-Operating Account	
	fertilizer	632GO2 · Supplies & Materials	-9.25
		732POO · Supplies & Materials	-1,510.74
		732PO1 · Supplies - community center	-113.05
		733POO · Tools	-1,152.85
		861GO3 · Vehicle Maintenance & Repair	-23.95
		932SOO · Supplies & Materials	-18.67
		932WOO · Supplies & Materials	-293.59
TOTAL			-3,122.10

Town of Ridgway
Register of Demands
 May 2019

Name	Memo	Account	Paid Amount
Quill.com		Alpine-Operating Account	
		541GOO · Office Supplies	-98.98
		941WOO · Office Supplies	-82.48
TOTAL			-181.46
Galls		Alpine-Operating Account	
	nameplate	883GO3 · Uniforms	-24.23
	shirts (10)	883GO3 · Uniforms	-147.20
	radio 2-way units (3)	832GO3 · Equipment & Supplies	-138.24
TOTAL			-309.67
Verizon Wireless		Alpine-Operating Account	
		943WOO · Telephone	-35.04
TOTAL			-35.04
John Deere Financial		Alpine-Operating Account	
	Barnes	934WOO · Safety Equipment	-192.45
	Barnes	934SOO · Safety Equipment	-192.46
TOTAL			-384.91
Black Hills Energy-Town Hall		Alpine-Operating Account	
		742PO1 · Utilities - community center	-48.71
		842GO3 · Utilities	-48.71
		542GOO · Utilities	-48.71
TOTAL			-146.13
Black Hills Energy-Hartwell Park		Alpine-Operating Account	
		742POO · Utilities	-45.81
TOTAL			-45.81
Black Hills Energy-PW Building		Alpine-Operating Account	
		742POO · Utilities	-30.97
		642GO2 · Utilities	-30.96
		942SOO · Utilities	-30.96
		942WOO · Utilities	-30.96
TOTAL			-123.85
Black Hills Energy-Lift Station		Alpine-Operating Account	
		942SOO · Utilities	-27.49
TOTAL			-27.49

Town of Ridgway
Register of Demands
May 2019

Name	Memo	Account	Paid Amount
Black Hills Energy-PW Office		Alpine-Operating Account	
		642GO2 · Utilities	-15.01
		942SOO · Utilities	-15.01
		942WOO · Utilities	-15.00
TOTAL			-45.02
Deeply Digital LLC		Alpine-Operating Account	
	license - Drew	556GOO · IT Services	-28.00
TOTAL			-28.00
Clear Networx, LLC		Alpine-Operating Account	
	May 2019	543GOO · Telephone	-56.00
	May 2019	643GO2 · Telephone	-56.00
	May 2019	843GO3 · Telephone	-56.00
	May 2019	943WOO · Telephone	-56.00
	May 2019	943SOO · Telephone	-56.00
	May 2019	556GOO · IT Services	-165.00
	May 2019	615GO2 · IT Services	-15.00
	May 2019	729POO · IT	-15.00
	May 2019	820GO3 · IT Services	-75.00
	May 2019	917WOO · IT Services	-15.00
	May 2019	917SOO · IT Services	-15.00
	May 2019	917WOO · IT Services	-50.00
	May 2019	917SOO · IT Services	-25.00
	May 2019	615GO2 · IT Services	-25.00
	May 2019	843GO3 · Telephone	-55.00
TOTAL			-735.00
Walmart		Alpine-Operating Account	
		732PO1 · Supplies - community center	-45.18
		732POO · Supplies & Materials	-4.98
		632GO2 · Supplies & Materials	-1.95
		932WOO · Supplies & Materials	-1.95
		932SOO · Supplies & Materials	-1.95
TOTAL			-56.01
Dahl of Montrose		Alpine-Operating Account	
	hot wtr heater & expansion tank	731PO1 · Maint & Repairs - comm cntr	-330.88
TOTAL			-330.88

AGENDA ITEM #8

Town of Ridgway

Proclamation

A Proclamation Declaring May 2019 as

Mental Health Month

WHEREAS, mental health is essential to everyone's overall health and well-being; and

WHEREAS, all Americans experience times of difficulty and stress in their lives; and

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions; and

WHEREAS, there is a strong research that animal companionship, humor, spirituality, religion, recreation, social connections, and work-life balance can help all Americans protect their health and well-being; and

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, with effective treatment, those individuals with mental health and other chronic health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, healthcare provider, organization and citizen share the burden of mental health problems and have a responsibility to promote mental wellness and support prevention efforts.

THEREFORE, we, the Ridgway Town Council, do hereby proclaim May 2019 as

Mental Health Month

NOW THEREFORE, as the Ridgway Town Council, we also call upon the citizens, government agencies, public and private institutions, businesses and schools in the Town of Ridgway to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

Dated this ___ day of _____ 2019

By: _____

Attest: _____

AGENDA ITEM #9

From: [Ute Jantz](#)
To: [Jennifer Coates](#)
Subject: We need your support for our Housing Rehabilitation Program Grant Application 2020-2022
Date: Thursday, April 11, 2019 6:24:27 PM
Attachments: [2019 Draft Letter of Support for Rehab Program.docx](#)
[image001.png](#)
[2019 Community Development Plan.doc](#)
Importance: High

Dear Jean,

The Housing Rehabilitation Program is a regionally based program that directly benefits the citizens of your community by assisting low and moderate-income homeowners in maintaining and repairing their homes. This program is administered by the Colorado Division of Housing (DOH) and delivered through Delta Housing Authority in the following counties: Montrose, Gunnison, Hinsdale, Ouray, San Miguel, and Delta. This program helps strengthen your neighborhoods and community.

We are in the process of our grant application to the DOH (three-year grant) which requires, letters of support and Community Development Plans.

Financial Support: We would welcome financial support in the amount \$250.00 for each completed project in their respective jurisdiction if in any way possible. These funds help cover extra administrative costs associated with travel to the work projects and other related costs.

In-Kind Support: Please see the attached draft letter of support for the description of suggested in-kind donations. Note that several are relevant only if your community is relatively distant from Delta. However, assistance with promotion, marketing and referral of applications would be relevant and appreciated from all participating jurisdictions. Please consider supporting this program in a number of ways.

Community Development Plans: Attached please find a blank Community Development Plan form (in Word).

Our Rehabilitation Loan Specialist, Stephanie Rapozo, is assisting me with the grant application and she might be contacting you as well.

We are looking forward to working with you and we greatly appreciate your support. Please return the documents to the Delta Housing Authority at your earliest convenience.

Sincerely,

Ute Jantz

Executive Director



501 14th Street

Delta, CO 81416

Phone 970-874-7266 ext. 8

TDD 800-545-1833

Fax 970-874-8612

www.deltahousingauthority.org

Equal Housing Opportunity

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Housing Rehabilitation / Delta, Montrose, Gunnison, Hinsdale, Ouray and San Miguel County
501 14th Street • Delta, CO 81416 • 970-874-7266 ext. 3

Housing Rehabilitation Report for Ouray County

2018 Projects	
Project amount \$	Work Description
5,000	New heating system, misc. repairs to porch, skirting
5,000	Accessibility modifications, new floor coverings, new water heater
12,000	Repairs to porch, stairs, ice mitigation, improve drainage near entrance and around foundation, replace damaged floor coverings, and door. Remove hazardous tree.

Previous Projects 2014-2017	
Project amount\$	Work Description
5,000	Roof replacement
5,000	Roof repair, interior repairs, accessibility modifications
10,000	Roof replacement, skirting repairs,
5,000	Roof replacement
5,000	Roof replacement
25,000	Roof repairs, new heating system, siding repairs, plumbing repairs, windows, painting, mold mitigation, new interior finishes.



Town of Ridgway

COMMUNITY DEVELOPMENT PLAN (as required under the "Small Cities" Community Development Block Grant Program)

<p>COMMUNITY DEVELOPMENT & HOUSING NEEDS (Including the needs of low and moderate income persons)</p>	<p>ACTIVITIES TO BE UNDERTAKEN TO ADDRESS IDENTIFIED NEEDS (Indicate the time period during which activities will be undertaken. The minimum time period is one year.)</p>
<p>Affordable Rental Housing Affordable Ownership Housing Work / Live Opportunities Economic Opportunities Reasonable Cost of Living</p>	<ol style="list-style-type: none"> 1) Participating in the State of Colorado Space to Create program to design and construct up to 28 affordable rental housing units in downtown Ridgway; 2016 - 2021 2) Negotiating for deed restricted units and the terms of the deed restrictions during the Planned Unit Development (PUD) process, including: 10 affordable housing units constructed and sold in the River Park PUD, 6 affordable housing units in the Parkside PUD to be built, and the commitment of 9 additional affordable housing units in 3 pending PUDs; ongoing 3) Waiving excise taxes, building permit, and plan check fees for permanent deed restricted units; Waiving tap fees for ADUs and reducing monthly utility costs for ADUs; continuing to consider other possible cost reductions, such as deferred development fees, for permanently deed restricted units; 2019-2020 4) Allowing for and promoting ADUs, including one plat amendment to allow for ADUs in the Parkside subdivision (at least 5 ADUs are built or in progress here). A total of 5 ADUs were built in 2017 and 5 more in 2018 (from 2007 to 2016, only 1 or no ADUs had been built per year.); ongoing 5) Developed a specific module for affordable housing strategies in our 2018-2019 Master Plan, which prioritizes action items that are outcome-driven; 2018-2019



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

	<ul style="list-style-type: none">6) Updated and distributed a Ouray County Housing Resources document in 2019 to share available housing resources within the county; ongoing7) Support the efforts of the Delta Housing Authority to manage the Housing Rehabilitation and Rental Rehabilitation Loan Programs for Ridgway and the county; ongoing8) Involved in creating and participating in the Ouray County Multi-jurisdictional Housing Authority in 2007, now the Ouray County Housing Advisory Committee; ongoing
--	--

Signature of Chief Elected Official: _____ Title: Mayor Date: _____

* Indicate the time period during which activities will be undertaken. The minimum time period is one year.





May 8, 2019

Ms. Jennifer Stapleton
Housing Development Specialist
Colorado Division of Housing
Department of Local Affairs

Re: Letter of Support for the Single-Family Owner-Occupied Housing Rehabilitation Program offered in Delta, Montrose, Ouray, Gunnison, Hinsdale, and San Miguel Counties

Dear Ms. Stapleton,

Please let this letter serve, not only as a demonstration of our local government support, but also of the communities we represent for the Delta Housing Authority (DHA) as a sub grantee in their application for a Single-Family Owner Occupied (SFOO) Rehabilitation Program grant.

Please give favorable consideration to this grant application requesting another three years of funding (2020-2022) for this proven successful collaboration. This program directly benefits the citizens of our community by maintaining the local housing stock and providing affordable assistance to households, which in return strengthens our neighborhoods and communities. It will be great to see qualified homes rehabilitated within the Town of Ridgway.

The Town of Ridgway will provide \$250 per each completed project within their jurisdiction for a maximum of 2 projects per calendar year. The financial support will help with travel and related administrative costs.

In additional support of this program, the Town of Ridgway is offering the following in-kind contributions:

- Promote and assist with marketing the Housing Rehabilitation Program by allowing marketing materials to be included with other public postings and in public places as appropriate (DHA will provide marketing materials). This may include links to the Housing Rehabilitation website from the local community's official website.
- Provide limited clerical support on occasion such as access to copier, fax machine, telephone or others devices.
- Furnish flyers and hard-copy program applications to local citizens if requested (documents will be provided by DHA).



- Refer applicant inquiries to DHA. Fax completed applications to DHA.
- Include information regarding the Housing Rehabilitation Program during in-service staff training of related departments such as the Health Department, Department of Human Services, Building Department, etc. when applicable.
- Provide a local contact person to assist with simple tasks on occasion. For example: documenting basic progress on a project, taking pictures of project, recording documents with the County's Clerk and Recorder's Office (DHA covers the recording fee).
- Other: _____

We are offering our support once again, as this program continues to be a good match for the needs of our citizens.

Respectfully submitted,

Jen Coates, Town Manager

AGENDA ITEM #11

STAFF REPORT

Subject: Tavern Liquor License Application - Star Saloon
Initiated By: Pam Kraft, MMC, Town Clerk
Date: April 8, 2019

BACKGROUND:

The Town has received an application for a Tavern Liquor License from Adam Dubroff, sole member of Star Saloon LLC, to license a new premise at 373 Palomino Trail, and operate an establishment called Star Saloon within Ridgway Lodge.

The proposed license will encompass a recently constructed bar, kitchen, sitting/dining area and lounge; a recently renovated reception area; and the existing lobby, pool room and outside patio area within the Lodge.

State law requires a public hearing before the local jurisdiction for application of a new liquor license. A notice of hearing before the Town Council has been posted and published, and the premises posted, all in accordance with state statutes.

All requirements of license application have been met, all fees paid, and all forms received.

ANALYSIS:

Adam Dubroff, is the sole member of Star Saloon LLC, and is leasing the licensed areas of the lodge at 373 Palomino Trail from Ridgway Hotel Group LLC. The lease expires on December 31, 2023.

Options Analysis

The application hearing is a quasi-judicial proceeding and the local licensing authority (Town Council) must allow any party in interest to present evidence and to cross-examine witnesses. A new license application generally cannot be received or acted upon for any type of liquor establishment within 500 feet of any public or parochial school or the principal campus of any college, university, or seminary unless the local licensing authority has waived this requirement. A license may not be issued to any sheriff or deputy, or police officer or a person under the age of 21 years of age. No license may be issued to or held by any person who is not of good moral character and any person employing, assisted by, or financed in whole or part by any other person who is not of good moral character and reputation satisfactory to the licensing authority.

Option 1. State statute requires that a decision of the local authority to approve or deny a license must be made within 30 days after the date of the public hearing; the local authority must determine that the building where the licensee will operate is ready for occupancy.

ATTACHMENT 1. Notice of Public Hearing

NOTE: All documents are on file in my office and are open to Council inspection

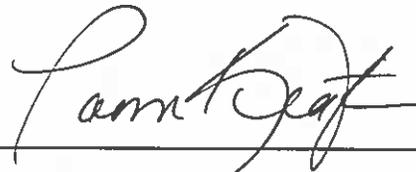
NOTICE OF PUBLIC HEARING FOR LIQUOR LICENSE

NOTICE IS HEREBY GIVEN that the Ridgway Town Council will hold a Public Hearing at 201 N. Railroad Street, Ridgway Colorado, on Wednesday, May 8, 2019 at 5:30 p.m. to consider a Tavern Liquor License application for:

**Applicant: Star Saloon LLC; Shareholder: Adam Dubroff; DBA: Star Saloon;
Location: 373 Palomino Trail.; Application filed on: April 8, 2019.**

All persons interested in the aforementioned application may appear before the Council either in person or represented by counsel, and present testimony, or may submit written correspondence to the Town Clerk, Town of Ridgway, P.O. Box 10, Ridgway, CO 81432.

DATED: April 8, 2019

A handwritten signature in cursive script, appearing to read "Pam Kraft", written over a horizontal line.

Pam Kraft, MMC, Town Clerk

AGENDA ITEM #12



Town of Ridgway Master Plan

May 8, 2019



PROCESS OVERVIEW



The Planning Process



Opportunities for Input

June 2018 – April 2019

- **Steering Committee Meetings**
- **3 Online Surveys**
- **Focus Groups**
- **Intercepts at Community Events and Activities**
- **In-person Community Events**
- **Student/Youth Outreach**
- **Planning Commission and Town Council updates**



PLAN OVERVIEW



Plan Organization

Part II: Community Vision and Values

Describes what we value about Ridgway today and the type of community we'd like create in the future

Part III: Goals and Policies

Establishes a policy framework that defines what we'll need to aim for to achieve our vision

Part IV: Growth Framework

Provides guidance on where and how Ridgway will grow

Part V: Action Plan

Outlines specific strategies or actions to implement the Master Plan

Community Vision

Ridgway is a vibrant, welcoming, and community-minded small town situated in a beautiful mountain valley. We are diverse in age, background, and economic means. We share a deep connection to the outdoors, the lifelong pursuit of learning, and our railroad, ranching, and creative cultures. We are committed to being economically and ecologically sustainable.

Community Values



Healthy Natural Environment



Sense of Community & Inclusivity



Small Town Character & Identity



Vibrant & Balanced Economy



Well-Managed Growth

Community Value 1:

Healthy Natural Environment



Goals and policies address:

- Preservation of natural habitats and ecosystems
- Conservation of open space and ranch lands
- Sustainable development practices
- Access to and protection of the Uncompahgre River corridor
- Community forest management
- Climate adaptation
- Source-water protection
- Air quality protection

Community Value 2:

Sense of Community & Inclusivity



Goals and policies address:

- Diverse housing options
- Inclusive governance and community engagement
- Lifelong learning
- Accessible community services
- Aging in place
- Public safety

Community Value 2:

Sense of Community & Inclusivity



A few of the Workforce and Affordable Housing Strategies:

- Continue to plan, design, and construct Ridgway Space to Create
- Update PUD regulations to require community benefits—such as the dedication of a portion of planned units to affordable or workforce housing
- Update Ridgway’s code to promote housing affordability
- Develop and consider adopting a policy on deed restriction language for affordable units
- Explore and pursue a variety of mechanisms to help fund affordable housing

Community Value 3:

Small Town Character & Identity



Goals and policies address:

- Livable neighborhoods
- Creativity and innovation
- Agriculture and ranching
- Community events and activities
- Pedestrian and bicycle connections
- Parks and recreation
- Historic preservation

Community Value 4: Vibrant & Balanced Economy



Goals and policies address:

- A diversified economy
- Ranching and agriculture
- Local businesses/
manufacturing/services
- Outdoor recreation industry
- Creative industries and innovation
- Tourism
- Home-based entrepreneurs
- A mobile workforce

Community Value 5: Well-Managed Growth



Goals and policies address:

- Infrastructure provision
- Water supply
- Growth management
- Hazard mitigation
- Regional coordination
- Transportation
- Land use

GROWTH FRAMEWORK



Quick Facts*



2016 Population: **1,016**

2050 Population Estimate:
1,170-1,730

New units built between
2000 and 2008: **239**

New units built between
2009 and 2017: **67**

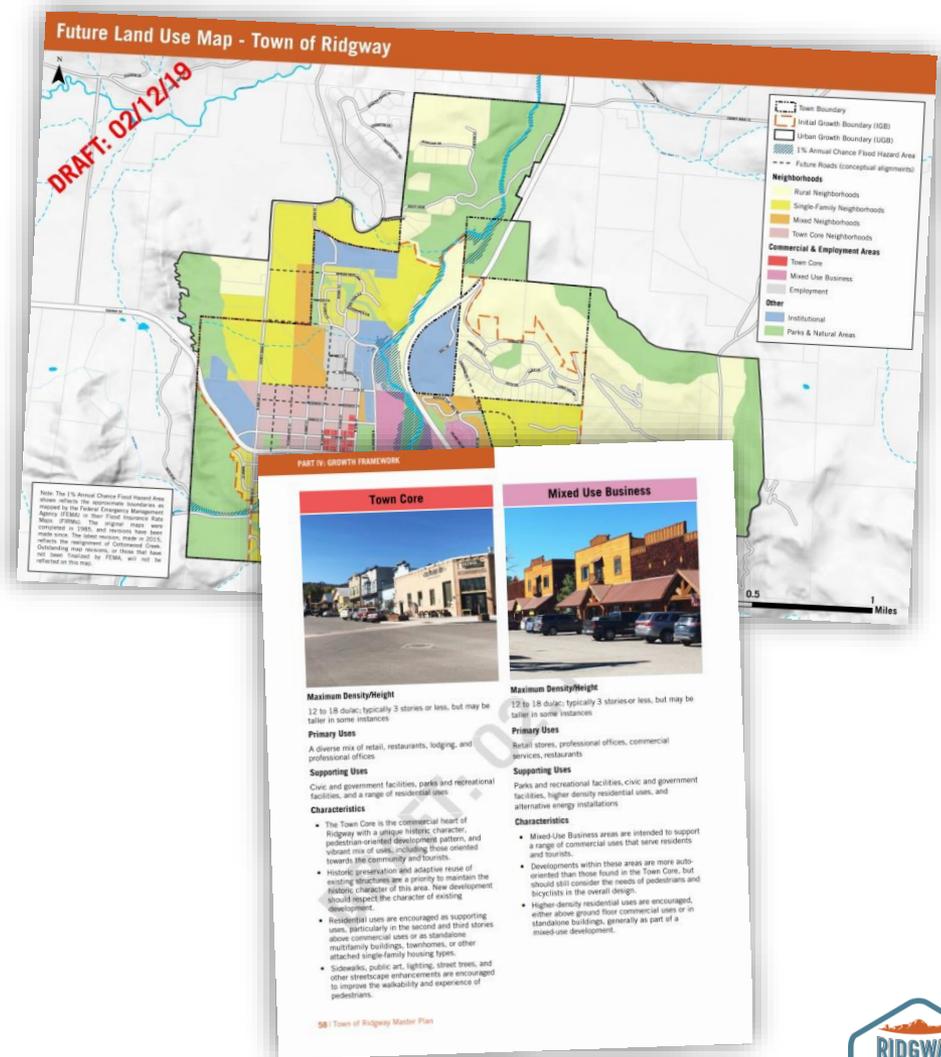
Ultimate buildout capacity:
1,061-2,160 new units

*Sources: Town of Ridgway, Colorado Department of Local Affairs, Ouray County Assessor, Clarion Associates

Role of the Growth Framework

Used as a tool to guide decisions related to...

- Location, timing, and types of future growth
- Future infrastructure investments
- Zoning and subdivision regulations
- Annexation requests
- Coordination with Ouray County



Factors Influencing Growth



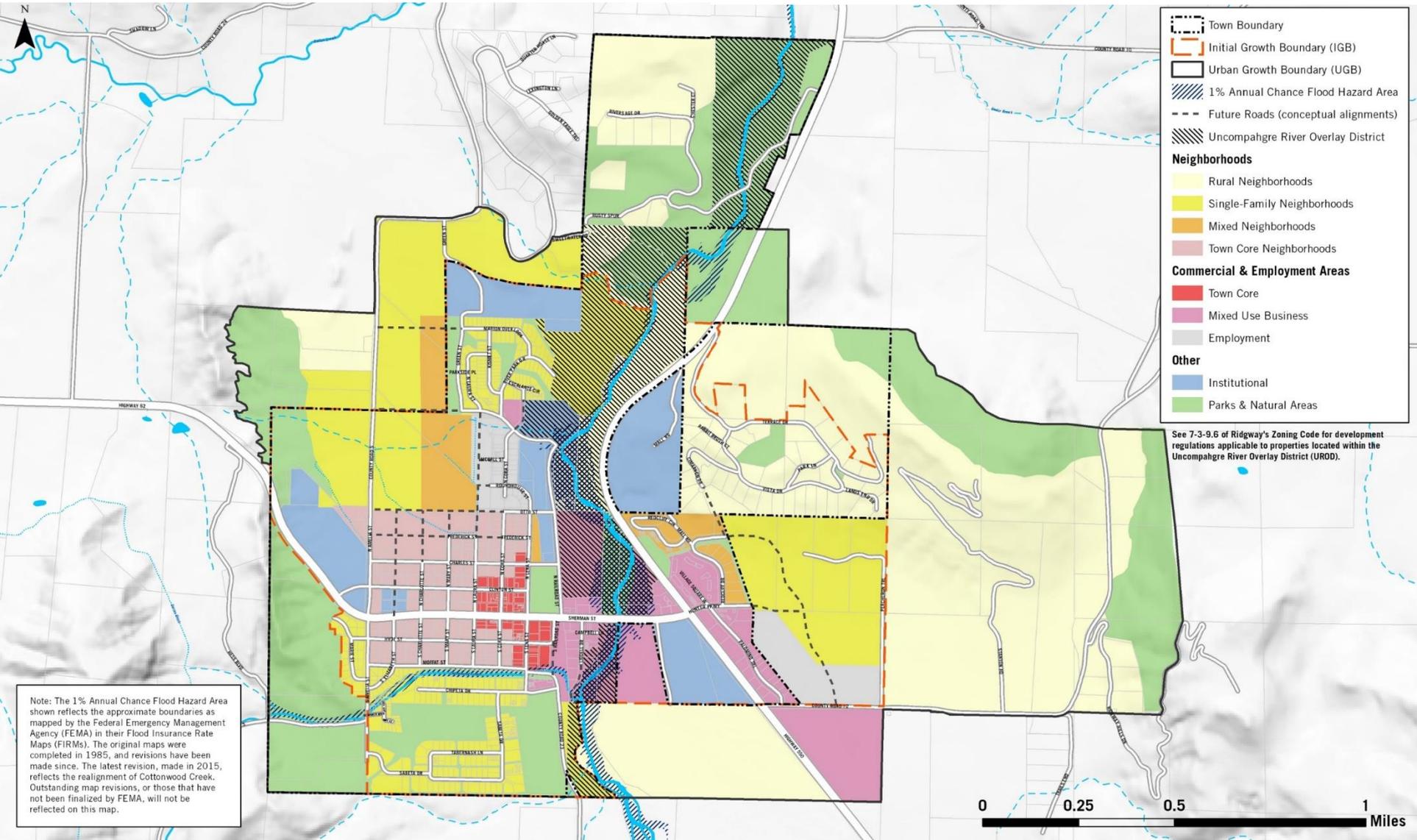
- **Existing development patterns and entitlements**
- **Availability of infrastructure and services**
- **External variables...**
 - Regional growth
 - Market demand and supply
 - Environmental constraints
 - Availability of jobs and housing
 - And many others...
- **Growth Management Tools**
 - Ridgway-Ouray County IGA
 - Annexation policy

Key Objectives



- Encourage **infill and redevelopment**
- **Grow in an orderly pattern** outward from the existing town core
- Accommodate **diverse housing** options
- Support **sustainable development practices**
- Plan for a **balanced mix of uses** that allows more residents the ability to live and work in Ridgway
- Protect the **natural resources** and **visual qualities** that make Ridgway unique

Future Land Use Plan



Action Plan

1. Community Value

2. Goal

3. Action Items

Community Value 1: Healthy Natural Environment

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
GOAL ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems.		
Action ENV-1a: Expand and maintain the Town's collection of GIS data related to the natural environment and wildlife, including habitat and migration corridors.	Lead: Community Development Partners: Colorado Parks and Wildlife, Colorado Natural Heritage Program	Short-term (F)
Action ENV-1b: Prioritize the conservation and preservation of community valued natural resources such as environmentally sensitive areas, view and wildlife corridors, riparian areas and wetlands, river corridor, natural filtration and storm water drainage areas.	Lead: Community Development Partners: Public Works, Ouray County, Colorado Parks and Wildlife, Community Partners	Ongoing (RC,F)
Action ENV-1c: Work with Land Trust organizations and other partners to identify opportunities for land preservation.	Lead: Community Development Partners: Ouray County, Land Trusts, private property owners	Ongoing (RC)
Action ENV-1d: Continue noxious weed management that balances the community's desires with available Town resources.	Lead: Public Works Partners: Ouray County, Uncompahgre Watershed Partnership	Ongoing (F,RC)
GOAL ENV-2: Strengthen the Uncompahgre River corridor as a community asset and environmental resource.		
Action ENV-2a: Coordinate with regional partners to identify and pursue sources of funding for the completion of the Uncompahgre RiverWay Trail from Montrose to Ouray.	Lead: Administration Partners: Ouray County, City of Ouray, Montrose County, City of Montrose, private property owners, CDOT	Long-term (RC)

Action Plan

Action Item

- Policies and programs
- Public improvements
- Partnerships

Responsibility

- Lead
- Partners

Community Value 1: Healthy Natural Environment		
ACTION ITEM	RESPONSIBILITY	TIMING (RR)
GOAL ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems.		
Action ENV-1a: Expand and maintain the town's collection of GIS data related to the natural environment and wildlife, including habitat and migration corridors.	Lead: Community Development Partners: Colorado Parks and Wildlife, Colorado Natural Heritage Program	Short-term (F)
Action ENV-1b: Prioritize the conservation and preservation of community valued natural resources such as environmentally sensitive areas, view and wildlife corridors, riparian areas and wetlands, river corridor, natural filtration and storm water drainage areas.	Lead: Community Development Partners: Public Works, Ouray County, Colorado Parks and Wildlife, Community Partners	Ongoing (RC,F)
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Action ENV-1d: Continue noxious weed management that balances the community's desires with available Town resources.	Lead: Public Works Partners: Ouray County, Uncompahgre Watershed Partnership	Ongoing (F,RC)
GOAL ENV-2: Strengthen the Uncompahgre River corridor as a community asset and environmental resource.		
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Timing

- Short-term
- Medium-term
- Long-term
- Ongoing

Resources Required

- Funding
- Regional collaboration
- Public

Next Steps

- **MP outreach document in the works to familiarize the community**
- **Use by elected and appointed officials**
- **Implementation of the MP**

Questions, Comments, and Discussion





TOWN OF RIDGWAY MASTER PLAN

ADOPTION DRAFT
APRIL 2019



TOWN OF RIDGWAY
PO Box 10 | 201 N. Railroad Street
Ridgway, Colorado 81432

ACKNOWLEDGEMENTS

Ridgway Town Council

John Clark, Mayor
Eric Johnson, Mayor Pro-Tem
Robb Austin
Tom Heffernan
Ellen Hunter
Ninah Hunter
Tim Malone

Ridgway Planning Commission

Doug Canright, Chairperson
John Clark
Thomas Emilson
Larry Falk
Ellen Hunter
Bill Liske
Jennifer Nelson

Town of Ridgway Staff

Jen Coates, Town Manager
Shay Coburn, Town Planner
Diedra Silbert, Community Initiatives Facilitator

Ridgway Master Plan

Steering Committee

Betsy Baier
Jonathan Barfield
Doug Canright
John Clark
Pam Foyster
Megan Gardner
Colin Lacy
Susan Lacy
Zach Martin
Tom McKenney
Andy Michelich
Jennifer Nelson
Jim Nowak
Randy Parker
Samantha Scherner

Consultant Team

Clarion Associates
Root Policy Research

Special Thanks

Evan Weissman with Warm Cookies of the Revolution for assistance with planning and facilitating the September 27, 2018 community event.

Adrian Molina (Molina Speaks) for live-scribing poems (featured in the Master Plan) summarizing his experiences meeting with residents and students of Ridgway (*In the City's Master Plan: Ridgway's Kings and Queens*) and the comments made during the September 27, 2018 community event (*The Beautiful Finale*).

The community of Ridgway and all who participated in the Master Plan update process!

Photo Credits:

All photos provided by the Town of Ridgway, Clarion Associates, or Ridgway Master Plan Steering Committee members, unless otherwise noted.

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 - Community Event Summary – February 27, 2019
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In the City's Master Plan: Ridgway's Kings and Queens

a live-scribe poem by Adrian H Molina (From the September 27, 2018 Master Plan Community Event)

In the City's Master Plan the 2nd and 5th graders are equal parts futurist and historian, and they are as important as the elders, who are as important as the mayor.

Speaking of, could you imagine an evolving 21st century town where the mayor had time to chat with you for an hour under century-old trees in the middle of the park? You might get the feeling, in-between rusting landmarks, a railroad museum, the Rocky Mountains, Sneffels and Uncompahgre Peaks, new school eateries and old school mentalities, a river that contains the town's soul, paved and dirt roads—you get the sense you could be a man or a woman, a sprouting seed or a weathered weed, an artist, a rancher, a construction worker, plant lover, descendant of miners, futurist or old timer, a chef, a designer, a ruffneck, a city councilwoman, a cowboy or an indian—and Mayor John would give you the same time of day.

A moment when the winds could carry pollen from what all the diverging folk may have to say—an opportunity when other towns are dying, to see a future where the children of today's children may want to stick around and play.

The children want:
a bigger skatepark,
preservation of their river,
more flowers and fewer “smoke shops,”
animal rights,
a program for the disabled,
ski benches,
books and music shops like in Denver
(“but not like Denver, like Ridgway!”),
less drugs,
more play,
a Starbucks,
a gymnasium,
a Gucci store,
a mall, another market—
but all agreed, NO MORE BUILDINGS!
(I wondered if the adults might find all of this familiar.)

A fifth grade surfer wants a “wave maker thing” for the river like they have out in California (“but not like California, like Ridgway!”).
Another wants a dog park, a JC Penney's, and a football field, but none of this should attract more people!

And for all these many ideas the number of cheers to jeers was equal.

The second graders want to be artists, musicians, builders, and believers who may one day play in the beloved summer concert series and they themselves get paid. One with bright ideas wants a Ridgway Pride Parade!

As I walked through the town's history, the old baseball diamond told me it was a field of dreams that somebody had memory of. The fence falling down, the dandelions and weeds had claimed patches of grass, the earth underneath holding the mass of laughter, grit, and “simpler times.”

At the edges of change there were rhymes in the alleys like the poems in the leaves, the shifting dreamscapes that had brought the world's photographers to see what is just an everyday thing to you and me—Beauty.

But the baker can't live here (she lives in Montrose). She can't afford the rent, even though she feeds dozens daily and delights them with her craft. Why is it that even in a place so beautiful where the land demands sustainability, we humans can't seem to do the most basic math?

Could it be true that it was neither the miner's nor the rancher's ill intents, nor the fault of the laborers or the immigrants or the city government... but the bigger forces and structures that got in the way of possibility... even though everyone could imagine living in an affordable, gorgeous, vibrant, historic and future forward town-city, where the trees and the Fourteeners remained the kings, and the wildflowers and fall leaves still presided as queens over the wonder and awe of all living beings?
(Look around.)

What was truly possible on that warm late-September evening when the village revealed its dreams?





PART I

INTRODUCTION

In June 2018, the Town of Ridgway initiated a community-wide process to update the Town’s Master Plan. Key objectives for the process were to: confirm and refine the community’s vision and values; consolidate and update the many standalone Master Plan elements under the umbrella of a single, comprehensive plan; develop new goals and strategies to help address pressing community issues, such as affordable and workforce housing; and to ensure the Town of Ridgway is well-positioned to manage growth and development over the next ten to twenty years.

This chapter provides an overview of the process, community input, and influencing factors that helped inform this updated Master Plan.

ABOUT RIDGWAY

History of Ridgway

Prior to the arrival of Anglo-American settlers, the area which now includes Ridgway served as part of the homeland of the Tabeguache (or Uncompahgre) band of the Ute people. According to tribal history, the Ute people lived in this area since the beginning of time. Never forming permanent settlements, the Tabeguache Utes travelled seasonally across their large territory hunting and gathering food. Local hot springs were special places to the Utes. Following the 1848 Mexican-American War, the United States took possession from Mexico of the land that became Colorado. Initially, the U.S. government did not seek to remove the Ute bands from their accustomed areas, as officials considered much of Colorado unsuitable for settlement. However, this changed with the discovery of gold and silver.

As miners moved west across Colorado, demands for land and resources grew among the settlers and within the U.S. government. Chief Ouray strove to keep the peace between his band and the U.S. government. However, a series of treaties with the Ute bands created reservations that shrank in size with each subsequent treaty, allowing the U.S. to take advantage of the area's natural resources. By 1880, a delegation of Utes led by Chief Ouray traveled to Washington, D.C. to sign yet another treaty with the federal government. Per its terms, the Tabeguache Utes would be removed from their lands and relocated near Grand Junction. However, after Chief Ouray's death, the Utes were forcibly relocated to the Uintah and Ouray Reservations in present day Utah. By 1881, all Utes living in the Uncompahgre Valley had been forcibly removed by the U.S. Army.

In 1889, the Rio Grande Southern Railroad was incorporated to provide rail service to the mines in present day Ouray, Telluride, Rico and Durango. The railroad company, looking to develop a new town as a headquarters and hub for the growing ranching community, laid out what was to become the Town of Ridgway in 1890. One year later Ridgway was formally established and named after one of the railroad company's founders, Robert M. Ridgway.

Ridgway experienced many challenges over the following decades: the collapse of the silver market in 1893, two catastrophic fires, the Great Depression, two world wars, the demise of the Rio Grande Southern Railroad in the 1950s, and a controversial plan by the U.S. Bureau of Reclamation to construct a large dam and reservoir that would have inundated the town site. Undaunted, citizens always managed to survive and rebuild, earning Ridgway the reputation as "the town that would not die."

Construction of a new state highway between Ridgway and Telluride in the 1960s turned the Town into a gateway to the San Juan Mountains. The filming of two prominent Hollywood productions, *How the West was Won* (1962) and *True Grit* (1969) brought recognition to the community. Perhaps most importantly, the decision to relocate the planned reservoir to the north of Ridgway spared the community from inundation and prompted a resurgence of growth beginning in the late 1970s. Drawn by a combination of great location, good schools, public amenities, and exhilarating outdoor-oriented lifestyle, the Town started to grow at a steady pace in the 1990s, surpassing for the first time its population of a century earlier.

Today Ridgway is an authentic, friendly, western Colorado small town, with beautiful parks, well-utilized library, railroad museum and ranching museum, excellent restaurants and local businesses, and fantastic views. Whether you are an outdoor enthusiast, a "foodie," history buff or art lover, Ridgway, Colorado has it all.

Major Trends & Key Issues

A number of trends and key issues facing the Town of Ridgway were identified through the process to update the Town's Master Plan. These figured heavily into conversations held with the community, and the resulting policy guidance provided in this Master Plan. Based on current conditions during 2018, it is anticipated that these issues will continue to affect the Town of Ridgway over the next ten to twenty years in some way or another.

Future Local and Regional Growth

While development activity in Ridgway is down from where it was prior to the Great Recession, the town and the larger region are expected to grow over the next 30 years. Based on past growth and projections for future growth, it is estimated that Ridgway will add between 150 and 700 new residents between 2016 and 2050. The timing and rate of growth in Ridgway will continue to be influenced by many factors. The State of Colorado forecasts that the population of Montrose County, San Miguel County, and Ouray County will nearly double in size over that same period. While most of this growth is projected to occur in neighboring Montrose and San Miguel Counties, regional growth will impact Ridgway's transportation system, housing market, and overall economy.

Both the Town of Ridgway and the City of Ouray have intergovernmental agreements (IGAs) with Ouray County to focus growth in the municipalities. Unlike Ridgway, the City of Ouray's growth potential is limited by topographic constraints. Despite the Town's potential for growth, most undeveloped areas are not served with the infrastructure and services (such as water and sewer) needed to support new growth, and the Town's current water and wastewater facilities will need to be expanded in the near-term before additional growth can occur. Despite these limitations, growth is likely to continue over the next 20 years and has the potential to change the character of Ridgway if not carefully managed.

Increasingly Expensive Housing Market

Ridgway's housing market is shifting, and has become increasingly expensive due to the improving economy and high desirability of the community. The median home sales price in Ridgway is double that of Montrose, and rental prices are beginning to resemble high-cost markets like nearby Telluride. One in five lower income renters and one in ten homeowners struggle with housing costs. While the community is made-up primarily of permanent residents, continued price increases could adversely affect Ridgway's socioeconomic diversity. Anecdotally, employers cite housing costs and a general lack of supply of for-sale and rental housing as barriers to their ability to attract and retain employees.

The Town has worked in coordination with Ouray County and the City of Ouray to explore a range of strategies to address the region's housing challenges. The Town has also taken steps on its own to expand housing options in Ridgway through its accessory dwelling unit program and its efforts to realize the Space to Create project, a long-term affordable workforce housing project that is a joint partnership between the Town, the State of Colorado, and a non-profit developer. Additional policies related to housing are provided in the Master Plan to guide the Town as it continues to address this issue.

Local and Regional Economic Trends

Over half of jobs in Ouray County are in industries related to tourism. These industries also play a large role in Ridgway's economy, accounting for over a quarter of all jobs. This trend exacerbates the community's housing challenges, as tourism-related industries typically pay lower wages, are more susceptible to economic downturns, and tend to attract a more transient workforce. As a result of a number of recent public and private investments in the heart of Downtown Ridgway, sales tax revenues collected by the Town have nearly doubled since 2009. As an additional economic development strategy, the Town of Ridgway became a State-Certified Creative District in 2013, and a Designated Main Street community. Through these programs, the Town has access to a range of financial and technical resources from the State of Colorado. In order to best leverage these resources, the Town has prioritized local funding to hire a staff member who works closely with creative individuals and creative entrepreneurs, economic development organizations, and other local and regional partners to help enhance Ridgway's economic and civic capital.

However, Ridgway residents voiced a strong desire to see the local economy become more diverse and less dependent on tourism and the seasonal fluctuations such a reliance creates.

Refer to the Community Profile included in Appendix A for more background on these and other trends and statistics considered during the Master Plan process.

ABOUT THE MASTER PLAN

Role of the Plan

The Town of Ridgway Master Plan (“the Plan”) is an officially adopted advisory document that outlines the community’s vision and goals for the next ten to twenty years, and beyond. The Plan is comprehensive in nature—addressing issues related to land use, growth and development, community character, historic preservation, economic development and tourism, parks and open space, and other topics of importance to the community. The Plan establishes goals, policies, and actions to help achieve the community’s vision. It also provides a blueprint for future growth within the Town of Ridgway and its defined boundaries that is implemented through the Town’s zoning and subdivision regulations and other regulatory tools. Achieving the vision and goals outlined in the Plan will not occur overnight; rather, the Plan will be implemented incrementally over time through day-to-day decision-making, and through the specific actions outlined in Part V.

Legislative Authority

The Town of Ridgway is authorized to develop a community master plan (comprehensive plan) in accordance with Sections 31-23-206 through 209 of the Colorado Revised Statutes (C.R.S.) which refer to the development, modification, and approval procedures for such a plan.

Master Plan Elements

Most communities revisit and update their comprehensive plan every five to seven years to ensure that it continues to meet the community’s vision and goals for the future. The first Town of Ridgway Master Plan was adopted in 1999. Over time, the 1999 plan was replaced by a series of standalone Master Plan elements:

- Parks, Trails, Open Spaces and Facilities Plan (2012)
- Land Use Plan Update (2011)

- Community Outreach and Public Participation Plan (2011)
- Integrated Weed Management and Native Plant Restoration Plan (2011)
- Lighting Plan (2010)
- Prescriptive Energy Code and Green Building Standards (2010)
- Transportation Plan (2007)
- Northwest Area Master Plan Element (2007)

This Master Plan establishes a consolidated policy framework that incorporates key policy recommendations from, and supersedes, all previously adopted Master Plan elements and maps.

Related Plans and Studies

In addition to the Master Plan elements listed above, the following related plans and studies were used to help inform the goals and policies contained in this Master Plan:

- Town of Ridgway Strategic Plan (2018)
- Ridgway/Ouray Housing Action Plan (2009, and 2017 working document)
- Ridgway Market Study and Opportunity Assessment (2017)
- Community Forest Management Plan (2016)
- Ridgway Main Street & Creative District Signage and Wayfinding Plan (2015)
- Green Street Park Plan (2015)
- Annexation Policy (2014)
- Ridgway Creative District Strategic Plan (2013)
- Ouray County Multi-Hazard Mitigation Plan (2013)
- Ridgway Main Street Downtown Assessment (2012)
- Town of Ridgway Source Water Protection Plan (2012)

- “Bottom–Up” Ouray County Economic Development Summary (2011)
- Regional Housing Needs Assessment (2011)
- Ouray County Housing Needs Assessment (2008)
- Ridgway Parking Assessment Report (2018)

While the overarching recommendations contained in these plans are reflected in this Master Plan, some contain additional background information and/or technical information that should be referenced as the recommendations of this Master Plan are carried out.

Parts of the Plan

In addition to this introductory chapter, the Master Plan contains the following parts.

PART II: COMMUNITY VISION & VALUES

- Describes what we value about Ridgway today and the type of community we'd like to create in the future

PART III: GOALS & POLICIES

- Provides guidance to ensure day-to-day decision-making and other actions taken by the Town Council, the Planning Commission, and Town staff help support and advance the goals of the Master Plan

PART IV: GROWTH FRAMEWORK

- Provides guidance on how and where different types of development and land uses will be allowed within the Town of Ridgway and its defined growth boundaries.
- Establishes policies to guide future annexations.

PART V: ACTION PLAN

- Outlines specific strategies or actions that the Town and its partners will take to implement the Master Plan over time.

APPENDICES

- A: Community Profile (contains data and trends information used to help inform the Master Plan)
- B: Community engagement summaries

Plan Amendments

Over time, amendments to the Master Plan will be necessary in order to maintain the document's relevance and viability as a planning and decision-making tool.

Amendments to the Master Plan may be considered when adjustments to a policy or goal are needed in order to make the Master Plan more relevant to the needs of the community or to correct a policy or goal that is not working as intended. When considering an amendment to the Master Plan, the Planning Commission and Town Council should consider the following criteria:

- The proposed amendment is in substantial conformity of the Master Plan;
- Strict adherence to a current goal or policy of the Master Plan would result in a situation neither intended by nor in keeping with the vision and values or other goals and policies of the Plan;
- The proposed amendment will not have an undesirable effect on adjacent properties;
- The proposed amendment will have minimal effect on public services and facilities and current or planned service provision; and
- The proposed amendment is not adverse to the public health, safety, and general welfare of the Town.

Plan Updates

Town staff should evaluate whether an update to the Master Plan is needed about every five years. Major updates may be triggered by the need to:

- Update key data points and re-evaluate trends related to demographics, housing, economic development, growth and development activity, and other important factors;
- Affirm the Master Plan's vision, values, goals, and policies in total or regarding a particular topic or issue; and/or
- Re-evaluate the prioritization of implementation actions contained in the Action Plan.

Any update to the Master Plan should include opportunities for involvement by the public, Town staff, elected and appointed officials, and other relevant or affected stakeholders. Depending on the amount of time that has passed since adoption of this Master Plan or any subsequent updates, the community profile or key data in the community profile should be made current as part of the update.

ABOUT THE PROCESS

Steering Committee

A steering committee made up of 15 residents was formed to serve as a “sounding-board” for Town staff and the project team throughout the update process. The committee met on a regular basis to review interim work products and provide a citizen perspective on drafts, helped guide the community engagement process, engaged in thoughtful and thorough discussion of issues and opportunities facing Ridgway, and served as “ambassadors” of the Master Plan.

Community Engagement

The Town of Ridgway has a history of strong citizen engagement and participation. The Master Plan update process included both formal and informal opportunities for the Ridgway community to participate and to provide feedback. Input opportunities were expressly designed to build community awareness about the Master Plan process and to seek input from a wide array of stakeholder groups. Key milestones in the community engagement process included:

- June 2018 - Focus Groups:** A series of focus groups were held with residents, business owners, partner agencies and organizations, and other local and regional stakeholders to explore specific issues and opportunities to be addressed as part of the Master Plan update. Focus group topics included: business/economic development; ranching/heritage; local governments and regional entities; parks, environment, and recreation; arts and culture/creative community; youth; and housing. Issues and opportunities were also explored with Town Council, the Planning Commission, and the Master Plan Steering Committee as part of these initial kick-off meetings.
- July-September 2018 – Master Plan Booth/Activities at Community Events:** Town staff and Steering Committee members attended popular community events to raise awareness





of the process and initial community survey, answer questions, and informally engage the community. Visitors to the Master Plan booth were asked to participate in a photo voice exercise that was used to capture what people love most about Ridgway and what they would add or transform.

- **Summer 2018 – Community Survey:** An initial community survey was used to explore how well the Master Plan’s current vision, values, and goals aligned with the community’s vision for the future. The survey asked residents to share what they love most about Ridgway, as well as their hopes and fears for the future. More than 660 people participated.



- **September 2018 – Creating Our Future Community Event:** Approximately 100 people attended an open house and community event at the County Event Center to explore ways to make Ridgway an even more ideal community. The evening was facilitated by Evan Weissman of Warm Cookies of the Revolution (WCR) and featured a series of interactive activities and a live-scribe poet, Adrian Molina.

- **November 2018 - Vision, Values, and Goals Survey:** A second online input opportunity was provided to seek input on the preliminary vision, values, and goals of the updated Master Plan. Respondents were asked to rank the vision and the goals for each of the five community values on a scale of 1 to 5, and to provide comments and suggestions for improving the vision and goals. Over 200 people responded to the survey.



- **Youth Engagement– Ongoing:** Town staff and the project team partnered with the Ridgway School District to engage area youth—at the 3rd grade, 5th grade, and high school level—in the Master Plan conversation and build awareness about the role of Town government and opportunities for civic engagement.
- **February 2019 – Draft Master Plan Review:** A final community workshop was held at the County Event Center to present and seek input on the draft Master Plan and priority actions for the future. Follow up meetings with initial focus groups were also conducted to provide

additional opportunities for discussion and input. An online survey was also created to provide an additional opportunity to provide feedback on the Master Plan following the event.

Summaries of these engagement events and survey results can be found in Appendices B and C of the Master Plan.



TOWN OF RIDGWAY



RIDGWAY
FARMERS MARKET

SHOP, EAT LISTEN LIVE!

Hartwell Park
EVERY FRIDAY 10AM-3PM



9/27 Gathering 7-8pm @ 4H

RIDGWAY
MASTER PLAN
Our Vision Our Future

RIDGWAY
MASTER PLAN

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PART II

COMMUNITY VISION & VALUES

The community vision and values set forth in this Master Plan are based on the vision and values adopted by the Ridgway Town Council in 2009. The vision and values were reviewed by the community through the Master Plan update process and refined to better fit the vision for Ridgway shared by the community today. While the community vision was carried forward with some minor edits, the seven community values from 2009 were combined into five new values to better reflect the priorities of the community. These values also serve as the organizing structure for the goals and policies of the Master Plan, contained in **Part III** of this Plan.

COMMUNITY VISION

Ridgway is a vibrant, welcoming, and community-minded small town situated in a beautiful mountain valley. We are diverse in age, background, and economic means. We share a deep connection to the outdoors, the lifelong pursuit of learning, and our railroad, ranching, and creative cultures. We are committed to being economically and ecologically sustainable.

COMMUNITY VALUES

Achieving our vision will require us to strive to maintain certain aspects of Ridgway that the community values today, while recognizing that we will need to adapt in the face of a certain amount of growth and change over the next ten to twenty years. Our ability to adapt successfully will require a continual focus on—and balance between—five community values: healthy natural environment, sense of community and inclusivity, small town character and identity, vibrant and balanced economy, and well-managed growth.

Community Value 1

Healthy Natural Environment

From the Uncompahgre River to the Sneffels and Cimarron mountain ranges, Ridgway’s incredible natural surroundings, and the recreational opportunities they provide, are one of the top reasons residents choose to live in our community. Protecting both the scenic values and ecological functions of natural areas in and surrounding Ridgway through responsible environmental practices is something the community values strongly. Ridgway must grow in a way that is attuned to its natural environment to protect these valuable resources. Ridgway residents must also be aware of the changes to our local environment that could arise as a result of climate change. Goals and policies for this community value address:

- Preservation of natural habitats and ecosystems
- Conservation of open space and ranch lands
- Sustainable development practices
- Access to and protection of the river corridor
- Community forest management
- Climate adaptation
- Source-water protection
- Air quality protection





Community Value 2 Sense of Community & Inclusivity

Another aspect of living in Ridgway that residents highly value is the community, its inclusivity, and its diversity. Ridgway’s residents represent a range of age groups, income levels, cultures, lifestyles, and political persuasions, and describe each other as friendly, welcoming, and close-knit. Residents also value how the community comes together in times of crisis or need to help one another. This strong sense of community is also demonstrated in how engaged residents are with Town affairs. Trends like increasing housing costs and a lack of affordable childcare make it difficult for many people to live in Ridgway. Looking to the future, residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of “others.” Residents want to avoid the kinds of changes that have occurred in other small mountain towns, such as an influx of second homeowners. Goals and policies for this community value address our commitment to those things that contribute to our sense of community and help make Ridgway, Ridgway:

- Diverse housing options
- Inclusive governance and community engagement
- Lifelong learning
- Accessible community services
- Aging in place
- Public safety

Community Value 3

Small Town Character & Identity

Although they may differ on how to define “small town character,” residents feel strongly that it’s a key part of Ridgway’s identity. This small town character is evident in the size of the community, the slower and more laid back pace of life, the unpaved streets, the surrounding ranch land and associated activities, the ability of residents to easily walk from one end of town to the other, and the many activities and businesses that are geared toward locals. Although these characteristics are common among many small towns across Colorado, Ridgway stands out from other tourism-dependent communities as a town that relies on tourism to some degree—but retains its commitment to locals and still feels very much like a “real” community. Beyond small town character, this feeling is derived from a blend of Ridgway’s historic past as a western railroad town, its ranching and agricultural community, its proximity to the mountains and outdoor recreation, and its Creatives and innovative entrepreneurs. Goals and policies for this community value seek to retain and enhance key aspects of Ridgway’s small town character and identity as the community grows in the future through a continued commitment to:

- Livable neighborhoods
- Creativity and innovation
- Agriculture and ranching
- Community events and activities
- Pedestrian and bicycle connections
- Parks and recreation
- Historic preservation





Community Value 4

Vibrant & Balanced Economy

Ouray County's economy is largely centered on service industries oriented towards tourism, particularly industries such as food services and accommodation. While Ridgway's reliance on tourism is somewhat less than the County, it is still subject to seasonal fluctuations in business activity. These service jobs tend to pay low wages that make it even more difficult for those who work in Ridgway to live here as well. Residents expressed a strong desire to diversify the local economy and to create well-paying, full-time, year-round jobs. Through its participation in the Main Street and Creative District programs, the Town has been active in promoting community and economic development in recent years. While a number of businesses and Creatives have chosen to base their operations in Ridgway for quality of life reasons, many employers struggle to hire qualified employees, find space as they grow, market their creations, and face other challenges. Larger shifts in the national economy towards telecommuting mean that workers no longer need to physically commute to an office. With faster internet speed, residents will increasingly be able to pursue job opportunities and careers in industries not currently located in Ridgway. Alternatively, home-based entrepreneurs will be able to access customers or clients located around the globe. Goals and policies for this community value seek to promote a more balanced and sustainable economy through support for:

- A diversified economy
- Ranching and agriculture
- Local businesses/manufacturing/services
- Outdoor recreation industry
- Creative industries and innovation
- Tourism
- Home-based entrepreneurs
- A mobile workforce

Community Value 5

Well-Managed Growth

Based on projections in the Community Profile, Ridgway is expected to add between 150 and 700 new residents by 2050. In addition, growth in the surrounding region—which includes Ouray, Montrose, and San Miguel counties—will continue to have direct and indirect impacts on Ridgway’s housing, transportation system, environment, and quality of life. Growth limitations in the City of Ouray, Ouray County, and Telluride area will further amplify growth pressures on the Town of Ridgway. Uncertainty regarding the extent and potential impacts of future growth are of critical concern to the community. However, Ridgway has the ability through its policies and regulations, intergovernmental agreements, and other tools to help inform where and how growth will occur in the future, the types of growth the community would like to see, and guide the character and form of future development. Goals and policies in this area seek to ensure that future growth occurs incrementally in a manner that is consistent with Ridgway’s values, minimizes impacts on existing residents, and recognizes the need to balance the community’s objectives with regard to:

- Infrastructure provision
- Water supply
- Growth management
- Hazard mitigation
- Regional coordination
- Transportation
- Land use







PART III

GOALS & POLICIES

The Master Plan's goals and policies provide guidance for how the Town of Ridgway will work towards achieving the community vision set forth in the previous part of the Master Plan as part of its day-to-day actions and decision-making processes. The goals and policies are reflective of the community's vision and the community values they share. As such, goals and policies are organized by the five community values:

- Healthy Natural Environment;
- Sense of Community & Inclusivity;
- Small Town Character & Identity;
- Vibrant & Balanced Economy; and
- Well-Managed Growth.

The community values, goals, and policies are not presented in any order of importance or priority—each are equally important to achieving the community's vision for the future. Actions to support the implementation of the goals and policies are provided in Part V of the Plan.



COMMUNITY VALUE 1
HEALTHY NATURAL
ENVIRONMENT



GOAL ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems.

POLICY ENV-1.1: Environmentally Sensitive Areas

Limit new development in environmentally sensitive or constrained areas, such as steep slopes, the river floodway and floodplain, riparian areas, wetlands, and other areas that contribute to the ecological health and diversity of the valley.

POLICY ENV-1.2: Wildlife Habitat

Use clustering, open space corridors, conservation easements, and other techniques to minimize development impacts in wildlife movement corridors and areas with critical or important wildlife habitat.

POLICY ENV-1.3: Invasive Species

Manage noxious weeds and other invasive species using techniques and best practices that have the least harmful impact on human health, wildlife, wetlands, gardens, riparian and ditch corridors, and individual ecosystems.

GOAL ENV-2: Strengthen the Uncompahgre River corridor as a community asset and environmental resource.

POLICY ENV-2.1: Regional River Corridor Vision

Work with regional partners, neighboring communities, and private property owners to establish and implement a cohesive vision for the protection, management, and use of the Uncompahgre River corridor.

POLICY ENV-2.2: Corridor Access and Uses

Balance protection of the riparian zone, floodplain, waterway, and wildlife habitat areas along the river corridor; protection of private property rights; and the desire to expand public access and recreational opportunities along the Uncompahgre River. Ensure that concerns from all stakeholders are heard and valued.



GOAL ENV-3: Proactively manage and protect Ridgway’s water resources.

POLICY ENV-3.1: Source Water Protection Area

Monitor and manage development, economic activities, and other activities that pose potential risks to Ridgway’s drinking water supply and access to it within the source water protection area (SWPA).

POLICY ENV-3.2: Water Supply

Secure and retain a supply of water adequate to meet the expected demands for growth and development within the Initial Growth Boundary (IGB), taking into consideration seasonal fluctuations in water use, the reliability of sources during a drought, potential impacts of climate change on water resources in the region, and potential savings from conservation and improved efficiency.

POLICY ENV-3.3: Water Quality

Ensure that storm water drainage does not negatively impact the water quality of local aquifers, tributaries and rivers.

POLICY ENV-3.4: Low-Impact Development

Design street layouts, grades and site developments to avoid excessive runoff concentrations and minimize the need for storm sewer infrastructure. On-site natural percolation, detention, or retention should incorporate vegetation, vegetated swales and other low-impact development strategies where possible to minimize the need for off-site infrastructure improvements.

POLICY ENV-3.5: Natural Waterway Features

Incorporate the natural features of waterways into storm water systems, using indigenous vegetation in storm water management to promote filtering and slowing storm water runoff to maximize the settling of particulate pollutants and materials.

POLICY ENV-3.6: Water Conservation

Actively manage the Town’s water resources to conserve water, especially in times of limited availability.

GOAL ENV-4: Advocate for the efficient use of resources and sustainable practices that work to eliminate harmful impacts to the health of the community or natural environment.

POLICY ENV-4.1: Green Buildings

Encourage the use of proven and durable green building technology in all new developments in order to increase energy efficiency, water conservation, human health, and use of local materials while balancing the impact of costs.

POLICY ENV-4.2: Renewable Energy

Encourage the use of carbon-free and renewable energy systems within the Town and support the goal of carbon neutrality for Colorado. Support the inspiration and innovation of those who live, work, and visit Ridgway to create a low-carbon economy and lifestyle that improves the health, shared prosperity, and long-term security of our unique mountain community.

POLICY ENV-4.3: Emerging Technologies and Practices

Encourage the use of innovative building practices and materials (e.g., straw-bale construction) when such methods would increase energy efficiency, ease greenhouse gas emissions, and reduce home costs.

POLICY ENV-4.4: Dark Skies

Continue to prioritize efforts to reduce light pollution and enhance the appearance of the night sky.

POLICY ENV-4.5: Waste Management

Continue to support efforts and programs that reduce the amount of solid waste entering the waste stream, such as recycling and composting.

POLICY ENV-4.6: Air Quality

Continue to support efforts to maintain and improve air quality within Ridgway and the surrounding region.

GOAL ENV-5: Maintain a healthy and resilient community forest.

POLICY ENV-5.1: Community Forest

Protect, preserve, and enhance Ridgway's community forest, maximizing tree canopy cover across the community where financially and ecologically possible.

POLICY ENV-5.2: Tree Diversity

Strive to increase the diversity of tree species in the community forest as existing trees are replaced and new trees are added.

POLICY ENV-5.3: Community Forest Management

Select, situate, and maintain trees in public rights of way and on Town-owned properties to maximize ecological, aesthetic, and economic benefits and minimize hazard, nuisance, hardscape damage, and maintenance costs.

POLICY ENV-5.4: Community Support

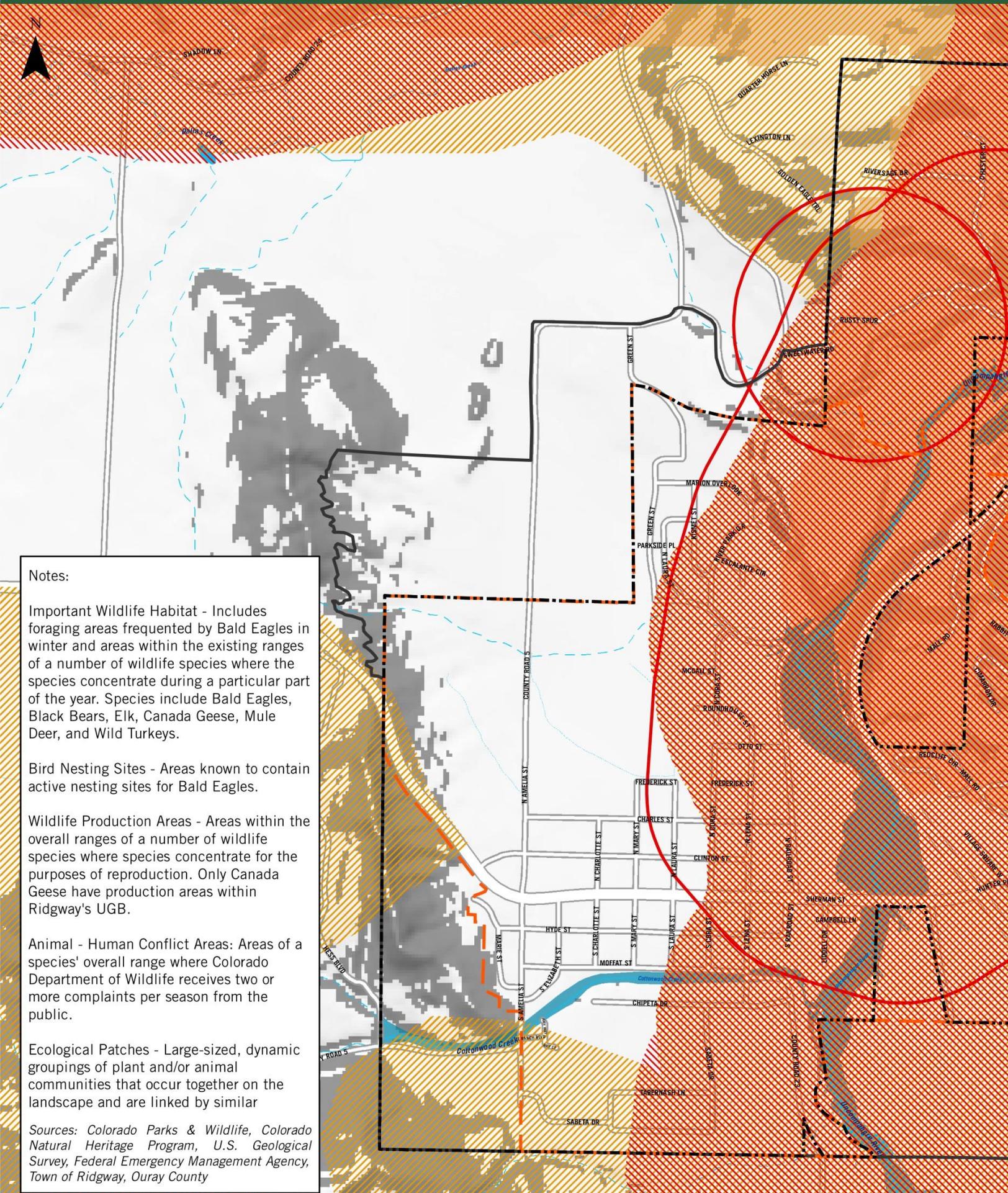
Foster community support for the local community forestry program and encourage best tree management practices by private property owners.

POLICY ENV-5.5: Tree Retention and Replacement

Support the retention of healthy, mature trees and the addition of new trees in both public improvement projects and private development. Encourage the replacement of trees where retention is not feasible.



Sensitive Natural Areas - Town of Ridgway



Notes:

Important Wildlife Habitat - Includes foraging areas frequented by Bald Eagles in winter and areas within the existing ranges of a number of wildlife species where the species concentrate during a particular part of the year. Species include Bald Eagles, Black Bears, Elk, Canada Geese, Mule Deer, and Wild Turkeys.

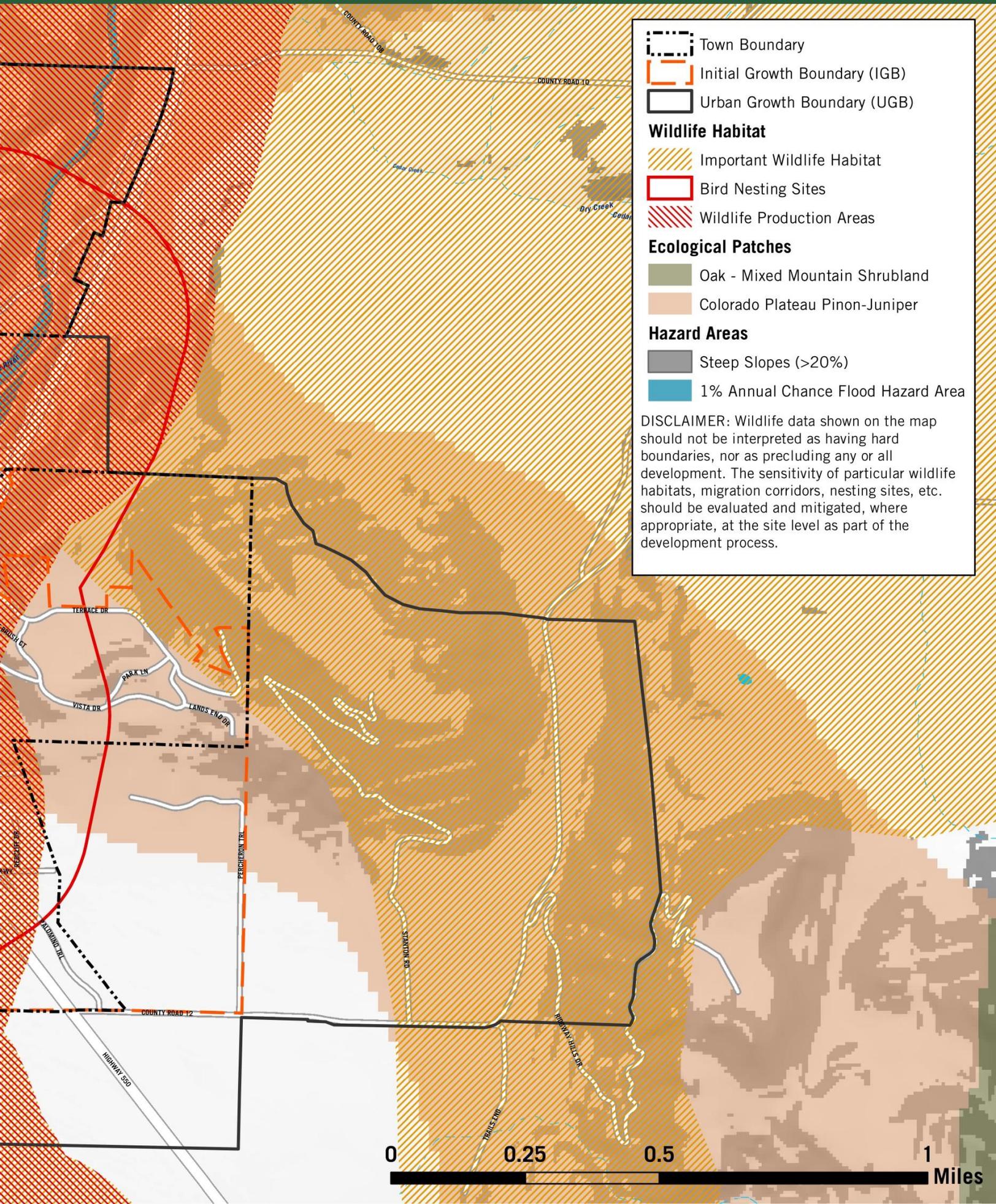
Bird Nesting Sites - Areas known to contain active nesting sites for Bald Eagles.

Wildlife Production Areas - Areas within the overall ranges of a number of wildlife species where species concentrate for the purposes of reproduction. Only Canada Geese have production areas within Ridgway's UGB.

Animal - Human Conflict Areas: Areas of a species' overall range where Colorado Department of Wildlife receives two or more complaints per season from the public.

Ecological Patches - Large-sized, dynamic groupings of plant and/or animal communities that occur together on the landscape and are linked by similar

Sources: Colorado Parks & Wildlife, Colorado Natural Heritage Program, U.S. Geological Survey, Federal Emergency Management Agency, Town of Ridgway, Ouray County



 Town Boundary
 Initial Growth Boundary (IGB)
 Urban Growth Boundary (UGB)

Wildlife Habitat

 Important Wildlife Habitat
 Bird Nesting Sites
 Wildlife Production Areas

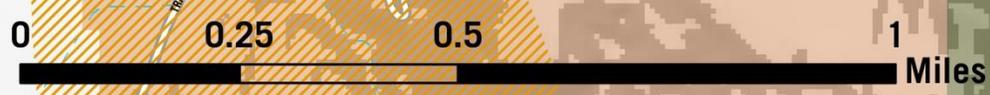
Ecological Patches

 Oak - Mixed Mountain Shrubland
 Colorado Plateau Pinon-Juniper

Hazard Areas

 Steep Slopes (>20%)
 1% Annual Chance Flood Hazard Area

DISCLAIMER: Wildlife data shown on the map should not be interpreted as having hard boundaries, nor as precluding any or all development. The sensitivity of particular wildlife habitats, migration corridors, nesting sites, etc. should be evaluated and mitigated, where appropriate, at the site level as part of the development process.





COMMUNITY VALUE 2
**SENSE OF COMMUNITY
& INCLUSIVITY**

GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

POLICY COM-1.1: Workforce Housing

Work with Ouray County and the City of Ouray to develop housing units designed and priced for employees living and working in Ouray County. The Town of Ridgway should initially focus on those living and working in Ridgway.

POLICY COM-1.2: Private Sector Responsibilities

Acknowledge the role of the private sector as a necessary partner in addressing the community's affordable and workforce housing needs.

POLICY COM-1.3: Public-Private Partnerships

Continue to explore opportunities to partner with private or non-profit developers on the construction of affordable and workforce housing.

POLICY COM-1.4: Annexation

Use annexations as an opportunity to expand Ridgway's supply of affordable and workforce housing.

POLICY COM-1.5: Distributed Approach

Take advantage of all opportunities to add needed affordable and workforce housing to Ridgway and the surrounding area while being mindful of the community's desire to avoid overconcentration in any one neighborhood.

POLICY COM-1.6: Multi-Generational Housing

Support the development of housing options designed to accommodate multi-generational needs to allow residents the opportunity to age in place.

POLICY COM-1.7: Accessibility

Require new development to provide for full accessibility under the Americans with Disabilities Act for all new and improved infrastructure on public properties.

WHAT IS AFFORDABLE & WORKFORCE HOUSING?

- **Affordable Housing:** Housing affordability comes down to the relationship between the price of housing in a region (either sale price or rent) and the incomes of households in that region. Generally, for housing to be affordable, housing costs (including utilities) for any given household should not exceed 30 percent of the household's gross annual income. When households must spend more of their incomes on housing, it means they have less income to spend on essential services (such as healthcare) and discretionary items that benefit the local economy (such as meals at a local restaurant).
- **Workforce Housing:** Workforce housing is a subset of affordable housing, and generally refers to housing that is affordable to households earning between 80 percent and 120 percent of the area median income (AMI). In other words, housing costs for households earning between 80 percent and 120 percent of AMI should not exceed 30 percent of those households' gross annual incomes. Typically, workforce housing is targeted toward workers who are vital for the everyday function of the community, such as teachers, public safety workers, first responders, and workers in retail, food/beverage, hotel, and other core industries.

GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents.

POLICY COM-2.1: Diversity of Housing Types

Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.

POLICY COM-2.2: Housing Options

Support the development of a range of housing options in Ridgway, as appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and small-scale apartments or condominiums.

POLICY COM-2.3: Resident-Occupied Housing

Support strategies that help maintain resident-occupied housing in Ridgway, rather than housing occupied by second-homeowners.

POLICY COM-2.4: Accessible Housing

Expand the supply of housing in Ridgway that is accessible to seniors, persons with disabilities, or persons with mobility limitations through the use of universal design and visitability principles in the construction of new housing and the rehabilitation of existing homes.

GOAL COM-3: Encourage citizen participation and dialogue with elected and appointed officials and town administration in order to foster broad-based representation and input for local government decisions.

POLICY COM-3.1: Multi-Media Outreach

Use a variety of media types for public outreach and to inform the community of upcoming Town events, meetings, Town Council votes, and other meetings.

POLICY COM-3.2: Youth Outreach

Explore opportunities for engaging local youth in local government and actively soliciting input from local youth. Explore and promote additional opportunities to work with Ridgway Schools on special projects and education on local government.



POLICY COM-3.3: Relationship Building

Develop and maintain mutually beneficial relationships with local and regional civic and volunteer organizations such as church groups, non-profit organizations, and other groups.

POLICY COM-3.4: Boards and Commissions Representation

Seek to fill appointed positions on Town boards and commissions with diverse and qualified candidates that are reflective of the community's demographics.

POLICY COM-3.5: Volunteer Opportunities

Encourage and provide opportunities for residents to volunteer in projects, initiatives, programs, and other Town activities.

GOAL COM-4: Strive to be a model for transparency, efficiency, and good governance.**POLICY COM-4.1: Community Outreach**

Regularly reach out to the community to understand citizen satisfaction with Town services, programs, and facilities and to identify potential gaps or needed improvements.

POLICY COM-4.2: Town Government Sustainability

Continue to implement policies and programs to reduce greenhouse gas emissions related to the functions and operations of town government. In addition, the Town will seek to conserve water, reduce waste, promote recycling, and procure environmentally responsible products and materials in government operations where feasible.

POLICY COM-4.3: Budget Priorities

Ensure that the budgeting process promotes Town expenditures and investments that reflect community priorities, including those set forth in this Master Plan.

**POLICY COM-4.4: Fiscal Sustainability**

Ensure that the Town's budget adequately covers the costs of public services that are provided by the Town. Proactively plan to ensure that adequate funding can be maintained over the long-term and can keep pace with future cost increases.

POLICY COM-4.5: Technology

Utilize modern technology where appropriate to ensure town services are efficient and convenient.

GOAL COM-5: Encourage a range of health, human, youth, senior, and other community services in Ridgway.

POLICY COM-5.1: Accessible Local Health Care

Continue to support local options for the provision of medical services in Ouray County, whether through the Ouray County Regional Service Authority or other opportunities.

POLICY COM-5.2: Services for Youth and Seniors

Work with community partners to address gaps in programming and other services for youth and seniors in the community.

POLICY COM-5.3: Awareness of Available Services

Collaborate with local, regional, and state partners to raise awareness of health and human services, including mental health services, available in Ridgway and elsewhere in Ouray County and the region.

POLICY COM-5.4: Improved Transportation Access

Promote efforts which improve residents' access to regional health and human services through reliable and affordable transportation options.

GOAL COM-6: Support education and lifelong learning in our community.

POLICY COM-6.1: Coordination with Schools

Coordinate with and support Ridgway's public and private schools to provide a high-quality education for all Ridgway students.

POLICY COM-6.2: Youth Opportunities

Support opportunities for children and youth to gain skills and experiences outside of a traditional classroom setting.



POLICY COM-6.3: Library

Continue to support the Ridgway Public Library in its mission to provide opportunities to explore, discover, learn, grow, and dream.

POLICY COM-6.4: Lifelong Learning Opportunities

Encourage the growth of programming and events that provide opportunities for learning throughout all stages of life.

POLICY COM-6.5: Local Government 101

Provide opportunities for the community to learn about local government functions and services, including opportunities to participate in government decision-making processes.

GOAL COM-7: Provide public safety and emergency response services to engage and protect the community.

POLICY COM-7.1: Law Enforcement Services

To the extent possible, ensure that the Ridgway Marshal's Office has the staff, facilities, equipment, resources, and training necessary to provide the community with the desired level of public safety services.

POLICY COM-7.2: Community Partners

Facilitate open communication between the Marshal's Office and residents to ensure the Marshal and deputies maintain the public trust and provide an approachable and visible presence in Ridgway and to engage the community in developing solutions to public safety issues.

POLICY COM-7.3: Regional Coordination

Collaborate with surrounding jurisdictions to ensure public safety and emergency response services have a coordinated plan and are provided in the most efficient and effective manner.

POLICY COM-7.4: Data and Metrics

Use data and metrics to evaluate performance, identify areas for improvement, and better understand how public safety providers should adapt over time as the community changes.

POLICY COM-7.5: Emergency Management

Ensure Town government is prepared to respond to and continue providing services during emergencies, such as natural hazard events. Strive to return to normal operations as soon as is feasible following such events.



COMMUNITY VALUE 3
**SMALL TOWN
CHARACTER & IDENTITY**

GOAL CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.

POLICY CHR-1.1: Neighborhood Character

Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design, cohesive materials, and integration of natural features.

POLICY CHR-1.2: Neighborhood Walkability and Bikeability

Enhance walkability and bikeability within existing neighborhoods and between existing neighborhoods and other areas of town. Ensure safe on- and off-street pedestrian and bicycle connections are provided in all new neighborhoods.

GOAL CHR-2: Protect and preserve Ridgway’s historic assets.

POLICY CHR-2.1: Historic Resources and Heritage

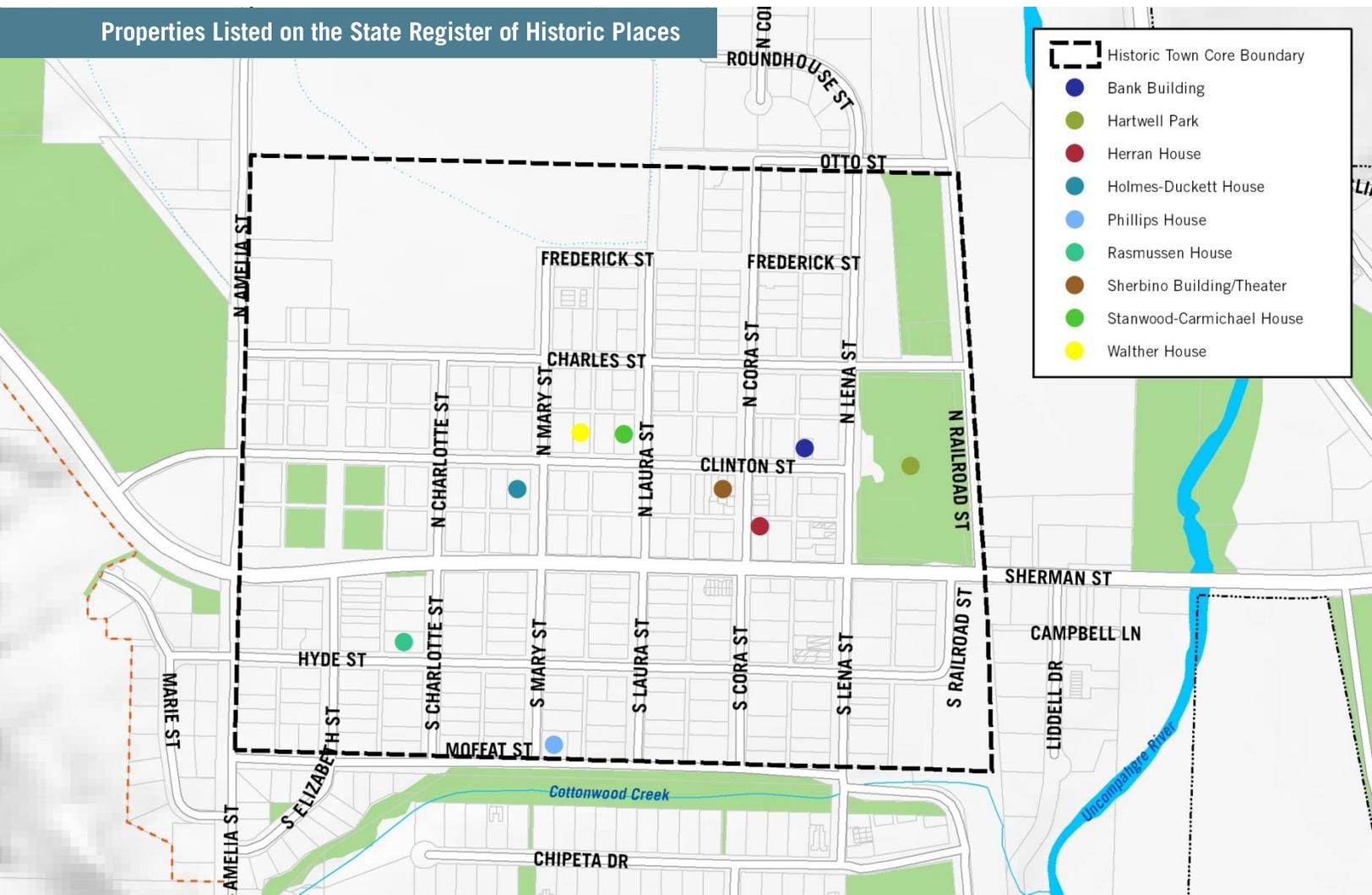
Promote and build awareness of significant resources associated with people and events important to the Town’s, County’s, or State’s history.

POLICY CHR-2.2: Historic Preservation

Encourage the designation of historically significant buildings and districts to the county, state, and national registers of historic places.

POLICY CHR-2.3: Preservation Tools

Support protection of the Town’s historic resources, including the original Town Core.



GOAL CHR-3: Promote Ridgway's identity as a ranching and agricultural community and preserve the rural character of landscapes surrounding Ridgway.

POLICY CHR-3.1: Land Use Conflicts

Actively engage and work with ranch owners and operators to minimize or mitigate land use conflicts or undue interference created by existing or proposed development outside the Town Core.

POLICY CHR-3.2: Ranching Operations

Continue to accommodate activities within the Town that are essential to daily and seasonal operations of ranch owners and operators, and that do not compromise public health and safety—such as the ability to drive cattle through Town, tie up horses, or maneuver and park trailers or other equipment while conducting business in Town.

POLICY CHR-3.3: Conservation Mechanisms

Collaborate with willing property owners and the County on opportunities to establish conservation easements, land trusts, or other mechanisms designed to preserve agricultural land outside the UGB in perpetuity.

GOAL CHR-4: Promote Ridgway's identity as a creative and innovative community where creative individuals and enterprises thrive.

POLICY CHR-4.1: Strengthen the Creative District

In collaboration with Creative organizations in the region, encourage and promote events, activities, and strategies that strengthen Ridgway's Creative District and creative sector.

POLICY CHR-4.2: Collaboration with Partners

Collaborate with partner organizations on activities and events that help foster innovation and the creative identity of Ridgway and the region, or support Ridgway's creative community. Formalize partnerships when possible.



POLICY CHR-4.3: Creativity in the Community

Continue to highlight Ridgway's status as a creative place by pursuing opportunities to display art installations and other creative projects throughout the community and continuing to engage Ridgway's creative sector.

POLICY CHR-4.4: Creativity in Capital Projects

Strive to include artistic or innovative design elements in capital improvement projects. Where possible, involve artists and other Creatives early in the design process.

GOAL CHR-5: Promote a range of opportunities and spaces for community gatherings and interactions.**POLICY CHR-5.1: Community Spaces**

Emphasize the importance of community spaces throughout Town to reinforce Ridgway's character, identity, and social fabric and continue to creatively develop these spaces.

POLICY CHR-5.2: Community Dialogue

Convene and facilitate community-wide discussions to seek input and build consensus on important or controversial issues. Ensure that all sides or perspectives have an opportunity to be heard and understood.

POLICY CHR-5.3: Community Events

Support community events that cater to a range of community interests, backgrounds, and ages.

POLICY CHR-5.4: Place-making

Continue working to create a cohesive, unique community with strategic place-making efforts and investments.



GOAL CHR-6: Maintain and enhance Ridgway's gateways, entry-corridors, and scenic vistas.

POLICY CHR-6.1: Corridor and Gateway Character

Highway corridors and gateways to Ridgway should enhance and benefit the community's small-town character and preserve mountain vistas.

POLICY CHR-6.2: Near-Gateway Development Considerations

Encourage aesthetic improvements for existing and new developments bordering highways. Consider context, configuration, and design in evaluating development on properties adjacent to gateway areas to ensure new development contributes to the desired character of the gateway.

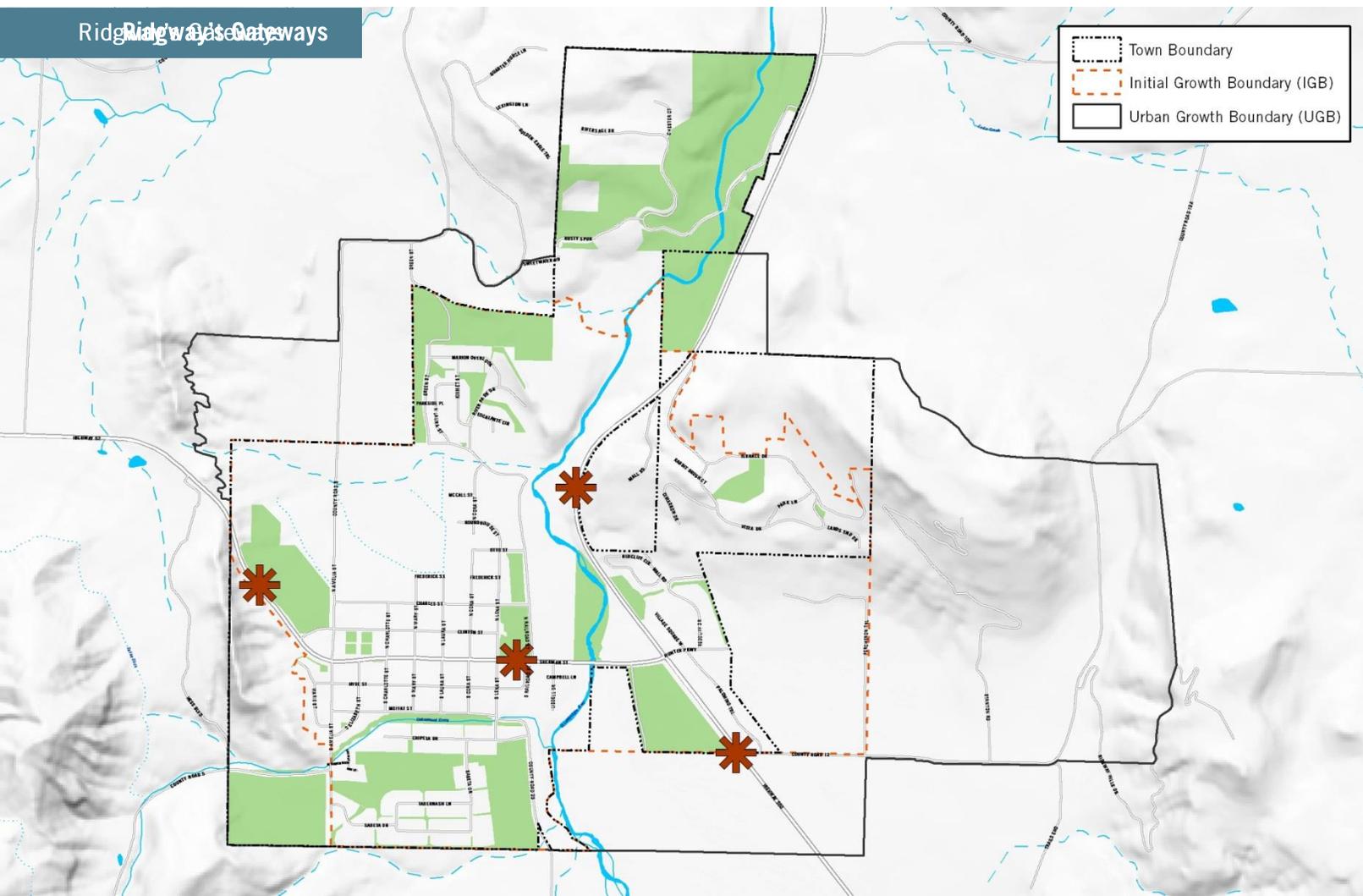
POLICY CHR-6.3: Ridgeline Protection

Encourage the use of clustering, flexible setbacks, height limitations, and other site planning techniques to minimize the visual impact of ridgeline development when viewed from public rights of way.

POLICY CHR-6.4: Highway Signage

Balance the need to limit signage and visual clutter along highway corridors and at gateways with the need of commercial businesses to have signage that is adequately visible. All highway signage should contribute to the Town's overall place-making efforts.

Ridgway's Gateways



GOAL CHR-7: Develop an interconnected system of parks, trails, open space, and recreational facilities that meets the needs of Ridgway’s residents and visitors.

POLICY CHR-7.1: Dedicating Parks, Trails, and Open Spaces

Establish an equitable basis for dedicating parks, trails, and open spaces associated with new and proposed development including annexations and subdivisions, with “payment in lieu” and land donation options for dedicated parks, trails, and open spaces that considers land values, park land development costs, and long-term maintenance.

POLICY CHR-7.2: Trail Development

Encourage and support trail development within and surrounding Ridgway, particularly trails that fill gaps or key trail linkages in the Town’s current system and improve continuity and connectivity. Where feasible, create trails that support walking, hiking, biking, and other non-motorized uses. Trail development should not impede existing agricultural uses or cross private property unless arrangements have been made with the property owner.

POLICY CHR-7.3: Low-Impact Trails

Balance the desire to build additional trails in Ridgway and the surrounding area with the need to protect environmentally sensitive areas from human disturbance, and the need to maintain the viability of ranching and agricultural operations in cases where the landowner has given permission for a trail to cross private property.

POLICY CHR-7.4: Future Growth

Observe, monitor, and respond to the Town’s growth and community demands for increased or improved services, including the functions and duties of Town personnel, to ensure efficient and effective operations that are adequately funded.

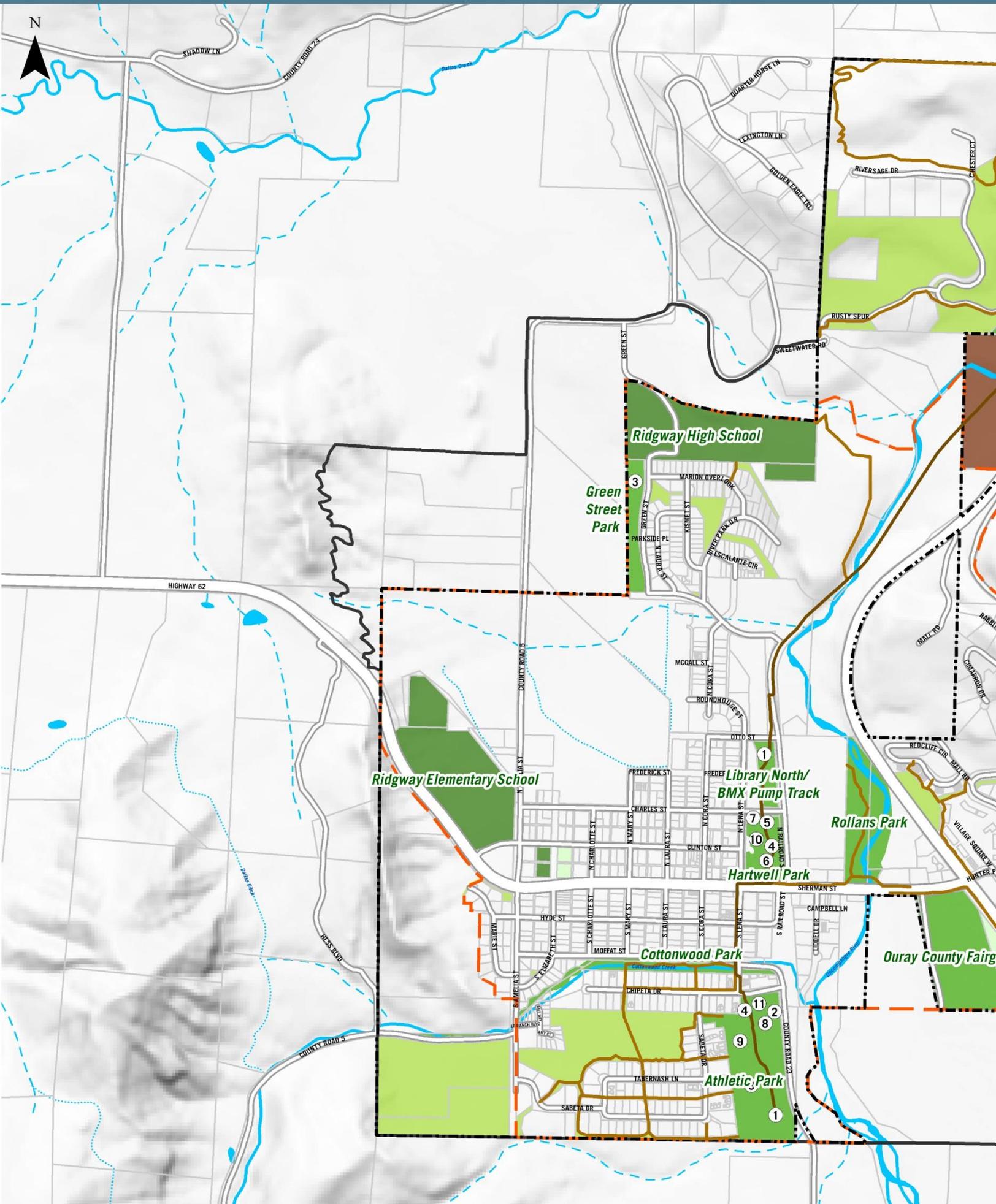
POLICY CHR-7.5: Community Involvement

Involve the community in the preservation and care of existing facilities and amenities.

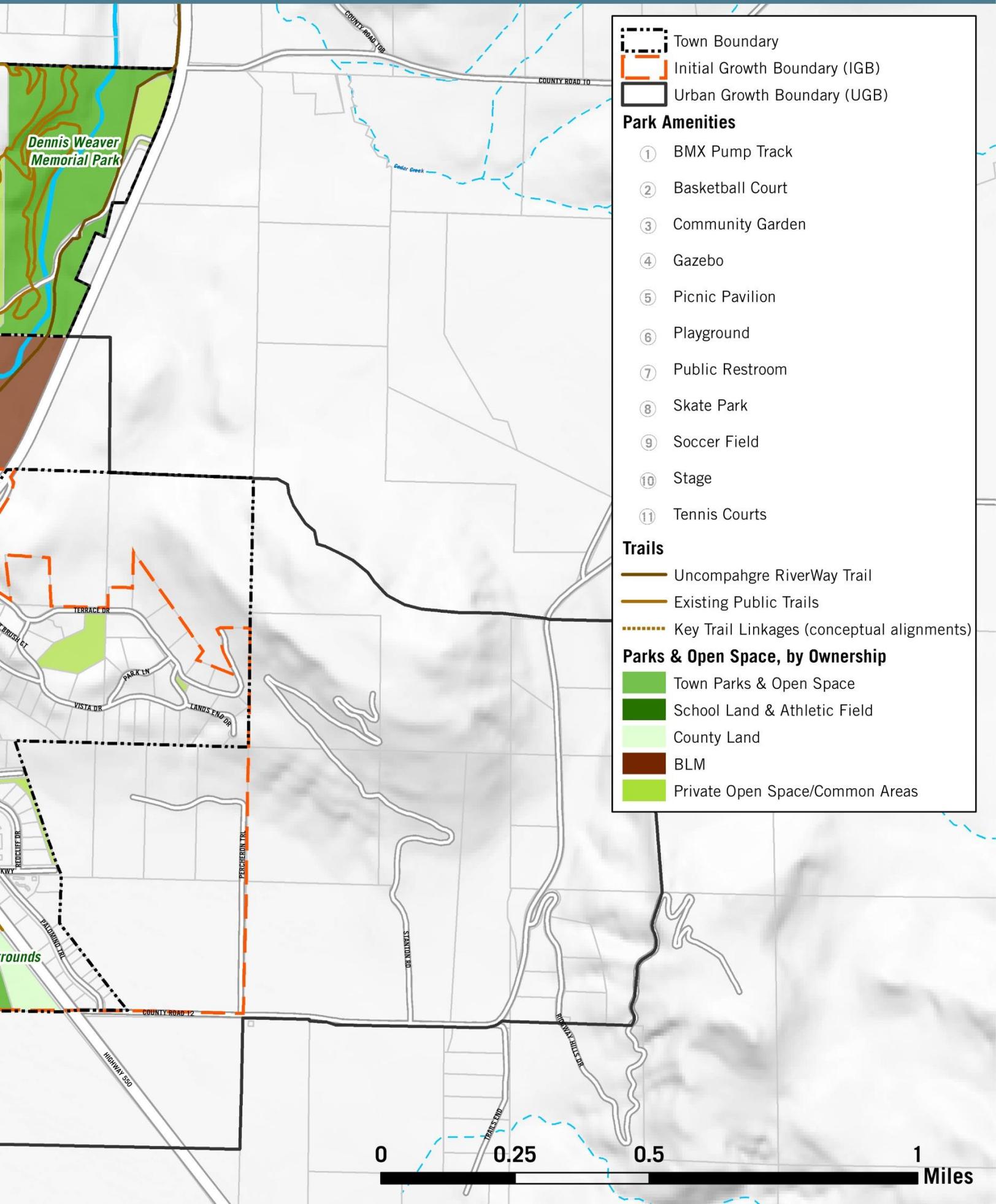
POLICY CHR-7.6: Facility Maintenance

Ensure Town staff can reasonably manage and finance the long-term maintenance of existing parks, trails, open spaces, and facilities prior to dedicating, building, or assuming ownership or maintenance responsibilities of additional amenities.

Parks, Trails, Open Spaces, and Amenities - Town of



f Ridgway



- Town Boundary
- Initial Growth Boundary (IGB)
- Urban Growth Boundary (UGB)

Park Amenities

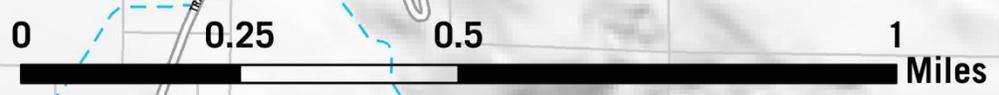
- ① BMX Pump Track
- ② Basketball Court
- ③ Community Garden
- ④ Gazebo
- ⑤ Picnic Pavilion
- ⑥ Playground
- ⑦ Public Restroom
- ⑧ Skate Park
- ⑨ Soccer Field
- ⑩ Stage
- ⑪ Tennis Courts

Trails

- Uncompahgre RiverWay Trail
- Existing Public Trails
- Key Trail Linkages (conceptual alignments)

Parks & Open Space, by Ownership

- Town Parks & Open Space
- School Land & Athletic Field
- County Land
- BLM
- Private Open Space/Common Areas





COMMUNITY VALUE 4

VIBRANT & BALANCED ECONOMY

GOAL ECO-1: Create a vibrant, diverse, and sustainable year-round local economy that reflects Ridgway’s social fabric, values, and character.

POLICY ECO-1.1: Regional Partnerships

Strengthen partnerships with others in Ouray County and the region to manage economic development. Consider formalizing regional partnerships in order to better coordinate economic development efforts across jurisdictions and organizations.

POLICY ECO-1.2: Community and Economic Development

Continue to participate in and support initiatives, such as the Main Street and Creative District programs, to maintain and enhance a thriving environment for businesses, entrepreneurs, and creative enterprises.

POLICY ECO-1.3: Economic Diversity

Encourage light manufacturing, creative industries, renewable energy, outdoor recreation, and agricultural-or ranching-related industries that complement the community’s vision for Ridgway and do not negatively impact the community or environment.

POLICY ECO-1.4: Broadband Internet Service

Continue efforts to improve the speed, reliability, and redundancy of broadband internet service available in Ridgway, including a variety of end-user options for service.

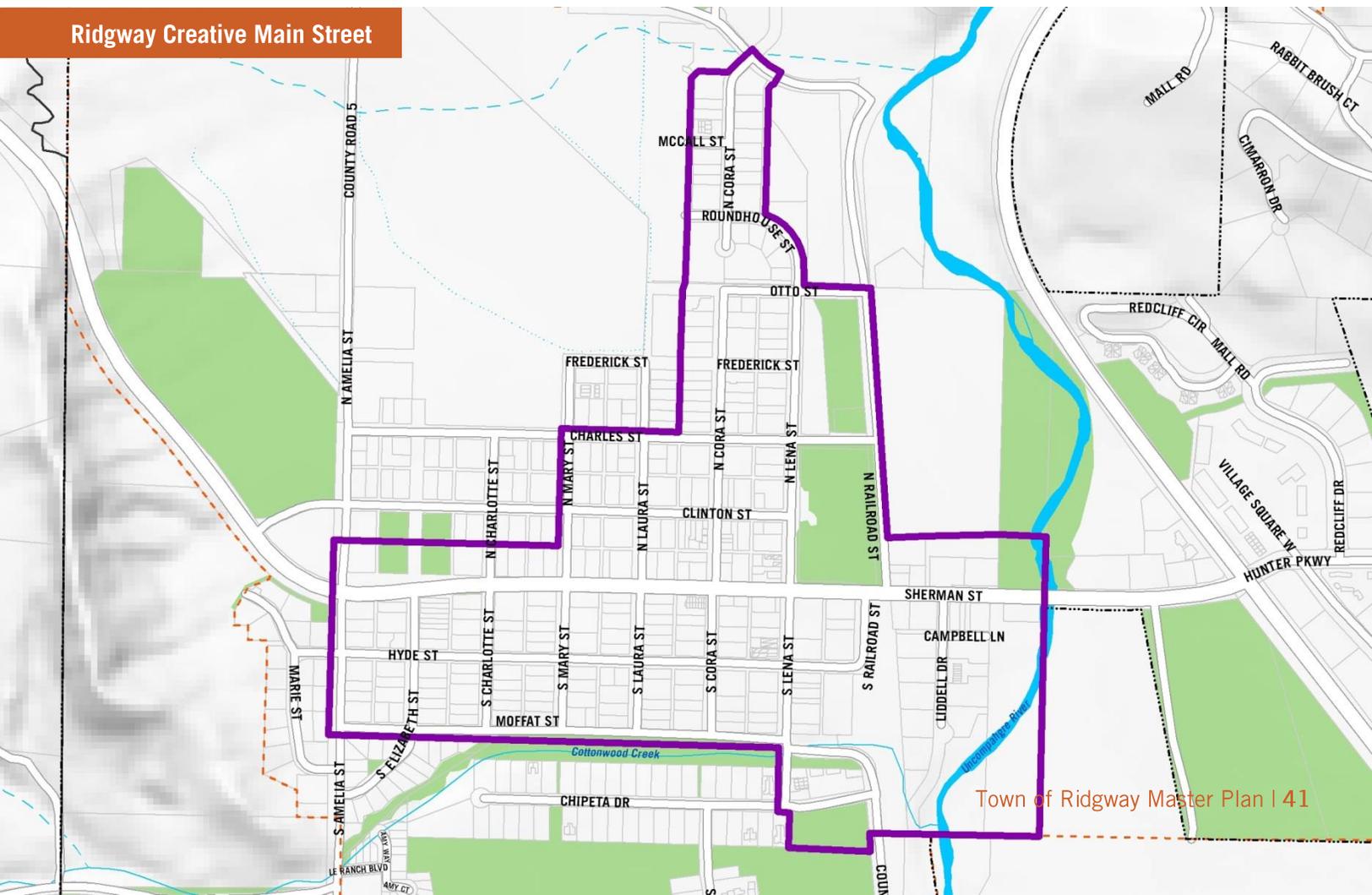
POLICY ECO-1.5: Historic Downtown Ridgway

Continue to enhance the Historic Town Core as the economic center of Ridgway, enriching its vibrancy.

POLICY ECO-1.6: Data Collection and Assessment

Explore ways to improve the collection and tracking of data related to the local economy and economic development in order to better understand local economic dynamics and assess the impacts of economic development initiatives.

Ridgway Creative Main Street





GOAL ECO-2: Support the retention and expansion of local businesses.

POLICY ECO-2.1: Land Designated for Employment

Protect light industrial, manufacturing, and other employment lands from encroachment by potentially incompatible land uses. Discourage the conversion of employment lands to other uses, unless doing so helps achieve another Master Plan goal.

POLICY ECO-2.2: Space Needs

Encourage the creation and retention of industrial or employment spaces or building sites that meet the needs of existing local businesses as they look to grow or expand.

POLICY ECO-2.3: Resource Awareness

Ensure local businesses are aware of local, regional, state, and federal resources available to businesses, particularly small businesses.

POLICY ECO-2.4: Ease of Doing Business

Improve the ease of doing business in Ridgway through transparent and predictable regulations and development review/permitting processes.

POLICY ECO-2.5: Regulations

Ensure regulations, including land use regulations, support and nurture a successful business environment and do not unnecessarily impede desirable industrial or employment uses, or compromise other community goals and priorities.

GOAL ECO-3: Balance the need to preserve quality of life for residents with business needs.

POLICY ECO-3.1: Locals-Serving Businesses and Services

Develop strategies to grow or attract appropriately-scaled businesses that provide needed goods and services to local residents and “fit” the character of the community.

POLICY ECO-3.2: Local Goods, Products, and Services

Support the creation and expansion of businesses that create desired goods and products or provide services within Ridgway.

POLICY ECO-3.3: Sustainable Tourism

Participate in community conversation about sustainable tourism to better understand current tourists and visitors while considering what is desired for the future. Potential questions to explore include:

- Types of visitors to target;
- Off-season visitation;
- Levels of visitation needed to sustain local businesses; and
- Others as identified.



COMMUNITY VALUE 5
WELL-MANAGED
GROWTH

GOAL GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.

POLICY GRO-1.1: Directed Growth

Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.

POLICY GRO-1.2: Balanced Mix of Uses

Accommodate a balanced mix of residential, employment, retail and commercial services, and institutional uses that allows residents to live, work, play, learn, and conduct more of their daily business in Ridgway.

POLICY GRO-1.3: Mixed-Use Development

Promote vertically or horizontally mixed-use development, where appropriate, to encourage more opportunities to live and work in Ridgway, and to add vibrancy and diversity to existing centers.

POLICY GRO-1.4: Underutilized Areas

Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of underutilized parcels or structures in the Historic Town Core or other areas where infrastructure and services are already in place.

POLICY GRO-1.5: Design of New Development

Ensure new development and infill/redevelopment is compatible with the surrounding area or neighborhood, particularly in the Historic Town Core where maintaining the historic character of Ridgway is desired.

POLICY GRO-1.6: Clustered Development

Encourage clustering of residential development where appropriate to preserve open space, agricultural land, wildlife habitat, visual quality and other amenities.

POLICY GRO-1.7: Transitions

Provide clear guidance to developers to ensure smooth transitions and/or compatibility between distinct land uses (i.e., between industrial or commercial and residential, including areas with mixed uses) or development densities/intensities.

POLICY GRO-1.8: Development and Annexation Impacts

Evaluate all development and annexation proposals in order to understand the expected economic impacts, demand for services, impact to water resources, as well as if the proposal is compatible with Ridgway's character, improves connectivity, and provides significant community benefits or enhancements.



GOAL GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.

POLICY GRO-2.1: Growth Pays for Growth

Ensure that the costs of extending or expanding Town infrastructure and services to support new development are borne by the developer and not the Town or residents. This includes the impacts new development will have on Town facilities and utilities.

POLICY GRO-2.2: Adequate Public Facilities

Proposed development should demonstrate that existing Town facilities and infrastructure have the capacity to serve the development while still maintaining an acceptable level of service, as determined by the Town, or, if supported by the Town, development shall fill in any infrastructure, utility, facility, and service gaps.

POLICY GRO-2.3: Development Capacity

Monitor the Town's capacity to support development based on existing infrastructure and facility capacity, population projections, and community desires.

POLICY GRO-2.4: Public Works Services

To the extent possible, ensure that the Public Works Department has the equipment, facilities, resources, and staff needed to provide the community with the desired level of services.

GOAL GRO-3: Proactively mitigate natural and human-made hazards.

POLICY GRO-3.1: Hazardous Areas

To the extent feasible, prevent development in high risk areas, such as in floodplains and on steep slopes. Where such development may be inevitable, encourage the incorporation of measures or design techniques that help mitigate risks.



POLICY GRO-3.2: On-Site Stormwater Management

Encourage new development to manage stormwater on site, using low impact development techniques or other best practices.

POLICY GRO-3.3: Hazard Mitigation Planning

Continue to participate in maintaining and updating the *Ouray County Multi-Hazard Mitigation Plan*, *Ouray County Community Wildfire Protection Plan*, and other local, regional or statewide hazard mitigation planning efforts. Participate in implementation as plans are adopted.

POLICY GRO-3.4: Community Awareness

Promote efforts and programs that build awareness of the Town's emergency response protocols and how residents can help mitigate, prepare for, and respond during and after disaster events, such as wildfires or flooding.

POLICY GRO-3.5: Resilient Infrastructure

Site and design new Town facilities and infrastructure to avoid and/or mitigate exposure to hazards. To the extent possible, use redundancies or back-up systems in the provision of critical services such as water.

POLICY GRO-3.6: Hazards and Climate Change Considerations

Consider hazard mitigation, resiliency, and anticipated climate change impacts in Town planning and decision-making processes.

GOAL GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.

POLICY GRO-4.1: Existing Block Pattern

Extend the existing grid of blocks and streets as the Town grows to the north, consistent with the Master Streets map. North of Otto Street, and throughout the northwest portion of the UGB, continuation of the grid is recommended. However, a modified grid may be considered where topography, natural features, or other site limitations exist.

POLICY GRO-4.2: Traffic Impacts of Development

Ensure that future development does not create traffic volumes or patterns that will create traffic hazards or interrupt traffic flow.

POLICY GRO-4.3: Traffic Calming

Consider the use of context-sensitive traffic control and calming devices where appropriate to enhance automobile, pedestrian and cyclist safety, including raised cross walks, neck-outs, raised medians, landscaping, beacons and signage. Take into account the need to accommodate larger trucks and trailers in conjunction with any traffic calming improvements.

POLICY GRO-4.4: Speed Limits

Maintain speed limits on all streets within Ridgway and, where reasonable, its three-mile area which reflect the residential and pedestrian nature of the community and prioritize safety at pedestrian crossings, near parks, and in school zones.

POLICY GRO-4.5: Traffic Signals

Traffic signals within Town boundaries should be avoided unless and until needed as established through carefully evaluated traffic studies and infrastructure demands.

POLICY GRO-4.6: Non-Motorized Transportation

Promote non-motorized transportation throughout Ridgway by enhancing connections between key destinations within the community, improving sidewalks and pathways, developing parking where appropriate, and utilizing a variety of environmentally-friendly inviting surface treatments, streetscape improvements, landscaping, and context sensitive design.



POLICY GRO-4.7: Connectivity of New Development

Encourage new development to include paths, trails, and other connections to facilitate biking and walking throughout town.

POLICY GRO-4.8: Crosswalks and Sidewalks

Crosswalks should be clearly marked and designed to enhance safety and minimize walking distances across roadways, especially along highway corridors and near schools and parks. Sidewalks should be built and maintained along both Highways 62 and 550 within the Town boundary. Overpasses or underpasses across these highways should be considered where needed to enhance pedestrian safety.

POLICY GRO-4.9: Additional Roads

Work cooperatively with the County to study the need and feasibility of additional roads to serve a wider area around the community and to determine other effective transportation improvements within the Town's area of influence.

POLICY GRO-4.10: Regional Transportation

Continue to collaborate with jurisdictions in the region and Region 10 to explore the feasibility of expanding public transit services in Ouray County and the region, particularly between Ridgway and Montrose and between Ridgway and Telluride.

POLICY GRO-4.11: Alternative Commuting Options

Promote telecommuting and bicycle/pedestrian commuting, ridesharing and public transportation and identify locations for future park and ride facilities.

GOAL GRO-5: Utilize Ridgway's parking resources effectively.**POLICY GRO-5.1: Diagonal Parking**

Encourage diagonal parking, where rights-of-way allow, on residential streets within the Historic Town Core as downtown needs for parking increase.

POLICY GRO-5.2: Accessible Parking

Ensure an adequate supply of Americans with Disabilities Act (ADA) compliant parking spaces.

POLICY GRO-5.3: Wayfinding

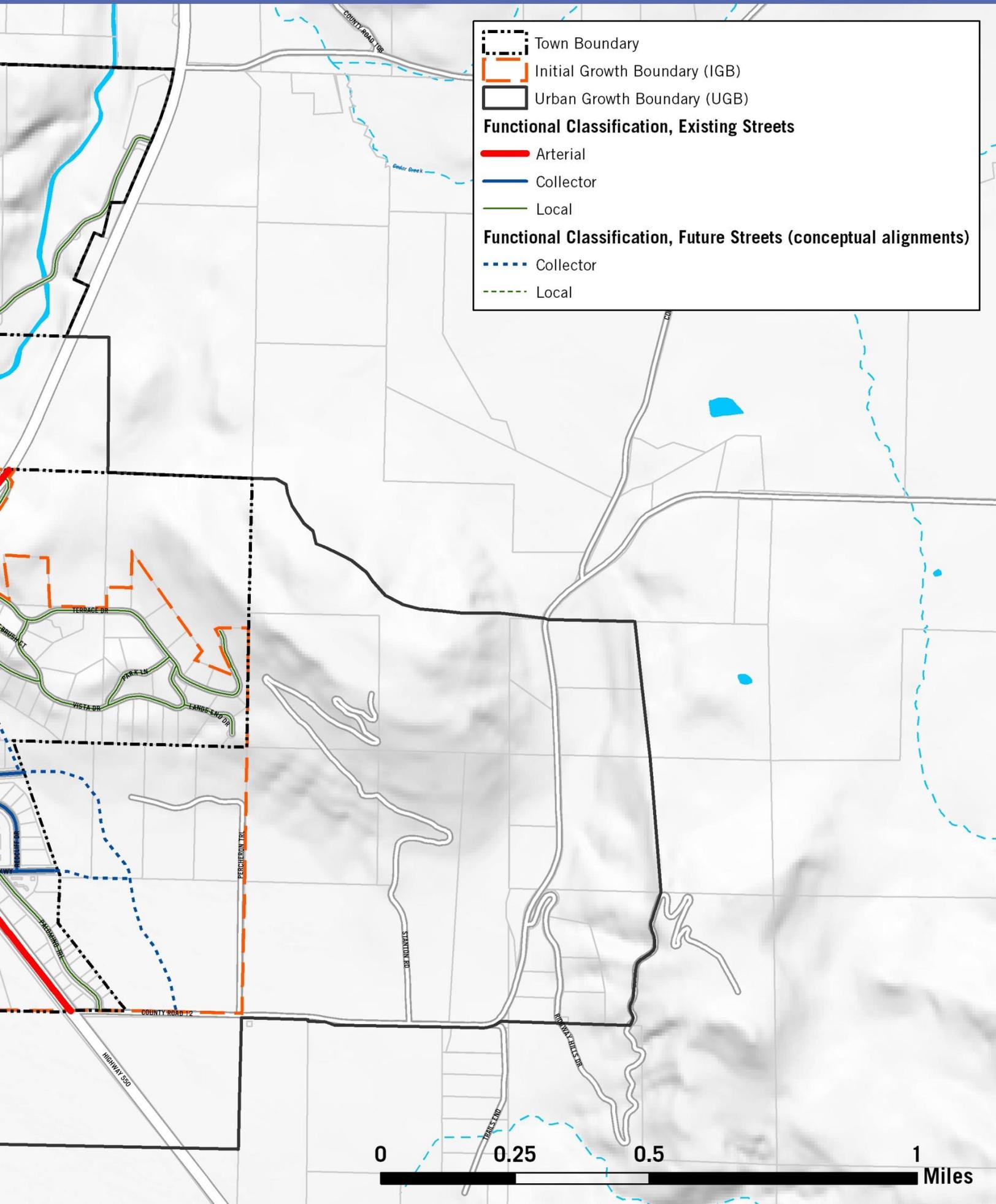
Use signage and other wayfinding to direct visitors to parking, particularly locations within the Historic Town Core that are typically vacant or underused. Use wayfinding to direct residents and visitors to trailer and RV parking.

POLICY GRO-5.4: Parking Requirements

Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local business.

POLICY GRO-5.5: Employee Parking

During peak tourist season, encourage businesses located in the Town Core to direct their employees to park in public parking lots or on streets that typically experience low occupancy (such as Lena Street between Clinton Street and Charles Street; Laura Street between Sherman Street and Clinton Street) in order to free up parking for customers.







PART IV

GROWTH FRAMEWORK

Based on past growth and projections for future growth, it is estimated that Ridgway will add between 150 and 700 new residents by 2050. During the same timeframe, the population of the three-county region (Montrose, San Miguel, and Ouray counties) is expected to nearly double – from 54,265 to 97,252. This regional growth will have direct and indirect impacts on Ridgway; however, the extent to which—and the rate at which—Ridgway can absorb projected future growth is constrained by a variety of factors, including the availability of infrastructure and services needed to serve future growth, market demand, existing growth boundaries and intergovernmental agreements, and the cyclical nature of the state and national economy. Additional detail on population and growth trends is provided in the Community Profile in Appendix A.

This Growth Framework builds on established plans, policies, and regulations the Town of Ridgway and Ouray County have in place to help manage growth. It should be used to as a tool for making decisions regarding the location, timing, and types of future growth that can occur and for guiding future infrastructure investments.

Key Objectives

Key objectives for this chapter are to:

- Encourage infill and redevelopment within the Town's existing limits and where infrastructure and services already exist;
- Grow in an orderly, logical and sequential pattern outward from the existing Town core;
- Accommodate diverse housing options;
- Support sustainable development practices;
- Plan for a balanced mix of uses that allows more residents the ability to live and work in Ridgway; and
- Protect the natural resources and visual qualities that make Ridgway unique.

This chapter should be used in conjunction with the goals and policies contained in Part III of this Master Plan to evaluate all growth-related decisions.

Factors Influencing Growth

The timing and rate of growth in Ridgway will continue to be influenced by market demand and supply, existing development patterns and entitlements, land supply, natural hazards and environmental constraints, regional pressures, and a variety of other factors. Other factors include established plans and policies, and the availability of infrastructure and services—each of which are discussed below:

Ridgway-Ouray County Intergovernmental Agreement

In 2002, the Town and Ouray County entered into an Intergovernmental Agreement (IGA), committing to collaborative efforts in managing growth in the unincorporated areas surrounding the Town. The IGA established formal growth boundaries (as defined in this chapter) and a Joint Area Planning Board to review land use requests. In accordance with the IGA, as amended, the Town and Ouray County work collaboratively to:

- Protect the community identities of the Town and Ouray County;
- Designate areas of urban development and direct growth to these areas;

- Preserve open lands, alpine lands, and agricultural uses around urban areas; and
- Consider unincorporated land for commercial development only when it complements the existing commercial lands in the Town.

Accomplishing these objectives means that the majority of new growth in Ouray County will be directed to Ridgway.

Ridgway Annexation Policy

The Town uses annexation policies and intergovernmental agreements, as adopted, as tools to effect good land-use planning and logical growth patterns. Requests for annexations into the Town will be considered with the following goals in mind:

- Annexation will not impose the cost of new development on existing town residents; and
- Annexation shall be undertaken with the goal of maintaining or improving existing public service levels in Ridgway. Services shall include all services provided by public entities including, but not limited to, water, sewer, police, administrative services, library, fire, ambulance, schools, public works, social services, recreation and other similar public functions.

All annexations shall conform to the Master Plan, and the criteria below.

Annexation Criteria

The Town will apply these general criteria to any annexation request to determine if it is appropriate for consideration.

1. All annexation requests shall be accompanied by a specific and binding overall land use development plan for the entire property to be annexed and proposed zoning. The Town may require a development plan to be submitted concurrent with the annexation request in accordance with applicable town regulations.
2. Land already receiving municipal services on a similar basis as existing municipal residents that adjoins the existing municipal boundary shall be considered a higher priority for annexation in comparison to lands where

municipal service levels are not in place or readily available.

3. Ridgway will consult with Ouray County to coordinate decision making on the appropriateness and advisability of land-use and annexation proposals within the Urban Growth Boundary (UGB). Ridgway will pursue mechanisms to foster reciprocity by Ouray County through the Intergovernmental Agreement (IGA) process.
4. The Town may require a cost/revenue analysis on each parcel proposed for annexation considering proposed future land use. This analysis shall also consider any potential degradation of existing service levels or increased cost of services to the existing community. On properties where it is shown that existing services will be diminished or cost of services will be increased, compensation shall be required that offsets these impacts over the long-term. Compensation may be in the form of fees, dedications or other exactions determined by the Town to compensate the community for long-term negative impacts.
5. Annexation priorities should focus on enclaves or peninsulas of non-municipal territory within or adjoining existing municipal boundaries. The purpose of annexing these areas is to regularize Town boundaries and municipal service areas.
6. Payment may be required for a fair portion of the costs of previously installed utilities that benefit a property proposed for annexation if the cost of the original installation of those utilities was borne by the Town.
7. The Town will require dedication of water rights or fees in lieu of dedication commensurate with future water demands on the property.
8. Remediation action, including performance guarantees, will be required to eliminate any existing conditions on property proposed for annexation that may adversely affect health safety or welfare or which constitute a nuisance or hazard to the public.
9. All new or existing onsite and off-site improvements necessary to serve a property

subject to annexation shall meet or be improved to town standards in association with annexation. These improvements may include but not be limited to water, sewer, drainage facilities, parks, trails, rights of way, roads, broadband, and similar improvements.

Annexations are also expected to contribute to advancing the availability of workforce and affordable housing in the Town.

10. Where the Town determines that certain lands in the area to be annexed are needed for public purposes, the Town may require that the land be dedicated for a period of years or that the land be dedicated to the Town or other public entities.
11. Where possible, the boundary lines of parcels intended for annexation shall be drawn along major topographic features, roadways, waterways or other similar barriers, which form a natural boundary line. If possible, annexations should include property for at least one lot depth to one side or the other of a street right-of-way.
12. Prior to annexation, the parties requesting annexation shall resolve any jurisdictional or municipal service problems arising from extension of municipal boundaries into special utility or service districts.
13. Applicants interested in pursuing annexation to the Town may be required to submit information (or to fund the development of information by a disinterested third party) beyond that specified under these criteria to make a comprehensive evaluation of the costs and benefits of annexation to the Town. This information may include, but shall not be limited to, geotechnical analysis, environmental studies, fiscal impact studies, statistical data, traffic studies, impact analyses on water, sewer, schools, recreation, emergency services, administrative services and similar topics.

Infrastructure and Services

The Town provides water, sewer, and stormwater services to most residents within Ridgway's municipal boundaries and plans for the incremental expansion of services within the Initial Growth

Boundary and Urban Growth Boundary. Most of the areas planned for future development on the Future Land Use Plan map do not have infrastructure and services in place today. For planning purposes, anticipated service needs are based on the uses and development intensities depicted on the Future Land Use map. In accordance with goals and policies in Part III of this Master Plan:

- Costs of extending or expanding Town infrastructure and services to support new development will be borne by the developer and not by the Town or residents;
- Provision of services and extensions of utilities to annexed lands shall be made in a cost-effective manner; and
- Extension of utilities will be planned and implemented so as to avoid "leap frog" development.

As a general policy, Ridgway will not extend services outside of municipal limits. If any services are to be extended beyond municipal boundaries, extra-territorial service agreements will be used to define the terms and conditions of the provision of such services. These agreements shall also include an obligation to annex to the Town in the future under specific terms and conditions. Additional information on service providers, power, and other utilities is provided in Appendix A: Community Profile.

Ridgway's Growth Boundaries

The following boundaries are used to manage growth outside the Town limits:

Initial Growth Boundary (IGB)

The IGB delineates the area within which the Town will encourage urban levels of development in the next ten to twenty years. The boundary includes areas that are contiguous to established parts of Ridgway that are already served by Town services, and to which utility extensions could logically and efficiently be provided. The purpose of the IGB is to support the community's desire to grow in an orderly, logical and sequential pattern outward from the existing town core. In general, urban levels of development outside the IGB would be considered premature until substantial development has occurred within the boundary.

Urban Growth Boundary (UGB)

The UGB—also referred to as the Urban Growth Management Area (UGMA)—establishes the long-term future municipal boundary for the Town. This boundary lies within Ouray County and outside the current municipal limits but its designation is not intended to motivate annexation or development. The UGB is intended to establish a boundary for future urban development and to make general land-use designations within that boundary to meet foreseeable future needs of the County and the Town—for example, by maintaining very low densities in these areas to preserve the land for future urban levels of development. To achieve this outcome, the county and Town will coordinate their planning efforts and land-use decision-making through specific intergovernmental agreement(s) (IGAs) that identify actions, responsibilities, jurisdictions and goals for the respective parties to the IGA.

Some areas outside the current municipal boundaries, but within the UGB may be subject to annexation before other areas because of their proximity to municipal limits, their proximity to existing infrastructure, compelling community benefits or other factors. These factors may lead the Town to enter into annexation discussions with landowners on a site-specific basis before the build-out threshold for undeveloped areas within the Town has been reached. Such discussions shall consider all factors related to identified municipal plans, goals and needs and shall not undermine the goals and policies of the Master Plan.

Ridgway Area of Influence (AOI)

The AOI is an area of unincorporated land outside the UGB that has been mutually designated by Ouray County and the Town. Any development or land use activity within the AOI boundary that will have impact upon the goals and purposes of the adopted IGA and which bears a relation to the planning of the area within the municipality, should, to the extent possible, be reviewed by Ouray County with participation by the Town in the review and recommendations. The AOI boundary constitutes the Town's three-mile limit as required by CRS 31-12-105.(1)(e)(I).

Future Land Use Plan

The Future Land Use Plan is a tool to guide the type, intensity, and location of future development within the Town and its various growth boundaries. It will be applied through day-to-day decision-making as a means to help implement a shared vision for the physical growth of the Town and portions of Ouray County. The Future Land Use Plan is intended to be used by Town staff, the Planning Commission, and the Town Council to:

- Help guide future rezoning and annexation requests;
- Inform future updates to existing zoning districts and development standards;
- Track the Town's overall capacity for future development;
- Inform infrastructure and facility planning; and
- Ensure future development is supportive of the community's vision.

The Future Land Use Plan is comprised of a map and the accompanying land use category descriptions that follow.

Rural Neighborhoods



Maximum Density/Height

0.1 to 1 du/ac; 2.5 stories

Primary Uses

Single-family homes

Supporting Uses

Agricultural and ranching uses, parks and recreational facilities, open space conservation

Characteristics

- Rural Neighborhoods are intended to preserve the rural character of areas within the UGB but outside of the Town core, or to mitigate the impacts of development in hazardous or environmentally-sensitive areas such as on steep slopes.
- Where existing, agricultural and ranching uses are encouraged to continue for as long as the property owner desires.
- Undeveloped areas may convert to parks or open space if acquired by the Town or land trust, or if protected through a conservation easement.
- Clustering of residential development is encouraged to preserve open land.

Single-Family Neighborhoods



Maximum Density/Height

2 to 8 du/ac; 2.5 stories

Primary Uses

Single-family homes and duplexes

Supporting Uses

Parks and recreational facilities, community gardens, and civic and government facilities. Accessory dwellings were permitted

Characteristics

- Single-Family Neighborhoods are made up primarily of single-family homes, with a small number of duplexes and smaller multi-family building mixed in, oftentimes near transitions between different land uses. Accessory dwelling units are encouraged where permitted.
- The neighborhoods should incorporate open space into the overall design to provide recreational opportunities to residents and/or preserve wildlife habitat or environmentally sensitive lands.
- While streets may not follow a grid pattern, connections to existing adjacent developments or areas should be provided for pedestrians and bicyclists to promote walkability.

Town Core Neighborhoods



Maximum Density/Height

6 to 12 du/ac; 3 stories

Primary Uses

Single-family homes, duplexes, and smaller multi-family residential uses

Supporting Uses

Professional offices and service businesses, limited retail, parks and recreational facilities, community gardens, civic and government facilities

Characteristics

- Town Core Neighborhoods are characterized by a gridded street pattern and alleys.
- Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the scale and character of existing development.
- While single-family homes and duplexes are the primary housing types found within these neighborhoods, they also support a range of higher density housing types such as townhomes and smaller multi-family buildings. Accessory dwelling units are encouraged where permitted.
- Office, service businesses, and retail uses are only allowed along Sherman Street. Such uses must appear “residential” to differentiate this section of Sherman Street from uses in the Town Core and maintain the character of the neighborhood.

Mixed Neighborhoods



Maximum Density/Height

12 to 18 du/ac; 3 stories

Primary Uses

Multifamily residential, townhomes, and duplexes

Supporting Uses

Other residential uses, small-scale retail or commercial services, parks and recreational facilities, community gardens, and civic and government facilities

Characteristics

- Mixed Neighborhoods provide for a range of housing types, particularly higher density types such as small multi-family buildings, quadplexes, triplexes, and townhomes.
- A range of supporting non-residential uses are also encouraged to provide services to residents of these and adjacent neighborhoods.

Town Core



Maximum Density/Height

12 to 18 du/ac; typically 3 stories or less, but may be taller in some instances

Primary Uses

A diverse mix of retail, restaurants, lodging, and professional offices

Supporting Uses

Civic and government facilities, parks and recreational facilities, and a range of residential uses

Characteristics

- The Town Core is the commercial heart of Ridgway with a unique historic character, pedestrian-oriented development pattern, and vibrant mix of uses, including those oriented towards the community and tourists.
- Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the character of existing development.
- Residential uses are encouraged as supporting uses, particularly in the stories above commercial uses or as standalone multifamily buildings, townhomes, or attached single-family housing.
- Sidewalks, public art, lighting, street trees, and other streetscape enhancements are encouraged to improve the walkability and experience of pedestrians.

Mixed Use Business



Maximum Density/Height

12 to 18 du/ac; typically 3 stories or less, but may be taller in some instances

Primary Uses

Retail stores, professional offices, commercial services, restaurants

Supporting Uses

Parks and recreational facilities, civic and government facilities, higher density residential uses, and alternative energy installations

Characteristics

- Mixed-Use Business areas are intended to support a range of commercial uses that serve residents and tourists.
- Developments within these areas are more auto-oriented than those found in the Town Core, but should still consider the needs of pedestrians and bicyclists in the overall design.
- Higher-density residential uses are encouraged, either above ground floor commercial uses or in standalone buildings, generally as part of a mixed-use development.

Employment



Maximum Density/Height

3 stories

Primary Uses

Light manufacturing and fabrication, professional offices

Supporting Uses

Storage and warehousing, wholesale retail, commercial services, alternative energy installations

Characteristics

- Employment areas are intended to serve the employment needs of Ridgway, and accommodate creative industries and other entrepreneurial pursuits.
- Higher intensity uses within these areas should mitigate impacts on adjacent residential neighborhoods.

Institutional



Maximum Density/Height

N/A

Primary Uses

Uses will vary depending on the facility and organization

Supporting Uses

Housing for institutional employees

Characteristics

- Includes current and future facilities owned and/or operated by the Town of Ridgway, Ouray County, Colorado Department of Transportation, Ridgway School District, San Miguel Power Authority, and other public or quasi-public institutions.

Parks & Natural Lands



Maximum Density/Height

N/A

Primary Uses

Parks and recreational facilities, undeveloped natural land, passive outdoor recreation, and agriculture.

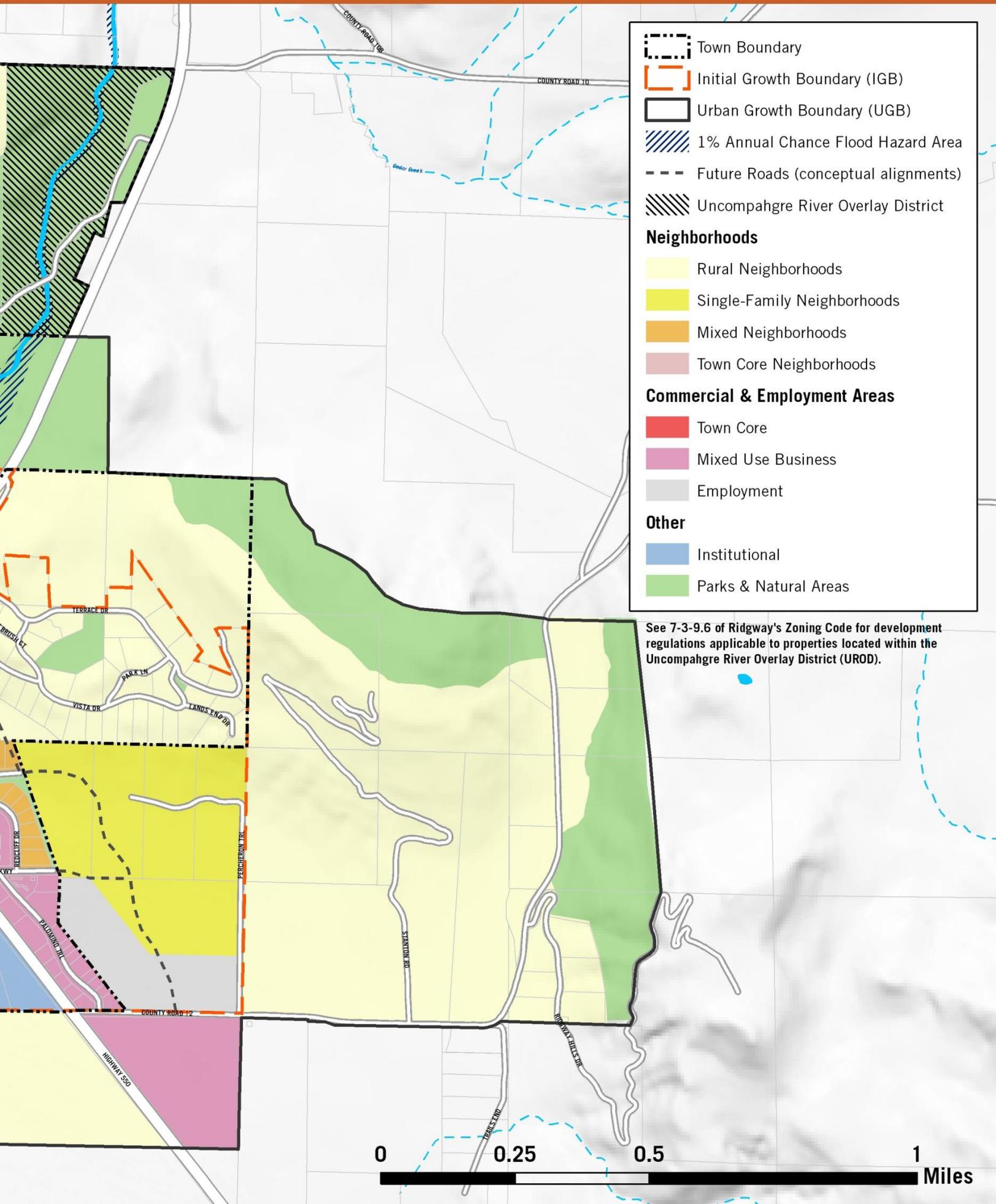
Supporting Uses

Civic and government facilities and infrastructure.

Characteristics

- Private and public green spaces, including active park lands, Homeowners' Association (HOA) open spaces, and private lands held in conservation easements.
- May include natural resources or environmentally sensitive areas, such as wildlife habitat and corridors, steep slopes, floodplains, or scenic vistas.

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Town Boundary
 Initial Growth Boundary (IGB)
 Urban Growth Boundary (UGB)
 1% Annual Chance Flood Hazard Area
 Future Roads (conceptual alignments)
 Uncompahgre River Overlay District

Neighborhoods

- Rural Neighborhoods
- Single-Family Neighborhoods
- Mixed Neighborhoods
- Town Core Neighborhoods

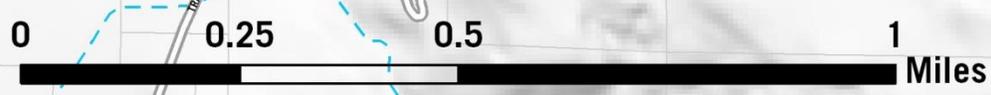
Commercial & Employment Areas

- Town Core
- Mixed Use Business
- Employment

Other

- Institutional
- Parks & Natural Areas

See 7-3-9.6 of Ridgway's Zoning Code for development regulations applicable to properties located within the Uncompahgre River Overlay District (UROD).







PART V

ACTION PLAN

This chapter contains a comprehensive list of actions to help support the implementation of the Master Plan. It should be used as a tool to guide the preparation of annual Town Council strategic planning, Town department work programs, capital improvement planning, and the allocation of staff time and other Town resources. It should also be used as a reference for community partners interested in supporting plan implementation. Actions are organized by the five core values that serve as a framework for the Master Plan and the goals listed under each:

- Community Value 1: Healthy Natural Environment
- Community Value 2: Sense of Community and Inclusivity
- Community Value 3: Small Town Character and Identity
- Community Value 4: Vibrant and Balanced Economy
- Community Value 5: Well-Managed Growth

For each action listed, anticipated responsibilities, timing, and resources required are identified.

IMPLEMENTATION ACTIONS

Roles and Responsibilities

Town staff plays a critical role in helping to implement the Master Plan in the course of carrying out their regular duties. For each implementation action, the Town department responsible for leading the action and any supporting partners are listed. An overview of each department's regular duties is provided at right.

Timing

Anticipated timeframes for completion of the implementation actions are as follows:

- **Short-term:** to be initiated within 1-3 years of the Master Plan's adoption
- **Medium-term:** to be initiated within 4-7 years of the Master Plan's adoption
- **Long-term:** to be initiated within 8-10 years of the Master Plan's adoption
- **Ongoing:** actions implemented by Town staff that continue over time

Actions may be implemented sooner than the timeframes identified here if the opportunity to do so arises (e.g., staffing or grant funding becomes available) or as community priorities change over the 10 to 20 year Master Plan horizon. Shaded actions indicate those that are already underway not including ongoing actions.

Resources Required (RR)

The types of resources needed to implement each of the actions listed in this chapter are listed to inform preparation, planning, and budgeting for implementing the actions as well as to help Town staff and elected officials identify needs and gaps in the resources currently available. While the time commitment required for each action will vary, all actions will require Town staff time for completion or ongoing administration. Some of the actions (both those listed as ongoing, and those with shading)

DUTIES OF TOWN DEPARTMENTS

- **Town Manager:** The Town Manager serves as the legislative liaison for the Council overseeing the administration and management of the Town in accordance with the policies determined by the Town Council.
- **Town Clerk:** The Town Clerk's office provides administrative support to the Town Council and Planning Commission and is responsible for other administrative tasks that support the function of the Town government.
- **Marshal:** The Marshal's Office provides general law enforcement to maintain public peace and safety; protect life and property and prevent crime.
- **Community Development:** The Community Development department consists of Planning, Building, as well as the Main Street, Space to Create, and Creative District initiatives. Together these divisions are responsible for development, land use, code enforcement, building permit reviews, and economic vitality efforts.
- **Public Works:** The Public Works Department is responsible for the operation, maintenance, repair, and long-term planning of the Town's infrastructure. This includes parks, water, sewer, streets, and more.

build on Town initiatives and efforts that are already underway.

Other types of resources that may be required to carry out the actions listed include:

- **Regional Collaboration (RC).** Actions to be implemented in partnership with others in the region, such as Ouray County, the City of Ouray, the Chamber of Commerce, the Ridgway School District. In some cases, actions will be initiated by the Town. In other cases, actions

reflect ongoing partnerships or initiatives that the Town is already engaged in.

- **Funding (F).** Actions that will require funding through the Town's General Fund and/or Capital Improvement Plan (CIP). Others will require outside support or other specialized services (e.g., through grants or other funding sources) to supplement staff time and expertise.
- **Public (P).** Actions that may include significant interaction with the public, workshops with Town Council/Planning Commission and/or the public, reviewing and adopting ordinances, public meetings, and other time from elected and appointed officials.

Community Value 1: Healthy Natural Environment

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
GOAL ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems.		
Action ENV-1a: Expand and maintain the Town's collection of GIS data related to the natural environment and wildlife, including habitat and migration corridors.	Lead: Community Development Partners: Colorado Parks and Wildlife, Colorado Natural Heritage Program	Short-term (F)
Action ENV-1b: Prioritize the conservation and preservation of community valued natural resources such as environmentally sensitive areas, view and wildlife corridors, riparian areas and wetlands, river corridor, natural filtration and storm water drainage areas.	Lead: Community Development Partners: Public Works, Ouray County, Colorado Parks and Wildlife, Community Partners	Ongoing (RC,F)
Action ENV-1c: Work with Land Trust organizations and other partners to identify opportunities for land preservation.	Lead: Community Development Partners: Ouray County, Land Trusts, private property owners	Ongoing (RC)
Action ENV-1d: Continue noxious weed management that balances the community's desires with available Town resources.	Lead: Public Works Partners: Ouray County, Uncompahgre Watershed Partnership	Ongoing (F,RC)
GOAL ENV-2: Strengthen the Uncompahgre River corridor as a community asset and environmental resource.		
Action ENV-2a: Coordinate with regional partners to identify and pursue sources of funding for the completion of the Uncompahgre RiverWay Trail from Montrose to Ouray.	Lead: Administration Partners: Ouray County, City of Ouray, Montrose County, City of Montrose, private property owners, CDOT	Long-term (RC)
Action ENV-2b: Continue to acquire property or easements along the Uncompahgre River using, among other strategies: <ul style="list-style-type: none"> • Fee simple purchases; • Options to buy or rights of first refusal; • Land exchanges; • Donations; • Dedications; and • Partnerships with land trusts. 	Lead: Administration Partners: Public Works, Town Council, private property owners	Ongoing (F,P,RC)
GOAL ENV-3: Proactively manage and protect Ridgway's water resources.		
Action ENV-3a: Complete water supply analysis to better understand available water resources. Pursue identified priority opportunities.	Lead: Administration Partners: Public Works	Short-term (F)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action ENV-3b: Work with Ouray County to regulate uses or activities allowed within or adjacent to the Town's Source Water Protection Area to reduce the risk of pollution or other contaminants entering the Town's water supply and ensure the Town has access as needed.	Lead: Community Development Partners: Public Works, Ouray County, US Forest Service, private property owners	Short-term (RC)
Action ENV-3c: Update the Town's landscaping regulations to require low water usage landscaping or xeriscaping.	Lead: Community Development Partners: Public Works, Planning Commission	Short-term (F,P)
Action ENV-3d: Create and implement a master stormwater plan for the entire Town. Codify and or create standards and specifications for stormwater mitigation requirements for new development.	Lead: Public Works Partners: Private Property Owners, Developers	Short-term (P,F)
Action ENV-3e: Research and explore water conservation opportunities in follow up to the 2018 adoption of the Water Management and Conservation Plan and water rate increases. Codify regulations as appropriate.	Lead: Public Works	Short-term (P,F)
Action ENV-3f: Update regulations for shared utility taps and shared water meters.	Lead: Public Works	Short-term (P)
Action ENV-3g: Develop and roll out regulations to require and maintain grease traps to prevent sewer backups and facilitate the water treatment process.	Lead: Public Works Partners: Community Development	Short-term (P)
Action ENV-3h. Provide the public with information on best practices for reducing stormwater pollution.	Lead: Public Works Partners: Community Development, Community Partners	Medium-term
Action ENV-3i: Conduct a study on the Town's water system to identify and repair leaks or other issues that result in water being lost as it travels from the headgate to customers.	Lead: Public Works	Medium-term (F)
Action ENV-3j: Improve water quality by incorporating functional green infrastructure into the Town's stormwater drainage system where practical.	Lead: Public Works	Ongoing (F, P)
Action ENV-3k: Monitor the use of the Town's water resources and regularly report usage statistics to the public. Reports should compare usage/demand to available supplies.	Lead: Public Works Partners: Clerk's Office	Ongoing
Action ENV-3l: Regularly review the Town's water rate structure to ensure rates promote water conservation.	Lead: Public Works Partners: Administration, Town Council	Ongoing (P)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal ENV-4: Advocate for the efficient use of resources and sustainable practices that work to eliminate harmful impacts to the health of the community or natural environment.		
Action ENV-4a: Update building codes and conduct outreach to the development community.	Lead: Community Development Partners: Planning Commission, community stakeholders	Short-term (P)
Action ENV-4b. Share radon mitigation information with the building community by disseminating information via training and electronic media.	Lead: Community Development Partners: Builders, Designers	Short-term
Action ENV-4c: Convert street lights where appropriate to LEDs.	Lead: Public Works Partners: SMPA	Long-term (F)
Action ENV-4d. Work to get more electric vehicle charging stations and encourage the use of alternative fuel vehicles.	Lead: Public Works Partners: SMPA, State of Colorado	Long-term (F)
Action ENV-4e: Support regional efforts to reduce greenhouse gas emissions and regional sustainability.	Lead: Public Works Partners: Community Development, regional and local governments, SMPA, Sneffels Energy Board	Ongoing (RC)
Action ENV-4f: Continue to protect our dark skies as a valuable community resource.	Lead: Community Development Partners: Planning Commission, Community Partners	Ongoing (P)
GOAL ENV-5: Maintain a healthy and resilient community forest.		
Action ENV-5a. Work to create a sustainable and reliable water supply in Cottonwood Creek.	Lead: Public Works	Short-term (F)
Action ENV-5b. Consider a tree ordinance that addresses the management, maintenance, protection, and/or replacement of trees.	Lead: Public Works Partners: Parks, Trails and Open Space Committee	Short-term (P)
Action ENV-5c: Continue to implement Ridgway's Community Forest Management Plan. Update the plan as needed.	Lead: Public Works Partners: Parks, Trails and Open Space Committee, Community Development, Colorado State University Forest Service	Ongoing (F)
Action ENV-5d. Support the Parks, Trails and Open Space Committee in their efforts toward monitoring and protecting Ridgway's community forest.	Lead: Public Works	Ongoing

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Community Value 2: Sense of Community & Inclusivity

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.		
Action COM-1a: Continue to plan, design, and construct Ridgway Space to Create to provide long-term affordable and workforce housing in Ridgway's downtown, in conjunction with State, regional, and local entities.	Lead: Administration, Community Development Partners: Space to Create Colorado, ArtSpace, DOLA, Town Council, regional partners	Short-term (F,P,RC)
Action COM-1b: Update Planned Unit Development Regulations to require community benefits—such as, but not limited to— the dedication of a portion of planned units to affordable or workforce housing.	Lead: Community Development Partners: Planning Commission, Town Council, private property owners, developers	Short-term (P)
Action COM-1c: Update the Ridgway Municipal Code to promote housing affordability (i.e.: reducing lot size requirements, increasing allowed densities, and reducing parking requirements).	Lead: Community Development Partners: Planning Commission	Short-term (P,F)
Action COM-1d: Develop and consider adopting a policy on deed restriction language for affordable units.	Lead: Community Development Partners: Planning Commission	Short-term (P)
Action COM-1e: Explore and pursue a variety of mechanisms to help fund affordable housing, including but not limited to: residential and commercial linkage policies that require paying a fee, constructing units, or other contributions to housing affordability for new development; real estate transfer tax (RETT); ¹ use tax; lodging and occupancy taxes; dedication of a portion of marijuana tax revenue; and/or a potential mill levy.	Lead: Administration Partners: Community Development, Town Council, City of Ouray, Ouray County	Short-term (RC,P)
Action COM-1f: Develop and adopt guidelines or standards for universal design that encourage the use of design features or strategies that create housing that is usable by all people, particularly those with limited mobility.	Lead: Community Development Partners: Planning Commission, Community Partners	Medium-term (P)

¹ See COM-1k. The use of Real Estate Transfer Taxes (RETT) is currently restricted and would require changes at the state level.

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
<p>Action COM-1g: Provide development incentives, such as density bonuses, fee waivers, or others as appropriate, to encourage the construction of a variety housing sizes, types and prices.</p>	<p>Lead: Community Development Partners: Planning Commission, Town Council</p>	<p>Medium-term (P,F)</p>
<p>Action COM-1h: Explore, in collaboration with Ouray County, the potential to allow for the construction of affordable and/or workforce housing in targeted areas outside the Urban Growth Boundary, provided it meets certain locational criteria and other provisions of the IGA, as adopted, if such an opportunity presents itself.</p>	<p>Lead: Administration Partners: Community Development, Town Council, Ouray County</p>	<p>Long-term (RC)</p>
<p>Action COM-1i: Track the location of deed restricted and other workforce housing in the community, including any units that are income restricted and their affordability expiration date. When units are set to expire, implement partnerships with the non-profit and private sectors to preserve the affordability of the unit.</p>	<p>Lead: Community Development Partners: Administration, Town Council, Community Partners</p>	<p>Ongoing</p>
<p>Action COM-1j: Apply for state funds and make residents aware of affordable housing resources, including but not limited to the State of Colorado Division of Housing and Community Development Block Grant Rehabilitation and Down-Payment Assistance programs through the Delta Housing Authority.²</p>	<p>Lead: Community Development Partners: Regional Housing Authorities, Ouray County</p>	<p>Ongoing</p>
<p>Action COM-1k: Collaborate with other jurisdictions in the region to inform state leadership (legislators and governor) of the significantly limited resources in the region and the need to develop state-level legislative solutions, such as removing existing restrictions on the use of real estate transfer tax (RETT) and/or removing rent control restrictions in state statute and funding a state trust fund.</p>	<p>Lead: Administration Partners: Town Council, Ouray County, City of Ouray, Region 10</p>	<p>Ongoing (RC,P)</p>
<p>Action COM-1l: Communicate the challenges, opportunities, and efforts regarding affordable and workforce housing in a positive and consistent manner.</p>	<p>Lead: Community Development Partners: Town Council, Planning Commission, all Town Departments, Community Partners</p>	<p>Ongoing</p>

² The Delta Housing Authority offers a range of programs and resources to Ridgway and other Western Slope communities without dedicated Housing Authorities.

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action COM-1m: Continue to collaborate with Ouray County and the City of Ouray on affordable housing, including establishing a goal for the creation of affordable housing units in the next 10 years.	Lead: Town Council Partners: Community Development, City of Ouray, Ouray County	Ongoing (RC)
Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.		
Action COM-2a: Review and update the Town's zoning regulations as necessary to ensure desired housing types are defined and allowed in locations designated for residential uses by the Land Use Plan.	Lead: Community Development Partners: Planning Commission	Short-term (P,F)
Action COM-2b: Review and update the Town's subdivision standards and PUD regulations to encourage/incentivize a mix of housing types in new neighborhoods and establish formal criteria for community benefits, such as affordable or workforce housing.	Lead: Community Development Partners: Planning Commission	Short-term (P,F)
Action COM-2c: Study recent innovations in modular home and small home construction and revise land use and building codes to allow in appropriate locations.	Lead: Community Development Partners: Planning Commission, Community Partners	Short-term (P)
Action COM-2d: Consider incorporating housing in future public building and facilities.	Lead: Administration Partners: Ridgway School District, Ouray County	Medium-term (RC)
Action COM-2e: Collaborate with regional partners to develop affordable housing units such as Habitat for Humanity of the San Juans.	Lead: Community Development Partners: Habitat for Humanity of the San Juans, Ouray County, Ridgway School District	Ongoing (RC,F,P)
Goal COM-3: Encourage citizen participation and dialogue with elected and appointed officials and town administration in order to foster broad-based representation and input for all local government decisions.		
Action COM-3a: Increase outreach on municipal elections with reminders, absentee ballot option, banners, among other efforts.	Lead: Clerk's Office Partners: Town Council	Ongoing
Action COM-3b: Expand community outreach and information sharing efforts.	Lead: Clerk's Office Partners: Town Council	Ongoing
Goal COM-4: Strive to be a model for transparency, efficiency, and good governance.		
Action COM-4a: Expand efforts on official record and electronic file organization.	Lead: Clerk's Office Partners: All Departments	Short-term
Action COM-4b: Acquire and utilize a new integrated software system for the Marshal's Office.	Lead: Marshal's Office	Short-term (F)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action COM-4c: Develop clear roles, expectations and guidelines for all Town volunteer groups and committees.	Lead: Community Development Partners: All Departments	Medium-term
Action COM-4d: Create and maintain succession plans for all Town Hall positions and standard operating procedures.	Lead: Administration Partners: All Departments	Medium-term
Action COM-4e: Include a progress report detailing implementation of the Master Plan as part of the annual strategic planning, capital improvement planning and budgeting process.	Lead: Administration Partners: All Town Departments	Ongoing
Action COM-4f: Continue to provide opportunities for residents to participate and provide feedback during applicable study and planning processes.	Lead: All Departments	Ongoing
Action COM-4g: Periodically review and update fee schedules for all of Town services, applications, fees, etc.	Lead: Administration Partners: All Departments	Ongoing (P)
Action COM-4h: Continue to evaluate and prioritize the annual Capital Outlay and the 5- and 10-year Capital Improvements Plan as part of the yearly budgeting process.	Lead: Administration Partners: Town Council, All Departments	Ongoing (F,P)
Goal COM-5: Encourage a range of health, human, youth, senior and other community services in Ridgway.		
Action COM-5a: In collaboration with local and regional organizations, seek to support the expansion of programming and community spaces for youth in the community, focusing in particular on evening programs, weekend programs, programs serving teens, and programs serving infants and toddlers.	Lead: Community Development Partners: Community Partners, Ridgway School District	Medium-term (RC)
Action COM-5b: Assess community needs related to seniors and an aging community and identify gaps in existing programs and services that Town services could address. Develop and implement an action plan to address gaps or other identified priorities.	Lead: Community Development Partners: Region 10, Ouray County, Community Partners	Long-term (F,RC)
Action COM-5c: Explore opportunities for mental health support and outreach.	Lead: Marshal's Office, Ridgway School District, Ouray County	Ongoing (F,RC)
Goal COM-6: Support education and lifelong learning in our community.		
Action COM-6a: Develop a "Local Government 101" presentation or series of presentations which introduce residents to the basic functions, services, and responsibilities of the Town of Ridgway and inspire participation in local government, particularly among those who might be interested in running for Town Council or joining a Town board or commission.	Lead: Clerk's Office Partners: All Town Departments	Short-term

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal COM-7: Provide public safety and emergency response services to engage and protect the community.		
Action COM-7a: Develop a set of metrics for the Marshal's Office, including call response times, to help track performance over time, and to understand when additional deputies or other staff may be needed to meet the needs of Ridgway as the community grows.	Lead: Marshal's Office Partners: Administration, Clerk's Office	Short-term
Action COM-7b: Monitor and improve traffic calming initiatives.	Lead: Marshal's Office	Short-term (F)
Action COM-7c: Develop and maintain a local emergency response and management plan, as well as a plan for the continuation of government operations during and following an emergency event.	Lead: Administration Partners: All Departments, Ouray County, City of Ouray, Ridgway School District, Community Partners	Short-term (RC)
Action COM-7d: Explore the feasibility and desirability of implementing new approaches to policing and community safety.	Lead: Marshal's Office Partners: Administration	Long-term (F,P)
Action COM-7e: Engage the community in identifying solutions for community identified public safety issues such as traffic, parking, bears, leashes, puffing, etc.	Lead: Marshal's Office Partners: Town Council	Ongoing (P)
Action COM-7f: Continue to participate, organize, and/or facilitate regional law enforcement trainings.	Lead: Marshal's Office	Ongoing (RC)

Community Value 3: Small Town Character & Identity

ACTION ITEMS	RESPONSIBILITY	TIMING (RR)
Goal CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.		
Action CHR-1a: Consider updating the Single Family Home Design Standards for residential infill and redevelopment to protect the character of these areas.	Lead: Community Development Partners: Planning Commission, Ouray County Historical Society	Short-term (P)
Action CHR-1b: Work to prioritize, plan and construct a pedestrian and bicyclist underpass/overpass across Highway 550.	Lead: Administration Partners: CDOT, GVTPR, community partners, BLM, CPW, private property owners	Medium-term (RC,F,P)
Action CHR-1c: Review and update as needed the Town's subdivision regulations to ensure connectivity and public infrastructure requirements are aligned with the goals and policies of the Master Plan.	Lead: Community Development Partners: Planning Commission	Medium-term (P)
Action CHR-1d: Address gaps or missing links in the town's bicycle and pedestrian network.	Lead: Public Works Partners: Community Development	Ongoing (F)
Goal CHR-2: Protect and preserve Ridgway's historic assets.		
Action CHR-2a: Conduct a historic resources inventory to understand the location, distribution, and condition of historic resources in the community.	Lead: Community Development Partners: Ouray County, Ouray County Historical Society, State Historical Fund/History Colorado, Planning Commission, Colorado Main Street/DOLA	Medium-term (RC,F)
Action CHR-2b: Continue to explore the feasibility of becoming a Certified Local Government.	Lead: Community Development Partners: Town Council, History Colorado, Colorado Main Street/DOLA	Medium-term
Action CHR-2c: Create, distribute and promote educational or promotional materials that highlight historic resources.	Lead: Community Development	Medium-term
Goal CHR-3: Promote Ridgway's identity as a ranching and agricultural community and preserve the rural character of landscapes surrounding Ridgway.		
Action CHR-3a: Revise subdivision regulations and/or PUD regulations to encourage the retention of agricultural land or the incorporation of small-scale urban agriculture as community benefits where appropriate or desirable.	Lead: Community Development Partners: Planning Commission, Ouray County Right to Farm Board	Short-term (P)

ACTION ITEMS	RESPONSIBILITY	TIMING (RR)
Action CHR-3b: Provide information to residents and visitors about ranching activities that periodically occur in and around Town, such as cattle drives, and how they can safely view such activities without creating hindrances to ranchers.	Lead: Clerk's Office Partners: Ouray County Right to Farm Board, Ouray County Ranch History Museum	Short-term
Action CHR-3c: Continue to honor our ranching heritage through the Creative District Program.	Lead: Community Development Partners: Community partners	Ongoing (RC,P)
Action CHR-3d: Continue to support events and activities such as the Ouray County Fair and Rodeo, 4-H programs, Skijoring competitions, and others that celebrate and help educate and inspire others about Ridgway's ranching heritage.	Lead: All Town Departments Partners: Community partners	Ongoing (F)
Action CHR-3e: Maintain IGA with the County to continue to protect surrounding rural lands.	Lead: Community Development Partners: Planning Commission, Ouray County	Ongoing (RC,P)
Action CHR-3f: Continue to collaborate with neighboring ranching and agricultural operations to facilitate their interface with the town.	Lead: Community Development Partners: Planning Commission, Ouray County, Community partners	Ongoing
Action CHR-3g: Consider annexing land for conservation and/or recreational purposes, should the opportunity arise.	Lead: Administration Partners: Community Development	Ongoing
Goal CHR-4: Promote Ridgway's identity as a creative and innovative community where creative individuals and enterprises thrive.		
Action CHR-4a: Continue to engage in creative placemaking that increases the vibrancy and quality of life for residents and visitors to town.	Lead: Community Development Partners: Public Works, PARC	Short-term (F)
Action CHR-4b: Continue to plan, design, and construct and activate spaces within the Ridgway Space to Create development that support Ridgway's creative individuals and enterprises.	Lead: Administration, Community Development Partners: Space to Create, ArtSpace, DOLA, Town Council, regional partners	Short-term (F, P, RC)
Action CHR-4c: Explore opportunities to activate underutilized spaces or buildings, with a particular emphasis on those in the Historic Town Core.	Lead: Community Development Partners: Ridgway Area Chamber of Commerce, Property owners	Medium-term (F)
Action CHR-4d: Generate promotional pieces that communicate the Ridgway Creative District's and Main Street Program's value to the community, objectives, and invite potential partnerships and collaboration.	Lead: Community Development Partners: Creative community, businesses, Ridgway Area Chamber of Commerce	Ongoing

ACTION ITEMS	RESPONSIBILITY	TIMING (RR)
Action CHR-4e: Cultivate activities with Creative District partners and collaborators that benefit the creative sector, encourage innovation, and increase the vitality of the community and economy.	Lead: Community Development Partners: RCD partners and collaborators	Ongoing (F)
Action CHR-4f: Continue to strengthen communication between the Creative District, the community, and District collaborators about the purposes and activities of the Creative District and the evolving priorities of the community for the District.	Lead: Community Development Partners: Creative District partners and collaborators	Ongoing (F)
Action CHR-4g: Take the lead on RCD and Main Street initiatives until such time as organizational capacity builds and other nonprofits can take on responsibility and budgeting for these initiatives.	Lead: Community Development	Ongoing (F)
Goal CHR-5: Promote a range of opportunities and spaces for community gatherings and interactions.		
This goal will be implemented through the application of accompanying policies.		
Goal CHR-6: Maintain and enhance Ridgway's gateways, entry-corridors, and scenic vistas.		
Action CHR-6a: Develop a gateway concept plan for Heritage Park, to address gaps left by departure of Railroad Museum assets, including funding options, and implementation phases.	Lead: Community Development Partners: Ridgway Area Chamber of Commerce, CO Main Street/DOLA, CO Tourism Office, Community partners	Short-term (F,P)
Action CHR-6b: Examine each community gateway to determine any defining features or characteristics that should be protected or considered when reviewing development applications in these areas.	Lead: Community Development Partners: Public Works	Long-term
Action CHR-6c: Revise the Town's zoning and development regulations to ensure new development or redevelopment preserves the existing or desired character of gateways.	Lead: Community Development Partners: Planning Commission	Long-term (P,F)
Goal CHR-7: Develop an interconnected system of parks, trails, open space, and recreational facilities that meets the needs of Ridgway's residents and visitors.		
Action CHR-7a: Work with local, regional, state, and federal partners to promote recreational amenities within the Town and throughout Ouray County, including the collaborative development of outreach materials and mapping.	Lead: Public Works Partners: Community Development, Ouray County, City of Ouray, Chamber of Commerce	Short-term (RC)
Action CHR-7b: Identify and work to address needed trail linkages and recreation paths that would expand access to existing and future parks, open spaces, public facilities and schools within the Town.	Lead: Public Works Partners: Community Development	Short-term (F,P)

ACTION ITEMS	RESPONSIBILITY	TIMING (RR)
Action CHR-7c: Continue to work with the community to develop the Green Street Park plan, including the community garden.	Lead: Public Works Partners: Ridgway Community Garden, Parks, Trail and Open Space Committee	Short-term (F)
Action CHR-7d: Improve trails in Cottonwood Park.	Lead: Public Works	Short-term (F)
Action CHR-7e: Replace picnic tables town-wide in parks.	Lead: Public Works	Short-term (F)
Action CHR-7f: Create multi-purpose tennis and pickleball courts in the Athletic Park.	Lead: Public Works Partners: Ridgway Pickleball Club	Short-term (F)
Action CHR-7g: Identify opportunities for volunteers to take part in the care and management of the Town's parks such as an "Adopt a Park" program.	Lead: Public Works Partners: Administration, Community Partners, Parks, Trails and Open Space Committee	Medium-term
Action CHR-7h: Adopt development regulations that address the long-term management and financing of new parks, trails, open spaces and facilities, including but not limited to the acquisition and/or dedication of irrigation and water rights when possible and feasible.	Lead: Administration Partners: Public Works, Community Development, Town Council	Long-term (P)
Action CHR-7i: Establish and codify requirements for developing parks, trails, open spaces and amenities to ensure community spaces are compatible, appropriate, connected and have a plan for long-term maintenance.	Lead: Public Works Partners: Community Development, Parks, Trails and Open Space Committee	Long-term (P)
Action CHR-7j: Explore the feasibility of forming a regional recreation district or similar special district with the City of Ouray and Ouray County.	Lead: Administration Partners: Public Works, City of Ouray, Ouray County	Long-term (RC,P)
Action CHR-7k: Analyze current use and demand for recreational facilities and amenities and identify priority projects.	Lead: Public Works Partners: Parks, Trails and Open Space Committee, Community Development, Town Council	Long-term (P)
Action CHR-7l: Provide continuing education and training of parks staff to assess and care for existing flora and trees in public parks for health and longevity, and plant new flora and trees accordingly to ensure long - term growth and healthy canopies.	Lead: Public Works	Ongoing (F)
Action CHR-7m: Continue to pursue outside funding, including grant opportunities, to supplement efforts for the acquisition, development, and maintenance of desired parks and recreation facilities and amenities.	Lead: Administration Partners: Public Works	Ongoing

Community Value 4: Vibrant & Balanced Economy

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal ECO-1: Create a vibrant, diverse, and sustainable year-round local economy that reflects Ridgway’s social fabric, values, and character.		
Action ECO-1a: Update zoning regulations to support the implementation of broadband access in all new developments.	Lead: Community Development Partners: Planning Commission	Short-term
Action ECO-1b: Continue to engage marketing partners in local government conversations, meetings and planning relative to sustainable tourism and shoulder season efforts, economic development, and supporting small businesses.	Lead: Community Development Partners: Ridgway Area Chamber of Commerce, Ouray Tourism Office, OEDIT	Medium-term (RC)
Action ECO-1c: Encourage innovative small business development and an entrepreneurship culture.	Lead: Community Development Partners: CO Main Street, OEDIT, Proximity Space, Southwest Innovation Corridor, School District	Medium-term (RC,F)
Action ECO-1d: Encourage entrepreneurial and learning opportunities for creative individuals and businesses so that they can economically thrive and continue to live in town.	Lead: Community Development Partners: OEDIT/CCI, Small Business Development Center	Ongoing (RC,F)
Action ECO-1e: Continue to improve a system to track the impact of Creative District and Main Street programs on town-wide revenues.	Lead: Clerk’s Office Partners: Community Development	Ongoing
Action ECO-1f: Continue to collaborate with Region 10 on its Broadband Project on efforts to provide affordable access to broadband, including completion and management of a Carrier Neutral Location in Town and key linkage to anchor institutions. Encourage providers to complete last mile infrastructure.	Lead: Public Works Partners: Administration, ClearNetworx, Deeply-Digital	Ongoing (RC)
Goal ECO-2: Support the retention and expansion of local businesses.		
Action ECO-2a: Continue to assess the value of establishing a system for business licensing to better track business retention, transitions, and closures, implementing this as indicated.	Lead: Community Development Partners: Clerk’s Office, Chamber of Commerce, Businesses	Short-term
Action ECO-2b: Strengthen the Town zoning code to support industrial and commercial uses in appropriate zones.	Lead: Community Development Partners: Planning Commission	Short-term (P)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action ECO-2c: Engage the business community to review development regulations as they apply to light industrial development in future locations.	Lead: Community Development Partners: Public Works, Light Industrial businesses	Long-term (P)
Action ECO-2d: Engage local businesses and employers to better understand and respond to local economic conditions, space needs, or similar issues.	Lead: Community Development Partners: Chamber of Commerce	Ongoing
Goal ECO-3: Balance the need to preserve quality of life for residents with the needs of tourists and visitors.		
Action ECO-3a: Work with the community to identify mechanisms to improve food accessibility.	Lead: Community Development Partners: Community partners	Medium-term (RC)
Action ECO-3b: Identify gaps in the local economy envisioned to meet the needs of local residents.	Lead: Community Development Partners: Chamber of Commerce	Ongoing (F)
Action ECO-3c: Incorporate creative and innovative approaches to community improvements to engage visitors in a way that also meets the needs of the community.	Lead: Community Development Partners: Chamber of Commerce	Ongoing (F)

Community Value 5: Well- Managed Growth

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal GRO-1: Manage growth and development in order to maintain Ridgway’s small town character, support a diverse community, and create employment opportunities.		
Action GRO-1a: Update the Town’s zoning code and map, as needed, to align with the Master Plan.	Lead: Community Development Partners: Planning Commission, Town Council	Short-term (P,F)
Action GRO-1b: Evaluate the desirability of creating an incentive system whereby developers and property owners are given density, height, or other bonuses in exchange for community benefits, such as affordable housing. Codify the incentive system if found desirable.	Lead: Community Development Partners: Planning Commission, Town Council	Short-term (P)
Action GRO-1c: Review and update the Town’s Planned Unit Development and Subdivision Regulations to ensure economic impacts, service demands, compatibility, connectivity, and community enhancements are considered, and to ensure both support the vision and goals of this Master Plan.	Lead: Community Development Partners: Planning Commission, Town Council	Medium-term (P,F)
Action GRO-1d: Consider revising the Commercial Design Guidelines to provide clearer guidance on design related issues, such as transitions between incompatible land uses or development densities. Codify applicable guidelines where desired.	Lead: Community Development Partners: Planning Commission	Long-term (P)
Action GRO-1e: In collaboration with Ouray County, periodically review and update, as needed, the Town’s IGA with the County to ensure it supports the vision and goals of this Master Plan.	Lead: Community Development Partners: Town Council, Ouray County	Ongoing (RC,P)
Action GRO-1f: Continue to monitor development activity and trends in Ridgway to evaluate how well new growth is meeting the community’s vision as set forth in this Master Plan. Consider amendments to the Master Plan or the addition of new implementation actions if needed.	Lead: Community Development Partners: Clerk’s Office	Ongoing
Action GRO-1g: Track the location and uses allowed on vacant parcels in the community to ensure Ridgway maintains a land supply adequate to meet its future housing, employment, and commercial needs.	Lead: Community Development	Ongoing (F)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.		
Action GRO-2a: Develop operational plans for all infrastructure systems in Ridgway detailing the Town's intended approach to maintenance, operation, and expansion of systems and facilities over time.	Lead: Public Works	Short-term
Action GRO-2b: Review and update the Town code's regulations regarding adequate water supply for new development.	Lead: Public Works Partners: Community Development	Short-term (P)
Action GRO-2c: Develop and maintain the water and sewer utility systems GIS database.	Lead: Public Works	Short-term (F)
Action GRO-2d: Pursue IGAs with other local districts or agencies as may be appropriate to assure that new development does not burden their service delivery capacities or place additional costs on existing residents.	Lead: Public Works Partners: Administration	Ongoing (RC)
Action GRO-2e: Pursue potential funding/revenue sources to support the incremental expansion of the Town's Water and Wastewater System.	Lead: Public Works Partners: Administration	Ongoing
Action GRO-2f: Regularly monitor existing infrastructure and ensure that improvements needed to maintain Town systems are appropriately conveyed, budgeted and completed. Establish regulations as needed to protect town infrastructure.	Lead: Public Works Partners: Community Development	Ongoing (F)
Action GRO-2g: Monitor available infrastructure capacity in the context of growth trends, particularly at the Town's water and wastewater treatment facilities, to understand how much residential and non-residential development could be accommodated and when upgrades might be needed.	Lead: Public Works Partners: Community Development	Ongoing (F)
Goal GRO-3: Proactively mitigate natural and human-made hazards and plan for a resilient community.		
Action GRO-3a: Identify and secure a secondary interconnection for any interruption in the Town's water supply.	Lead: Administration	Short-term (F)
Action GRO-3b: Define "steep slopes" in the development code, and develop regulations that detail the conditions and performance standards under which such development may be evaluated.	Lead: Community Development Partners: Planning Commission	Long-term (P)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action GRO-3c: Work with area partners to implement and update local, regional or statewide hazard mitigation planning efforts, as adopted.	Lead: Administration Partners: Ouray County, All Departments	Long-term (RC,F)
Action GRO-3d: Maintain a contingency plan in case of an emergency that threatens or disrupts the community water supply.	Lead: Administration Partners: Public Works	Ongoing (P,F, RC)
Action GRO-3e: Continue to evaluate Town infrastructure and critical facilities to determine what values are at risk from hazards. Identify opportunities to introduce redundancies into infrastructure systems.	Lead: Public Works Partners: San Miguel Power Association, Ouray County, CDOT, Black Hills Energy	Ongoing (RC)
Action GRO-3f: Work with FEMA and Ouray County to maintain up-to-date maps of the 100-year floodplain and floodway along all waterways flowing through Ridgway.	Lead: Administration Partners: Community Development, FEMA, Ouray County	Ongoing (RC)
Goal GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.		
Action GRO-4a: Update Town specifications and engineering standards to incorporate ADA guidelines and standards for the design of sidewalks and other pedestrian facilities.	Lead: Public Works	Short-term (P,F)
Action GRO-4b: Establish pedestrian trail connections along Railroad Street to the south of Highway 62 in a manner that will connect Regional Athletic Park with the center of Town.	Lead: Public Works Partners: Ouray County, Community Partners	Short-term (F)
Action GRO-4c: Add high visibility striping and bicycle symbols to existing bike lanes with greater frequency to make lanes more visible and easily identifiable.	Lead: Public Works Partners: CDOT, Ouray County	Medium-term (F)
Action GRO-4d: Update subdivision requirements for streets to include bike lanes where appropriate.	Lead: Community Development Partners: Planning Commission, Town Council	Medium-term (P)
Action GRO-4e: Explore the feasibility of establishing a Town-wide sidewalk district.	Lead: Administration Partners: Public Works, Town Council	Long-term (P)
Action GRO-4f: Establish parameters to guide the repair, reconstruction, and use of the Town's roadways, balancing the desire to safely accommodate multiple functions and modes with maintenance, community character, and air quality objectives.	Lead: Public Works Partners: Community Development	Long-term (F)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action GRO-4g: Identify opportunities for adding sidewalks and bicycle lanes on existing roadways and establish a plan for implementation. This includes, but is not limited to, connections between the secondary and elementary schools and to other recognized pedestrian routes.	Lead: Public Works Partners: Community Development, Administration, Community Partners	Long-term (F,P)
Action GRO-4h: Continue to work with state and regional partners to explore the feasibility of expanding the frequency of regional transit service and potentially establishing localized shuttles between Ridgway, Telluride, Montrose, Ouray, and points beyond. Also work to develop a park and ride facility in Ridgway.	Lead: Public Works Partners: Community Development, CDOT, Regional Partners	Ongoing (RC)
Action GRO-4i: Monitor and implement specific road improvement projects and control measures, including striping, bulb-outs, walk signals, and other improvements which enhance traffic flow and pedestrian and bicyclists safety.	Lead: Public Works Partners: Community Development, Marshal's Office	Ongoing (F)
Action GRO-4j: Reevaluate street classification, such as arterial, collector and local streets, as development occurs. Maintain appropriate design standards and traffic speeds accordingly.	Lead: Public Works Partners: CDOT, Community Development	Ongoing
Action GRO-4k: Explore the feasibility of alternatives to the current stoplight at Highway 550 and Highway 62 to improve pedestrian and bicycle connectivity and safety and enhance the character of the community gateway.	Lead: Public Works Partners: CDOT, Community Development	Ongoing
Goal GRO-5: Use Ridgway's parking resources efficiently.		
Action GRO-5a: Educate downtown employees about the best places to park in order to free up nearby customer parking and implement other education recommendations per 2018 Parking Assessment recommendations.	Lead: Community Development Partners: Local Businesses, Ridgway Area Chamber of Commerce	Short-term
Action GRO-5b: Prioritize and implement event parking recommendations from the 2018 Parking Assessment.	Lead: Clerk's Office Partners: Community Partners	Short-term (F)
Action GRO-5c: Revise the zoning code parking requirements for residential and lodging uses in the Historic Business district.	Lead: Community Development Partners: Public Works, Planning Commission	Medium-term (P)
Action GRO-5d: If lack of turnover becomes a larger concern, evaluate the potential need to limit parking to 2-hours along Clinton and Lena Street and in other hubs of activity.	Lead: Public Works Partners: Community Development, local businesses	Medium-term (F)

ACTION ITEM	RESPONSIBILITY	TIMING (RR)
Action GRO-5e: Add universally recognized parking directional signage as recommended in 2018 Parking Assessment.	Lead: Community Development Partners: Public Works	Medium-term (F)
Action GRO-5f: Consider striping and adding signage to unmarked parking areas, particularly areas that can accommodate diagonal and motorcycle parking, as parking demand increases with growth.	Lead: Public Works Partners: Community Development	Long-term (F)
Action GRO-5g: Prioritize and implement new ADA public parking spaces as recommended in the 2018 Parking Assessment.	Lead: Public Works Partners: Community Development	Long-term (F)
Action GRO-5h: Periodically update the 2018 Parking Assessment, or applicable sections to analyze how parking resources are meeting demand.	Lead: Community Development	Ongoing (F)

The Beautiful Finale?

a live-scribe poem by Adrian H Molina

Excitement builds.
The hopeful and skeptical gather.
Smiles, handshakes and eye rolls—
Political landscapes. Democracy matters.

Insiders. / Outsiders.
Bridges. / Dividers.
Familiar Patterns. / Outliers.
The land reflects it all.

Little walls fall. Breath. Poetry.
Surveys. Trivia. “Bear with me.”

Projected growth is lower than we had all
thought!
For the town... WAIT.
Shhhhhiiiiiee...ooooouut! The region size could
double?!
Trouble.

Upturns. / Downturns.
Backspins. / U-turns.
You can look around
and see all the wheels turn:

questions burning,
calculations,
transformations—What do you want?

New roads. Walking trails. Bike paths.
Parking. Healthy food. Recreation.
And Space to Create fill the collective
imagination.

But, “Who is missing from the conversation?”
Who notices?
Who has reservations?

How might the conversation about jobs,
housing, services, and transportation change
if *they* were here?

(Questions to follow up on.)

For now, play the role.
Dream BIG. Before the authority
comes to scale dreams down to size.
They always come. They take big bites.
And some pay with their lives.

“But this is just an exercise,” right?

Until it gets real. Wheh! “It’s getting real.”
“Where are the comedians?” Why didn’t we
bring the circus? Work with us. “If they try to
bring Home Depot we’ll either burn it down or
stamp ’N.F.W. in the ground”
(Resident’s quotes).

Let’s talk vision: *Ridgway is a welcoming,
community-minded rural small town
situated in a beautiful mountain valley...*
“and it’s going to stay that way!”

Can I get a witness?!
How about a handclap??

Switch gears. Change clothes.
Deep breath. Go.
Who, again, are we missing from this
conversation?

“The animals.”
“The water.”
“The youth.”
“The poor.”

The eccentrics who quite fit the mold—
 (“Screw the mold.”)

And closing questions from the floor:

How do we set the table for honest and
authentic inclusion?

What is the tradeoff when we let the money
talk?

When do we as community walk?
(away... and forward, not back)

And will the leadership have our back?

You can answer with a clicker and one eye
closed but the questions open doors—

a fitting dark sky place to end
as Ridgway opens up a star portal
and the next adventure begins.



TOWN OF RIDGWAY
PO Box 10 | 201 N. Railroad Street
Ridgway, Colorado 81432

AGENDA ITEM #13



To: Town Council
From: Jen Coates, Town Manager
Date: May 3, 2019

RE: United States Postal Service Ground Lease

BACKGROUND

The USPS has leased this town-owned land for many years. The current ground lease was executed in December 2013 and expires May 1, 2019. The USPS owns the building on the property. At the last ground lease renewal in 2013, the USPS requested a decreased lease rate from approximately \$10,000 per year to the current \$8230 per year.

STAFF REVIEW

There are some changes in the proposed lease from the existing lease that was executed December 3, 2013:

1. The lease remains a 5-year term: 2019-2024
2. The lease area remains at 7100 sq. ft.
3. The legal description is modified from previous and does not look to be correct. I have reached out to the USPS for a corrected legal description.
4. The USPS has proposed an increase in the lease rate from \$8230 to \$8542 annually (3.8% increase) beginning with this 2019-2024 lease agreement.
5. The USPS has proposed an automatic renewal at the option of the USPS for two additional 5 year terms, as follows:
 - 5/1/2024 – 4/30/2029: \$9074 annual rent (6.23% increase)
 - 5/1/2029 – 4/30/2034: \$9527 annual rent (4.99% increase)The current lease (2014-2019) has no automatic renewal
6. The lease area should look roughly like the polygon and aerial below



7. The following Lease Addendum with annual appropriation language needs to be added:
SUBJECT TO ANNUAL APPROPRIATION AND BUDGET. Landlord does not intend to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The performance of the obligations of the Landlord under this the Lease is subject to annual budgeting and appropriations. No provision of the Lease shall be construed or interpreted as a delegation of governmental powers by the Landlord, or as creating a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever of the Landlord or statutory debt limitations, including, without limitation, Article X, Section 20 or Article XI, Section 6 of the Constitution of the State of Colorado. No provision of the Lease shall be construed to pledge or to create a lien on any class or source of the Landlord' funds.

Facility Name: RIDGWAY MPO SITE
Address: 435 CLINTON ST

Fin/Sub No. 077704-003
City, ST, ZIP: RIDGWAY CO 81432-9998

Real Estate Conflict of Interest Certification

To avoid actual or apparent conflicts of interest, the United States Postal Service ("Postal Service") requires the following certification from you as a potential Landlord/Supplier/Contractor to the Postal Service. Please check all that apply in item A below. Further, please understand that the Postal Service will be relying on the accuracy of the statements made by you in this certification in determining whether to proceed with any possible transaction with you.

I, _____ hereby certify to the Postal Service as follows:
[PRINT: name of potential Landlord/Supplier/Contractor]

- A. (Check all that apply) I am:
- (i) _____ A Postal Service employee;
 - (ii) _____ The spouse of a Postal Service employee;
 - (iii) _____ A family member of a Postal Service employee; (*Relationship*) _____
 - (iv) _____ An individual residing in the same household as a Postal Service employee;
 - (v) _____ A controlling shareholder or owner of a business organization leasing space or intending to lease space to the Postal Service and I am one of the individuals listed in (i) through (v) above; or
 - (vi) _____ None of the above.
- B. (Complete as applicable):
- i. I have the following job with the Postal Service (*Title*) _____
(*Location*) _____
 - ii. My Spouse who works for the Postal Service holds the following job:
(*Title*) _____ (*Location*) _____
 - iii. My family member who works for the Postal Service holds the following job:
(*Title*) _____ (*Location*) _____
 - iv. My household member who works for the Postal Service holds the following job: _____
(*Title*) _____ (*Location*) _____
- C. If you have checked "none of the above" and during the lease term or any renewal term, you do fall into any of the categories listed in A (i) through (v) above, you shall notify the Postal Service Contracting Officer in writing within 30 days of the date you fall into any of the such categories and shall include an explanation of which of the above categories now applies.
- D. The person signing this certification has full power of authority to bind the potential Landlord/Supplier/Contractor named above.

Executed this _____ day of _____, 20____ by

BY: _____

[Insert Signature]

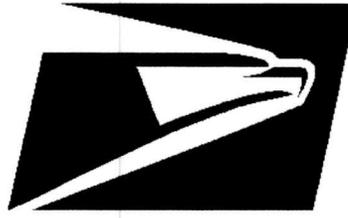
BY: _____

[PRINT: name of entity or person]

Title: _____

[Insert title]

[INTERNAL USE ONLY: TM / RES: 1) If A(vi) 'none of the above' is selected, stop, file form with the lease. 2) If other items are selected, submit form to Ethics.help@usps.gov. File form and Ethics determination with the lease.]



UNITED STATES
POSTAL SERVICE™

Ground Lease

RIDGWAY - MAIN OFFICE SITE (077704-003)
435 CLINTON ST, RIDGWAY, CO 81432-9998



Ground Lease

Facility Name/Location

RIDGWAY - MAIN OFFICE SITE (077704-003)
435 CLINTON ST, RIDGWAY, CO 81432-9998

County:Ouray

Lease:E00000502722

This Lease made and entered into by and between TOWN OF RIDGWAY hereinafter called the Landlord, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to USPS Ground Lease,' attached hereto and made a part hereof:

Vacant land for Postal Service owned modular unit.

Total Site Area: 7,100.00 Sq. Ft.

2. RENTAL: The Postal Service will pay the Landlord an annual rental of: \$8,642.00 (Eight Thousand Six Hundred Forty Two and 00/100 Dollars) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated.

Rent checks shall be payable to:

TOWN OF RIDGWAY
C/O TOWN CLERK
P O BOX 10

RIDGWAY, CO 81432-0010

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:

FIXED TERM: The term becomes effective May 01, 2019 with an expiration date of April 30, 2024, for a total of 5 Years.

4. RENEWAL OPTIONS: The Lease may be renewed at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
05/01/2024	04/30/2029	\$9,074.00
05/01/2029	04/30/2034	\$9,527.00

provided that notice is sent, in writing, to the Landlord at least 30 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. TERMINATION:

The Postal Service may terminate this Lease at any time by giving 30 days written notice to the Landlord.

6. OTHER PROVISIONS: The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

See Attached Addendum.

See Attached Exhibit A

7. LEGAL DESCRIPTION:

A PORTION OF A PARCEL OF LAND, SPECIFICALLY BEGINNING EIGHTY (80) FEET OF THE EAST OF THE SOUTHEAST CORNER OF BLOCK THIRTY-THREE (33), TOWN OF RIDGWAY, COLORADO: THENCE EAST ONE-HUNDRED FIVE (105) FEET TO THE EAST SIDE OF LENA STREET: THENCE SOUTH EIGHTY (80) FEET ALONG THE EAST SIDE OF LENA STREET TO THE POINT OF BEGINNING.

See Attached Exhibit A



Addendum

Facility Name/Location
RIDGWAY - MAIN OFFICE SITE (077704-003)
435 CLINTON ST, RIDGWAY, CO 81432-9998

County: Ouray
Lease: E00000502722

8. Postal Service shall be responsible for the repair and maintenance of the Property and its Alterations placed on the Premises as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the Premises in proper condition during the Ground Lease term. Landlord shall, at its sole expense, be responsible for the repair and maintenance of all utility connection lines up to the boundary line of the Property.

9. Should the Postal Service elect to remove its improvements, additions and alterations from the Premises, the Postal Service shall return the Premises in a condition consistent with good engineering practices, damages by the elements or circumstances beyond the control of the Postal Service excepted. This provision shall not require the replacement of trees, shrubs, ornamental vegetation, or any other improvements that may have existed on the Premises prior to this Lease.

10. It is mutually understood that the Postal Service placed a compact building or modular on the Premises. The compact building or modular, all improvements incident thereto, and all fixtures, machinery, and equipment added to the building, shall remain the personal property of the Postal Service and may be removed from the Premises only by the Postal Service, at any time consistent with the terms of this Lease.



EXECUTED BY LANDLORD this _____ day of _____, _____.

GOVERNMENTAL ENTITY

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

Name of Governmental Entity: TOWN OF RIDGWAY

Name & Title: Mayor _____ Name & Title: _____

Name & Title: _____ Name & Title: _____

Landlord's Address: C/O TOWN CLERK P O BOX 10
RIDGWAY, CO 81432-0010

Landlord's Telephone Number(s): (970) 626 - 5308

Federal Tax Identification No.: XX-XXX0714

Witness _____ Witness _____

- a. Where the Landlord is a governmental entity or other municipal entity, the Lease must be accompanied by documentary evidence affirming the authority of the signatory(ies) to execute the Lease to bind the governmental entity or municipal entity for which he (or they) purports to act.
- b. Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

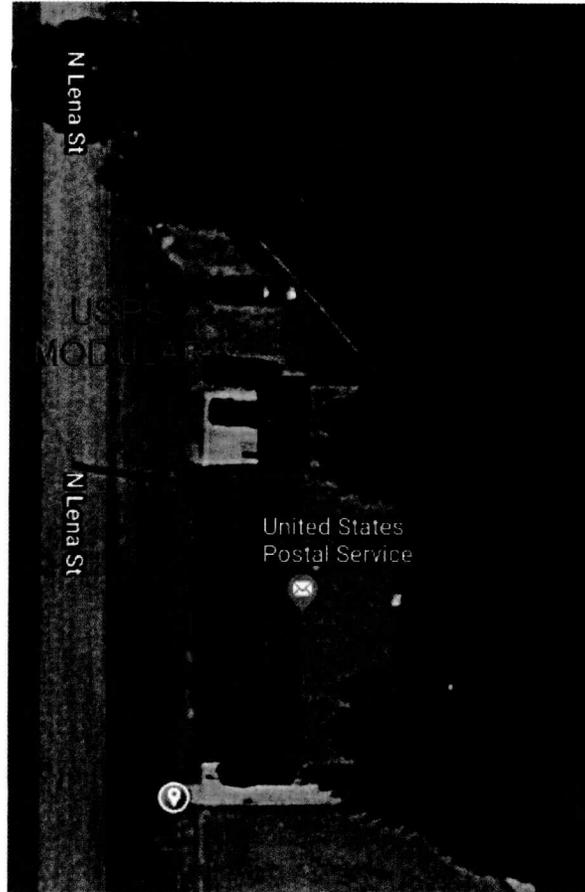
Date: _____

Terrence P Brennan
Contracting Officer _____ Signature of Contracting Officer _____

Western FSO 7500 E 53RD PL RM 1108, DENVER, CO 80266-9918
Address of Contracting Officer

EXHIBIT A

RIDGWAY CO 81432 MAIN POST OFFICE SITE



Aerial View



Street View



General Conditions to USPS Ground Lease

1. CHOICE OF LAW

This Lease shall be governed by federal law.

2. RECORDING

Not Required

3. MORTGAGEE'S AGREEMENT

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the Lease, the Landlord must notify the contracting officer of the facts concerning such mortgage and, unless in his sole discretion the contracting officer waives the requirement, the Landlord must furnish a Mortgagee's Agreement, which will consent to this Lease and shall provide that, in the event of foreclosure, mortgagee, successors, and assigns shall cause such foreclosures to be subject to the Lease.

4. ASSIGNMENTS

a. The terms and provisions of this Lease and the conditions herein are binding on the Landlord and the Postal Service, and all heirs, executors, administrators, successors, and assigns.

b. If this contract provides for payments aggregating \$10,000 or more, claims for monies due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with:

1. the contracting officer; and
2. the surety or sureties upon any bond.

c. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service.

d. Nothing contained herein shall be construed so as to prohibit transfer of ownership of the demised premises, provided that:

1. such transfer is subject to this Lease agreement;
2. both the original Landlord and the successor Landlord execute the standard *Certificate of Transfer of Title to Leased Property and Lease Assignment and Assumption* form to be provided by the USPS Contracting Officer.

5. APPLICABLE CODES AND ORDINANCES

The Landlord, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the parcel on which the premises are situated and to obtain all necessary permits and related items at no cost to the Postal Service. When the Postal Service or one of its contractors (other than the Landlord) is performing work at the premises, the Postal Service will be responsible for obtaining all necessary and applicable permits, related items, and associated costs.

6. SUBLEASE

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

7. ALTERATIONS

The Postal Service shall have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property on which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service.

8. CLAIMS AND DISPUTES

a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").

b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.

c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the Landlord seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph d below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a



General Conditions to USPS Ground Lease

claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. A claim by the Landlord must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the Landlord is subject to a written decision by the contracting officer. For Landlord claims exceeding \$100,000, the Landlord must submit with the claim the following certification:

"I certify that the claim is made in good faith, that the supporting data are accurate and complete to the best of my knowledge and belief, that the amount requested accurately reflects the contract adjustment for which the Landlord believes the Postal Service is liable, and that I am duly authorized to certify the claim on behalf of the Landlord."

The certification may be executed by any person duly authorized to bind the Landlord with respect to the claim.

e. For Landlord claims of \$100,000 or less, the contracting officer must, if requested in writing by the Landlord, render a decision within 60 days of the request. For Landlord-certified claims over \$100,000, the contracting officer must, within 60 days, decide the claim or notify the Landlord of the date by which the decision will be made.

f. The contracting officer's decision is final unless the Landlord appeals or files a suit as provided in the Act.

g. When a claim is submitted by or against a Landlord, the parties by mutual consent may agree to use an alternative dispute resolution (ADR) process to assist in resolving the claim. A certification as described in subparagraph d of this clause must be provided for any claim, regardless of dollar amount, before ADR is used.

h. The Postal Service will pay interest on the amount found due and unpaid from:

1. the date the contracting officer receives the claim (properly certified if required); or
2. the date payment otherwise would be due, if that date is later, until the date of payment.

i. Simple interest on claims will be paid at a rate determined in accordance with the Act.

j. The Landlord must proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the contracting officer.

9. HAZARDOUS/TOXIC CONDITIONS CLAUSE

"Asbestos containing building material" (ACBM) means any material containing more than 1% asbestos as determined by using the method specified in 40 CFR Part 763, Subpart E, Appendix E. "Friable asbestos material" means any ACBM that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The Landlord must identify and disclose the presence, location and quantity of all ACBM or presumed asbestos containing material (PACM) which includes all thermal system insulation, sprayed on and troweled on surfacing materials, and asphalt and vinyl flooring material unless such material has been tested and identified as non-ACBM. The Landlord agrees to disclose any information concerning the presence of lead-based paint, radon above 4 pCi/L, and lead piping or solder in drinking water systems in the building, to the Postal Service.

Sites cannot have any contaminated soil or water above applicable federal, state or local action levels or undisclosed underground storage tanks. Unless due to the act or negligence of the Postal Service, if contaminated soil, water, underground storage tanks or piping or friable asbestos material or any other hazardous/toxic materials or substances as defined by applicable Local, State or Federal law are subsequently identified on the premises, the Landlord agrees to remove such materials or substances upon notification by the U. S. Postal Service at Landlord's sole cost and expense in accordance with EPA and/or State guidelines. If ACBM is subsequently found which reasonably should have been determined, identified, or known to the Landlord, the Landlord agrees to conduct, at Landlord's sole expense, an asbestos survey pursuant to the standards of the Asbestos Hazard Emergency Response Act (AHERA), establish an Operations and Maintenance (O&M) plan for asbestos management, and provide the survey report and plan to the Postal Service. If the Landlord fails to remove any friable asbestos or hazardous/toxic materials or substances, or fails to complete an AHERA asbestos survey and O&M plan, the Postal Service has the right to accomplish the work and deduct the cost plus administrative costs, from future rent payments or recover these costs from Landlord by other means, or may, at its sole option, cancel this Lease. In addition, the Postal Service may proportionally abate the rent for any period the premises, or any part thereof, are determined by the Postal Service to have been rendered unavailable to it by reason of such condition.

The Landlord hereby indemnifies and holds harmless the Postal Service and its officers, agents, representatives, and employees from all claims, loss, damage, actions, causes of action, expense, fees and/or liability resulting from, brought for, or on account of any violation of this clause.

The remainder of this clause applies if this Lease is for premises not previously occupied by the Postal Service.

By execution of this Lease the Landlord certifies:

- a. the property and improvements are free of all contamination from petroleum products or any hazardous/toxic or unhealthy materials or substances, including friable asbestos materials, as defined by applicable State or Federal law;

- b. there are no undisclosed underground storage tanks or associated piping, ACBM, radon, lead-based paint, or lead piping or solder in drinking water systems, on the property; and
- c. it has not received, nor is it aware of, any notification or other communication from any governmental or regulatory entity concerning any environmental condition, or violation or potential violation of any local, state, or federal environmental statute or regulation, existing at or adjacent to the property.

10. FACILITIES NONDISCRIMINATION

- a. By executing this Lease, the Landlord certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained.
- b. The Landlord will insert this clause in all contracts or purchase orders under this Lease unless exempted by Secretary of Labor rules, regulations, or orders issued under Executive Order 11246.

11. CLAUSES REQUIRED TO IMPLEMENT POLICIES, STATUTES, OR EXECUTIVE ORDERS

The following clauses are incorporated in this Lease by reference. The text of incorporated terms may be found in the Postal Service's Supplying Principles and Practices, accessible at www.usps.com/publications.

- Clause 1-1, *Privacy Protection* (July 2007)
- Clause 1-5, *Gratuities or Gifts* (March 2006)
- Clause 1-6, *Contingent Fees* (March 2006)
- Clause 4-2, *Contract Terms and Conditions Required to Implement Policies, Statutes or Executive Orders* (July 2009)
- Clause 9-3, *Davis-Bacon Act* (March 2006)¹
- Clause 9-7, *Equal Opportunity* (March 2006)²
- Clause 9-13, *Affirmative Action for Handicapped Workers* (March 2006)³
- Clause 9-14, *Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era* (March 2006)⁴
- Clause B-25, *Advertising of Contract Awards* (March 2006)

Note: For purposes of applying the above standard clauses to this Lease, the terms "supplier," "contractor," and "lessor" are synonymous with "Landlord," and the term "contract" is synonymous with "Lease."

¹ For premises with net interior space in excess of 6,500 SF and involving construction work over \$2,000.

² For leases aggregating payments of \$10,000 or more.

³ For leases aggregating payments of \$10,000 or more.

⁴ For leases aggregating payments of \$25,000 or more.

AGENDA ITEM #14

ORDINANCE NO. 2019 - 04

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, AMENDING ORDINANCE 2018-07, WHICH ORDINANCE PROHIBITS THE USE OF CERTAIN PLASTIC BAGS, TO ALLOW AN EXEMPTION FOR THE USE OF SMALL, LOCKING, PLASTIC BAGS WHEN USED TO CONTAIN AND SEAL CONSUMABLE FOOD PRODUCTS

RECITALS

WHEREAS, the Town of Ridgway (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado and the Home Rule Charter of the Town (the “Charter”); and

WHEREAS, the Town is governed by its Home Rule Charter (“Charter”) as authorized by Article XX § 6 of the Colorado Constitution; and

WHEREAS, it is the purpose of the Town Council to attempt to protect the health, safety and welfare of its citizens; and

WHEREAS, the Town adopted Ordinance 2018-07 in December 2018 prohibiting the use of certain plastic bags and encouraging citizens to curtail their use of single-use plastics; and

WHEREAS, the Town Council desires to amend Ordinance 2018-07 for the purpose of exempting specific plastic bags.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, THAT:

SECTION 1. RECITALS.

The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the Town Council.

SECTION 2. AMENDMENT TO THE TOWN CODE CHAPTER 12, SECTION 3 BAG RESTRICTIONS.

The following subsection shall be added to Chapter 12, Section 12-3-1(B)

* * *

(B) *Disposable Plastic Bag* means a bag made from non-compostable plastic provided by a Business to a customer at a point of sale or inside the business for the purpose of transporting goods.

Disposable Plastic Bag does not include:

- (1) Newspaper bags, laundry/dry cleaning bags, or bags sold in packages containing multiple bags for uses such as food storage, garbage, pet waste or yard waste.
- (2) Small, locking, plastic bags when used to contain and seal consumable food products.

* * *

SECTION 2. ORDINANCE EFFECT

All Ordinances of the Town, or parts thereof, inconsistent or in conflict with this Ordinance are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

SECTION 3. SEVERABILITY

The Provisions of this Ordinance are severable, and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect 30 days after adoption.

SECTION 5. PUBLIC HEARING.

A public hearing on this Ordinance was held on the ____ day of _____, 2019, in the Town Council Chambers, 201 N. Railroad Street, Ridgway, CO 81432.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Ridgway, Colorado, on the ____ day of _____, 2019.

**TOWN OF RIDGWAY, COLORADO, A HOME
RULE MUNICIPALITY**

By: _____
JOHN CLARK, Mayor

ATTEST:

PAM KRAFT, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Ridgway, Colorado, this _____ day of _____, 2019.

TOWN OF RIDGWAY, COLORADO, A HOME
RULE MUNICIPALITY

By: _____
JOHN CLARK, Mayor

ATTEST:

PAM KRAFT, Town Clerk

Approved as to Form:

BO JAMES NERLIN, Town Attorney

Thank you for being
a leader in the global
movement away from
single use plastics.

You should all be very
proud of your efforts.

Thrilled you have
passed this ordinance
and particularly pleased
you listened to the voices
of our youth.

Bravo! Let's keep
going in this direction
of sustainability, minimal
energy consumption, habitat
protection, local food
& renewable energy production.
Add water & energy
conservation to that
list!

So much gratitude!
Robyn

What is better?:

To allow businesses to re-use
the single use plastic bags
they get in

or

Throw them in the trash

Second Chance Thrift
Shop.

We use a lot of zip-loc
bags to sell jewelry &
other small items that
come as multiples.

Some items are all the
same, but ~~some~~^{many} are
collections of items that
would be difficult to sell
& display in paper bags.

Thanks. Lynda Burns

?

Good plans/good ideas
We support:
Alice & David Puffy
Puffy

AGENDA ITEM #15

Model Ordinance Requiring a \$0.05 Charge on Disposable Carryout Bags¹

AN ORDINANCE of the [insert name of jurisdiction]

AMENDING [if ordinance is amended prior legislation, insert reference]

Section 1. Findings and Purpose

A. The [insert relevant legislative body] hereby finds and determines that data released by the United States Environmental Protection Agency shows that between 500 billion and one trillion plastic bags are consumed worldwide each year. The [relevant legislative body] further finds and determines that most plastic bags do not biodegrade; over time, the bags break down into smaller, more toxic petro-polymers which eventually contaminate soils and waterways. The [relevant legislative body] further finds that it is estimated that plastic bags account for over 10% of debris that washes up on our nation's coastlines. The [relevant legislative body] also finds that plastic bags can have a devastating effect on wildlife; birds can become entangled in the bags and different species of sea life can die from ingesting plastic bags which they mistake for food. The [relevant legislative body] further finds that plastic shopping bags are made from polyethylene, a thermoplastic made from oil. Accordingly, reducing the use of plastic bags will decrease our dependence on fossil fuels. The [relevant legislative body] finds that only 5% to 7% of plastic bags are recycled, in part due to the fact that it costs more to recycle a bag than to produce a new one. The [relevant legislative body] further finds that Americans consume more than 10 billion paper bags each year and 14 million trees are cut down yearly for the manufacturing of paper. The [relevant legislative body] also finds that paper production requires large amounts of water, energy, and chemicals and can emit toxic and hazardous chemicals into the air and water. The [relevant legislative body] further finds that the nation's paper industry generates more than 12 million tons of solid waste every year. The [relevant legislative body] finds that studies indicate that fees on carryout bags are effective in reducing the proliferation of paper and plastic bags and protecting the environment. The [relevant legislative body] concludes that in lieu of enacting a total ban of plastic bags, the [name of jurisdiction] should instead require stores to charge a fee of \$0.05 on all carryout bags. If this approach fails to reduce the use of plastic bags by at least 75% in three years, the idea of an outright ban can be revisited at a later date.

B. Therefore, the purpose of this ordinance is to encourage consumers in [name of jurisdiction] to use their own reusable bags for shopping by requiring not less than a charge of \$0.05 on carryout bags that are provided at retail stores.

Section 2. Definitions

For the purposes of this ordinance, the following words shall have the following meanings:

CARRYOUT BAG — Any bag that is provided by a covered store to a customer at the point of sale and is used to carry goods from such store; provided, however, that such term shall not include any of the following:

A. A bag without handles used to carry produce, meats, poultry, fish, dairy, dry goods or other non-prepackaged food items to the point of sale within a covered store or to prevent such food items from coming into direct contact with other purchased items;

¹ Based on ordinances in Suffolk County, NY and Seattle, WA, and on the State of California law regulating single-use carryout bags. PSI developed this potential model based on actual legislation. **The specific language used may not necessarily reflect the views of PSI, and no official endorsement should be inferred.**

- B. A bag to hold prescription medication dispensed from a pharmacy;
- C. A nonhandled bag that is designed to be placed over articles of clothing on a hanger; or
- D. Any other bag exempted from the provisions of this ordinance.

COVERED STORE — An establishment engaged in the retail sale of personal, consumer or household items, including but not limited to drug stores, pharmacies, grocery stores, supermarkets, convenience stores, food marts, apparel stores, home center and hardware stores, stationery and office supply stores, and food service establishments located within grocery stores, supermarkets, convenience stores or food marts, that provide carryout bags to customers in which to place purchased items. This term includes food service establishments or restaurants located outside of grocery stores, supermarkets, convenience stores or foodmarts.

FOOD SERVICE ESTABLISHMENT — A place where prepared food is provided for individual portion service directly to a consumer, whether consumption occurs on or off the premises.

RETAIL SALES — The transfer to a customer of goods in exchange for payment occurring in retail stores, sidewalk sales, farmers' markets and flea markets. The term "retail sales" does not include sales of goods at yard sales, tag sales, and other sales by residents at their homes.

REUSABLE CARRYOUT BAG — A bag with stitched handles that is specifically designed and manufactured for multiple reuse, has a volume capacity of at least 15 liters, is machine washable or made from a material capable of being washed so as to be cleaned and disinfected at least 100 times. A reusable carryout bag is either:

- 1) Made of cloth or other machine washable material, but not film plastic; or
- 2) Made of durable plastic made of plastic other than polyethylene (HDPE, LDPE, PETE, etc.) or polyvinyl chloride that is durable, non-toxic, and generally considered a food-grade material, that is capable of carrying 25 pounds over a distance of 300 feet for a minimum of 125 uses and at least 4 mils thick, measured according to the American Society of Testing and Materials (ASTM) Standard D6988-13. Reusable bags made of plastic must contain 40 percent minimum postconsumer recycled material, be recyclable in this [jurisdiction], and accepted for return to at-store recycling programs.

Reusable carryout bags provided to customers pursuant to this ordinance shall be conspicuously labeled as reusable, and will not contain lead, cadmium, or any other toxic material that may pose a threat to public health.

POSTCONSUMER RECYCLED MATERIAL — A material that would otherwise be destined for solid waste disposal, having completed its intended end use and product life cycle. Postconsumer recycled material does not include materials and byproducts generated from, and commonly reused within, an original manufacturing and fabrication process.

RECYCLED PAPER BAG — A paper carryout bag provided by a store to a customer at the point of sale that meets all of the following requirements:

- 1) Contains only post-consumer recycled fiber, and fiber from sources accredited by the Forest Stewardship Council or other independent certification organization, as approved by the [relevant official].

2) Is accepted for recycling in curbside programs in a majority of households that have access to curbside recycling programs in the [jurisdiction].

COMPOSTALBE – A material that fully breaks down into a stable product due to the action of bacteria in a controlled, aerobic commercial process that results in a material safe and desirable as a soil amendment. Compostable materials must be found to degrade satisfactorily at the composting facility receiving the material.

Section 3. Carryout Bag Fee and Additional Obligations

A. Covered stores shall charge a fee of not less than \$0.05 for each carryout bag provided to any customer. All fees collected by a covered store under this ordinance shall be retained by the store.² Covered stores shall separately itemize the fee charged pursuant to this ordinance on the standard receipt provided to customers.

B. A covered store shall not refund to the customer any part of the disposable bag fee, nor shall the store advertise or state to customers that any part of the fee will be refunded to the customer.

C. No covered store shall charge a fee for, or prevent a customer from using, a carryout bag brought by the customer to such store to carry purchased goods from such store. A store shall not require a customer to use, purchase, or accept a carryout bag, recycled paper bag, or reusable bag as a condition of sale of any product.

D. Paper carryout bags provided by covered stores to customers shall contain a minimum of 40% post-consumer recycled content and be conspicuously labeled with the word “Recyclable” and the amount of post-consumer recycled content in a highly visible manner on the outside of the bag.

E. No film bag that a covered store provides to customers to bag products in-store, as carryout bags, or for home delivery may be labeled with the term “biodegradable,” “degradable,” “decomposable,” or any similar terms, or in any way imply that the product will break down, fragment, biodegrade, or decompose in a landfill or other environment. Disposable bags made of noncompostable plastic shall not be tinted green or brown. Any film bags meeting the definition of compostable that retail establishments provide to customers for food or other products, such as vegetables or bulk items bagged in stores prior to checkout, must be tinted green or brown and shall be clearly labeled “COMPOSTABLE,” including language following the Federal Trade Commission’s “Green Guides.” Compostable bags must be separable from solid waste by the generator or during collection for the purpose of composting in [name of jurisdiction].

F. A covered store shall not charge for a reusable bag that is distributed to a customer without charge during a limited duration promotional event, not to exceed 12 days per year. A store may provide a reusable bag or a recycled paper bag at no cost at the point of sale to a customer receiving [supplemental food assistance, WIC and other public assistance programs, as applicable in relevant state/jurisdiction].

² In some states, local governments are not permitted to collect moneys from charges on single-use carryout bags. Others choose not to collect the moneys to avoid complaints that the fee is a tax. To cover such situations for the purposes of this model, we have used language that allows stores to retain the full amount. In other states, governments collect all or a portion of the moneys generated by the charge. In these cases, the moneys are used to mitigate the impacts of disposable bags, or for other environmental programs. See “Model Fee on Disposable Bags – 10 cents” for sample language.

Section 4. Reporting

No later than [Month date, year], and annually thereafter, the [relevant official], and the head of any other department or office designated by [relevant legislative body], shall prepare an annual recycling report that includes information on the progress of single-use carryout bag reduction, including, but not limited to:

- A. The general effectiveness of this ordinance in reducing the use of single-use carryout bags in the [jurisdiction] and increasing the use of reusable carryout bags;
- B. The waste- and litter-reduction benefits of this ordinance, including, where practicable, the amount of single-use plastic bags in the waste stream;
- C. The number of notices of violation issued pursuant to this ordinance; and
- D. Any cost savings for the [jurisdiction] attributable to single-use carryout bag reduction, such as reduced contamination of local waterways or reduction in flooding or combined sewer overflows.

SECTION 5. Deduction from Employee Wages Prohibited

Covered stores are prohibited from making a charge against, or deduction from, the wages of an employee to offset any penalty addressed against the covered store pursuant to this ordinance. It shall be a violation of this ordinance for any store to penalize, discipline, or discriminate against any employee for performing any duty necessary to comply with the ordinance.

SECTION 6. Outreach and Implementation

Every store subject to the collection of the disposable bag fee shall display a sign in a location outside or inside of the business, viewable by customers, alerting customers to the disposable bag fee.

The [relevant department]'s responsibilities for implementing this ordinance include conducting outreach to stores, providing multi-lingual information to educate store employees and customers, and making available lists of vendors who sell recycled paper, or reusable bags. The [relevant official], after a public hearing, may adopt and may amend guidelines, rules, regulations and forms to implement this ordinance.

To further promote the use of reusable shopping bags and reduce the quantity of single-use carryout bags entering the [jurisdiction]'s waste stream, the [relevant department] is authorized to make reusable carryout bags available to the public at low cost or free-of-charge, targeting such programs to reach low-income households to the greatest degree possible.

SECTION 7. Enforcement and Penalties

This ordinance shall be enforced by the [relevant department] in accordance with the provisions of [insert reference to pertinent code]. The [relevant official] is hereby authorized and empowered to promulgate rules and regulations necessary to enforce this ordinance.

Any violation of this ordinance shall be punishable by a civil fine of \$500 for each.

SECTION 8. Reverse Preemption

This ordinance shall be null and void on the day that statewide or federal legislation goes into effect incorporating either the same or substantially similar provisions as are contained in this ordinance, or in the event that a pertinent state or federal administrative agency issues and promulgates regulations

preempting such action by the [name of jurisdiction]. The [relevant legislative body] may determine via mere resolution whether or not identical or substantially similar statewide legislation has been enacted for the purposes of triggering the provisions of this section.

SECTION 9. Severability

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions of this ordinance. Such decision shall not affect the validity of the remaining portions of this ordinance, which shall remain in full force and effect.

SECTION 10. Effective Date

This ordinance shall take effect on [Month date, year]. In the event that compliance with the effective date of this ordinance is not feasible for a store because of economic hardship, the [relevant department] may grant a waiver of not more than six months upon application of the owner or the owner's representative.

AGENDA ITEM #16

RESOLUTION NO. 19-09

A RESOLUTION OF THE TOWN OF RIDGWAY TOWN COUNCIL TO JOIN COLORADO COMMUNITIES FOR CLIMATE ACTION (CC4CA) AND SUPPORT THE CC4CA POLICY AGENDA

WHEREAS, the Ridgway Town Council adopted a Strategy & Action Plan in 2011 to guide multi-jurisdictional energy action planning and to provide a framework to facilitate streamlined, inter-entity collaboration in our region's efforts to effectively manage energy resources, reduce energy costs and meet energy, transportation fuel, water, and waste reduction goals; and

WHEREAS, a number of strategies in the Strategy & Action Plan address greenhouse gases and climate change, including strategies related to energy, transportation, waste and water; and

WHEREAS the Ridgway Town Council recognizes the relationship of energy production and use to climate change; and

WHEREAS, Colorado Communities for Climate Action (CC4CA) has been established to further the adoption of federal and state policies that will provide local governments in Colorado with the tools, funding, flexibility, and authority necessary to adopt effective climate protection strategies; and

WHEREAS, the Town of Ridgway desires to support regional cooperation through participation in the development of statewide energy and greenhouse gas reduction policies; and

WHEREAS, on April 2019 the Town Council voted unanimously to join CC4CA in 2019 with a membership contribution of \$1000.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF RIDGWAY HEREBY THE COUNCIL OF THE TOWN OF RIDGWAY, COLORADO will join the Colorado Communities for Climate Action with a base annual membership for a period of one year, and the Town of Ridgway supports CC4CA's Policy Agenda.

INTRODUCED, READ, PASSED, AND ADOPTED THIS ____ DAY OF _____, 2019.

TOWN OF RIDGWAY, COLORADO

By: _____
JOHN CLARK, Mayor

ATTEST:

By: _____
PAM KRAFT, Town Clerk

CC4CA Policy Agenda 2018-2019

Colorado Communities for Climate Action is a coalition of local governments advocating for policies that protect Colorado's climate for current and future generations. CC4CA's policy priorities for 2018-2019 reflect unanimous agreement among the coalition members on steps that should be taken at the state and federal level, often in partnership with local governments, to enable Colorado and its communities to lead in protecting the climate. These steps would complement the strong local climate actions CC4CA members already have underway.

General Policy Principles

These general principles guide the specific policies for which Colorado Communities for Climate Action advocates:

CC4CA supports collaboration between state and federal government agencies and Colorado's local governments to advance local climate protection.

CC4CA supports state and federal programs to reduce carbon pollution, including adequate and ongoing funding of those programs.

CC4CA supports analyses, financial incentives, and enabling policies for the development and deployment of clean energy technologies.

CC4CA supports locally driven, locally designed programs to support communities impacted by the clean energy transformation.

Policy Positions

Colorado Communities for Climate Action supports the following policy positions:

Local Climate Programs

1. Supports state-level actions to remove barriers and promote opportunities that allow counties and municipalities to maximize the deployment of local clean energy options.

The deployment of local energy generation and technology will continue to be a critical component of Colorado communities' climate efforts. In many cases, regulatory or legislative limitations exist that will need to be removed for communities to fully explore new local program options and technologies that can effectively reduce fossil fuel use, increase energy resilience, and support community values related to climate protection. For example, the integration of local renewable energy, storage technologies, and microgrids all support a local jurisdiction's ability to address the supply side of energy-related emissions.

2. Supports requiring local governments with adopted building codes to include the most current or appropriate International Energy Conservation Code, or provisions substantially similar to it, in their building codes and to develop a process for updating the energy code on a regular basis.

More than 40 percent of the energy consumed in the United States is tied to the use of buildings. Building codes, consequently, are among the most powerful tools available for reducing carbon pollution (and, not incidentally, saving money in both residential and commercial buildings). For instance, the Southwest Energy Efficiency Project estimates the incremental cost for constructing a new home to meet the 2015 IECC versus the 2006 IECC is about \$2,400; with annual energy savings of \$390, this efficiency upgrade results in a six-year simple payback.

While some jurisdictions across Colorado are keeping up with changes to the International Energy Conservation Code, many communities have not done so. CC4CA supports the adoption of the most current IECC or amendments to older codes that have comparable energy efficiency and consumption impacts.

3. Supports state government actions to enable local governments to obtain the energy use and other data they need to effectively address climate change.

Local governments need convenient and consistent access to data that is essential for developing and administering local programs that address clean and efficient energy and reductions in heat-trapping emissions. For example, access to uniform data from electric and gas utilities is critical for implementing building energy use disclosure and benchmarking programs designed to make sure building owners, tenants, and others can be fully informed about energy performance. Local governments also struggle to get consistent data regarding waste collection and disposal, oil and gas operations, and other sources of heat-trapping emissions. CC4CA supports state government actions and policies that lead to uniform systems for collection and distribution of data from investor-owned and public utilities that is easily accessible to local governments, while still protective of data privacy for residents and businesses.

State Climate-Specific Programs

4. Supports statutory codification of aggressive and enforceable goals to reduce net statewide heat-trapping emissions, including the goal of reducing emissions by more than 26 percent by 2025, compared to 2005 levels, as established by Governor John Hickenlooper through executive order, and including a further goal of reducing emissions by at least 80 percent by 2050, compared to 2005 levels.

In July 2017, Governor Hickenlooper issued Executive Order D 2017-015. Among other provisions, it set an official state goal of reducing statewide carbon pollution

by more than 26 percent by 2025, compared to 2005 levels. CC4CA applauded the governor for his action, which provides an essential framework for shaping climate protection actions in Colorado. Meeting this goal would mean that Colorado achieved its share of the national commitment the United States made under the Paris Agreement.

CC4CA also supports an additional goal of reducing emissions by at least 80 percent by 2050, building on the goal established in 2008 by then-governor Bill Ritter, Jr. in Executive Order D 004 08. Meeting this goal would mean that Colorado achieved its share of the global emission reductions scientists say must be achieved or exceeded to protect the climate from dangerous human interference.

CC4CA supports the codification of the state's emission reduction goals in statute, as other states have done, so that they remain the cornerstone of state climate protection actions over time, including following transitions from one governor to another.

5. Supports legislative, regulatory, and administrative actions by the Colorado state government to achieve the state's emission reduction goals and to implement the Colorado Climate Plan, and requests an opportunity for meaningful, sustained engagement by CC4CA in developing those specific steps.

In order to meet the emission reduction goals established by Governor Hickenlooper and to implement the governor's 2015 Colorado Climate Plan, the state will need to take additional action. The Colorado Climate Plan is a high-level overview document of state actions for adapting to future climate change impacts and reducing carbon pollution. CC4CA believes it essential that the state government provide an opportunity for meaningful, sustained collaboration with local governments in developing specific climate actions tied to this climate plan, and proposes that representatives of CC4CA be included in that process. Following the July 2017 release of Governor Hickenlooper's executive order, CC4CA initiated a letter to the governor through which 75 local elected officials expressed support for the executive order and its goals and stated their readiness and willingness to help his administration shape and implement concrete, measurable actions that will be needed to meet these goals.

6. Supports the development of a new forecast of future heat-trapping emissions reflecting Colorado laws and Colorado-specific information by the Colorado Department of Public Health and Environment, with input from local government and other stakeholders.

The "Colorado Greenhouse Gas Inventory: 2014 Update Including Projections to 2020 & 2030," prepared by the Colorado Department of Public Health and Environment, includes a forecast of statewide emissions that utilizes federal Environmental Protection Agency nationwide assumptions about future emissions

policies. As a result, the inventory does not reflect currently adopted Colorado laws and policies, such as our Renewable Energy Standard. Without this information, it is impossible to ascertain what progress Colorado is making (or not) in its effort to reduce carbon pollution. CC4CA in July 2017 sent a letter to CDPHE recommending the development of a new Colorado inventory of greenhouse gas emissions that incorporates existing Colorado law and policy in order to more accurately track the state's progress in achieving its emissions reduction goals, and will continue working for that action.

7. Supports a comprehensive market-based policy to reduce Colorado's heat-trapping emissions.

Climate change is considered a market failure by economists because it imposes huge costs on society—so-called external costs—that are not normally reflected in the prices of the goods and services causing the cost. To overcome this market failure, CC4CA supports an effort to internalize the costs by putting a price on heat-trapping emissions and allowing that price to help drive emission reductions. Such a market-based approach could be undertaken at national, regional, or state levels, and could take different forms. One approach would be a tax on greenhouse gas emissions. Another would be a cap-and-trade program that allows trading of limited emission rights that are sold and then could be traded to achieve economically efficient emission reductions. Examples include the Regional Greenhouse Gas Initiative covering ten northeastern U.S. states and California's statewide cap-and-trade program.

Electricity Generation

8. Supports concrete state government actions to reduce emissions from the electricity sector in Colorado by at least 25 percent by 2025 and at least 35 percent by 2030, compared to 2012 levels, consistent with the goals established by Governor John Hickenlooper through executive order.

Executive Order D 2017-015 established new state goals for reducing emissions from the electricity sector that are consistent with what Colorado was considering to comply with the U.S. Environmental Protection Agency's Clean Power Plan under the Obama administration. CC4CA believes that greater emission reductions are possible than called for in the executive order and that further reductions are needed into mid-century, especially given the more ambitious targets that Xcel Energy has identified as achievable in its Colorado Energy Plan currently under consideration by the Public Utilities Commission. CC4CA supports concrete actions by the Colorado Public Utilities Commission and the Colorado Department of Public Health and Environment to ensure that we achieve and exceed these goals.

9. Supports the accelerated retirement of existing fossil fuel based generation facilities and their replacement with cost-effective and reliable clean energy supplies, through means that protect both utilities and consumers.

CC4CA supports actions in Colorado to enable the early retirement of fossil fuel-based power plants and their replacement with clean energy sources, while protecting the economic interests of both the utilities owning the power plants and electricity customers.

CC4CA has previously supported legislation to allow refinancing of older, less efficient power plants, by way of ratepayer-backed bonding, that could make it possible to retire those plants in favor of newer, cleaner sources while protecting the economic interests of both utilities and consumers. In August 2017, Xcel Energy and more than a dozen other entities (including the City of Boulder, a CC4CA member) announced an agreement to seek approval from the Public Utilities Commission of a proposal to retire two old, coal-fired generators at the Comanche power plant in Pueblo, to be replaced with newer energy sources with lower (or no) heat-trapping emissions. The coalition said the proposal is predicated on the cost of the new energy sources meeting or beating the current cost of power from the power plants to be retired.

Across the nation, the generation of electricity is rapidly shifting from coal-fired power plants to less polluting plants, driven primarily by economic forces but sometimes also by governmental policies and actions, from climate action plans to new authority for refinancing existing plants. The shift to cleaner electricity generation is driving down greenhouse gas emissions from that sector and holding down overall national emissions.

10. Supports expanded ability of electric cooperatives to independently purchase local renewable electricity.

Tri-State Generation and Transmission Association has tried to prevent its customer electric cooperatives from purchasing electricity generated from local renewable sources by other suppliers, both directly through attempts to impose contractual limitations and indirectly through attempts to impose fees. In decisions involving Tri-State and Delta Montrose Electric Association, the Federal Energy Regulatory Commission has found these attempts to be in violation of the Public Utilities Regulatory Policy Act, which actually requires a coop to purchase such electricity, and has blocked Tri-State from preventing those purchases. CC4CA supports the ability of electric cooperatives to purchase non-polluting electricity free from these or any similar limitations.

11. Supports state legislation to incrementally increase the Renewable Energy Standard.

Colorado's current Renewable Energy Standard requires electricity providers to obtain these minimum percentages of their power from renewable energy sources:

- Investor-owned utilities: 30 percent by 2020, of which 3 percent must come from distributed energy resources.

- Large rural electric cooperatives: 20 percent by 2020.
- Municipal utilities and small rural electric cooperatives: 10 percent by 2020.

This standard has been one of the most effective state policies in facilitating the transition from carbon-intensive fossil fuel electricity sources to renewable sources, and CC4CA supports giving consideration to incrementally increasing the standard for all three types of utilities.

12. Supports state legislation to require the Public Utilities Commission to consider all environmental and health costs of the fuels used by investor-owned utilities to generate electricity.

Electric utilities should be required to include the costs of carbon pollution when developing their long-term integrated resource plans, as would have been required under a bill considered in the 2016 session of the Colorado General Assembly. The “social cost of carbon” is the economic cost of the impacts of carbon pollution, which can be used to compare the overall costs and benefits of alternative energy sources. Legislation requiring utilities to generate at least one scenario identifying the impacts of carbon pollution would enable utilities, regulators, ratepayers, and others to better understand the true costs of different choices for electricity generation.

13. Supports grid modernization policies and funding that support distributed generation, energy storage, high levels of renewable energy generation (distributed and utility-scale), and appropriate technologies.

A wide array of grid modernization policies and actions are available to utilities that can reduce energy consumption, better align availability of electricity to demand, expand renewable energy generation, and collectively reduce carbon pollution from the power generation sector (while also improving reliability and reducing cost). CC4CA supports policies and funding that result in these types of grid modernization efforts in Colorado.

Net metering is one example of a policy structure that can result in reduced greenhouse gas emissions, greater reliability for individual energy users and across the grid, improved grid resilience, and reduced cost for both utilities and electricity consumers. Colorado’s current net metering policies allow electric customers who invest in distributed energy technologies to net their solar energy production against their consumption. Available in at least 40 states, this simple billing arrangement is one of the most important policies for encouraging rooftop solar and other on-site clean energy options. Net metering also helps foster the voluntary reduction of heat-trapping emissions, contributes to the reliability of the electricity supply and distribution systems, supports the residential and small-commercial renewable energy industry, and helps to more quickly replace coal-fired power plants with cleaner sources of energy. In recent years utilities have sought approval

from regulatory bodies in many states to either abandon or reduce net metering rates.

CC4CA supports grid modernization policies like these and opposes efforts to weaken or eliminate them where they already exist.

Energy Efficiency

14. Supports legislative, regulatory, and administrative actions for electric utilities to achieve energy efficiency savings of 2 percent per year beyond 2020, building on the 2020 goal established by Governor Hickenlooper through executive order. Municipal and cooperative utilities should also adopt and achieve similar efficiency targets.

In the 2017 session of the Colorado General Assembly, CC4CA supported HB 17-1227, which was enacted to extend an existing law requiring regulated utilities to achieve electricity savings of five percent of retail sales from 2018–2028. Colorado utilities have already demonstrated that they can readily exceed this modest goal. The Southwest Energy Efficiency Project reports that from 2008–16 Xcel Energy and Black Hills Energy achieved ten percent savings, well over one percent per year, with an overall benefit-to-cost ratio of more than two-to-one. Colorado households and businesses saved nearly \$1.4 billion net over that time period. Governor Hickenlooper’s Executive Order D 2017-015 set a new goal to achieve two percent per year energy efficiency by 2020, which is readily achievable and should be extended beyond that date.

15. Supports ongoing and sustainable funding for the Weatherization Assistance Program.

Low-income and vulnerable households spend a disproportionately large percentage of their income on energy utility bills. The federal Weatherization Assistance Program was created in 1976 to address this problem. Administered here by the Colorado Energy Office, WAP provides funding to locally administered home weatherization programs to provide free weatherization services to Colorado’s low-income residents in order to improve the energy efficiency of their homes. Colorado supplements its annual federal WAP allocation with state severance tax dollars, both of which can be volatile sources of revenue. A stable revenue stream for Colorado’s eight WAP programs would support the dual goals of assisting families in reducing their energy bills while promoting safe, comfortable, and energy-efficient housing.

16. Supports state enabling legislation to provide counties and statutory cities and towns with the same authority held by home rule cities to implement local energy conservation policies and programs.

Unlike their home rule municipal peers, Colorado counties and statutory cities and towns in many cases lack authority to adopt and implement energy conservation policies and programs. For example, only Colorado home rule cities have statutory authorization to enact energy conservation ordinances despite how effective they are for improving the energy efficiency and performance of existing residential and commercial buildings. Enabling legislation is needed to provide Colorado's counties and statutory cities and towns with the authority necessary to enact policies and programs that can support and promote energy conservation within their jurisdictions.

Transportation

17. Supports Colorado's adoption of motor vehicle emission standards, including requirements for low-emission and zero-emission vehicles, and collaborative efforts for effective implementation, that are equal to or exceed those already adopted by California.

The federal Clean Air Act provides authority for California to adopt its own stringent emissions standards for new motor vehicles and for other states to adopt the California standards. Twelve states plus Washington, D.C. have adopted California's basic emission standards. These states represent about 35 percent of the nation's population and the same share of new motor vehicle sales. Nine of these states have also adopted the additional California standards requiring manufacturers to achieve specified sales of zero tailpipe-emission vehicles (i.e., battery-only electric vehicles).

California's vehicle standards have enjoyed unusual bipartisan support, including among Colorado's congressional delegation, both as an example of cooperative federalism among federal and state governments and as important for protecting the climate. A June 2017 letter to the Administrator of the U.S. Environmental Protection Agency supporting continuation of the EPA waivers under the Clean Air Act for the California standards was signed by Rep. Mike Coffman, Republican of Colorado, and Rep. Jared Polis, Democrat of Colorado, along with other Members of Congress from both parties.

In recent years, the basic California standards have been synchronized with federal emission and fuel efficiency standards. However, the Trump administration is now planning to weaken the federal standards, which would dramatically undermine Colorado's efforts to meet our statewide carbon pollution goals. Reducing emissions from the transportation sector, which has become the sector responsible for the largest share of greenhouse gases, has to be a centerpiece of climate action in the state.

At the urging of a wide range of interests across the state, including CC4CA, Governor Hickenlooper's June 2018 executive order (B 2018 006) directs the Colorado Department of Public Health and Environment to develop an advanced clean car standards rule and formally propose adoption of this rule by the Colorado Air Quality Control Commission. CC4CA supports Colorado adopting the California vehicle standards, including the so-called ZEV (zero-emissions vehicle) standards, and CC4CA supports the kinds of flexible approaches to implementing the ZEV standard here in Colorado that we have seen adopted in other ZEV states.

18. Supports implementation of the Colorado Electric Vehicle Plan, including new state government actions to accelerate the purchase and use of zero emission vehicles.

Nationally, transportation has become the sector responsible for the most carbon pollution. Colorado's recent population growth has led to a commensurate increase in vehicle miles traveled, which has overtaken the emissions reductions made possible through the increasing fuel efficiency of the statewide vehicle fleet. Electrification of light- and heavy-duty vehicles, as well as other emerging zero-emissions technologies, holds perhaps the greatest promise for emissions reductions in this sector. CC4CA supports legislative, regulatory, and administrative action to increase the adoption of electric vehicles by investing in electric vehicle charging stations, educating customers about EVs, and providing customer incentives. CC4CA also supports the current plan to commit a portion of Colorado's share of the Volkswagen emissions control violations settlement to the construction of electric vehicle charging infrastructure across Colorado, and adoption of the California motor vehicle emission standards (see #17 above), including their provisions on sales of zero-emission vehicles.

Fossil Fuel Extraction Activities

19. Supports legislative, administrative, and regulatory actions to expand the monitoring of and reduce the full life cycle emissions from fossil fuel extractive industry activities.

The mining and extraction of fossil fuels can result in significant levels of carbon pollution. One primary culprit is methane. Methane has a shorter-lived but much more potent heat-trapping effect than carbon dioxide; thus, reducing methane emissions is a highly effective way to buy time to implement more comprehensive actions to reduce industry-wide carbon dioxide emissions. As one example, in 2014 Colorado adopted rules to limit methane emissions from oil and gas operations by requiring oil and gas companies to find and fix methane leaks in its extraction and delivery infrastructure. The rules also require industry to capture methane and volatile organic compounds, both of which contribute to ground-level ozone pollution.

CC4CA supports legislative, administrative, and regulatory actions like these to reduce greenhouse gas emissions throughout the entire extraction and transportation processes involving raw fossil fuels. CC4CA also supports expanded monitoring of the full life cycle emissions from these activities.

Solid Waste Reduction

20. Supports adoption and implementation of a plan by the Colorado Department of Public Health and Environment to achieve the statewide waste diversion goals established by the Solid and Hazardous Waste Commission.

Recycling and composting reduce emissions of both methane and carbon dioxide. Colorado has a low solid waste diversion rate of 19 percent, compared with the national average of 34 percent. In August 2017, the Colorado Solid and Hazardous Waste Commission adopted new statewide and regional municipal solid waste diversion goals, including separate goals for 11 Front Range counties and for the remainder of the state for the years 2021, 2026, and 2036. Statewide, the goal is to increase the diversion rate to 45 percent by 2036. CC4CA supports CDPHE's efforts to increase solid waste diversion rates.

General

21. Supports the protections and authorities currently provided under environmental laws like the Clean Air Act and the Clean Water Act.

Protecting Colorado's air, water, and land is vital to its environment, economy, and people. The protections and authorities afforded by landmark federal laws such as the Clean Air Act and Clean Water Act are foundational to the fight against climate change. For example, the 2007 ruling by the U.S. Supreme Court that heat trapping emissions are air pollutants and thus subject to regulation under the Clean Air Act, and the subsequent 2009 U.S. Environmental Protection Agency endangerment finding that indeed, heat trapping emissions present a danger to public health, obligate our federal government to utilize the protections provided by the Clean Air Act to take action to limit emissions. Local governments rely on these protections and can be critical allies in this effort, as scores of communities across Colorado already are implementing a broad array of initiatives to advance climate protection at the local level, and often doing so in collaboration with the state and federal governments. But we know more must be done. CC4CA communities support the protections and authorities provided under the body of existing environmental law, including the Clean Air Act and Clean Water Act, and will strongly oppose legislative, regulatory, and other efforts to roll back or diminish them.

AGENDA ITEM: Manager's Report

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, April 30th, 2019
Regular Meeting; 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL: Chairperson: Doug Canright, Commissioners: Tessa Cheek, John Clark, Thomas Emilson, Larry Falk, Bill Liske, and Jennifer Nelson

GENERAL BUSINESS:

1. Master Plan Adoption **Recommended adoption to Town Council**
2. Dark skies update **Staff is working on a draft ordinance and hopes to bring it to the Planning Commission next month after review from IDA**
3. Informal discussion for development of Block 28, Lots 16-20, Matthew McIsaac **Planning Commission offered feedback and generally supported the concept**

APPROVAL OF MINUTES:

4. Minutes from the meeting of March 26th, 2019 **Approved**

ADJOURN