
PARKS, PARKS, TRAILS, AND OPEN SPACE COMMITTEE
MEETING AGENDA PACKET
MARCH 3RD, 2021
6:00 PM



Due to CoVID-19 this meeting will be held online via Zoom Meetings

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Committee Member
Meeting Packet

Agenda Item #2:

PARKS, TRAILS, AND OPEN SPACE COMMITTEE
MEETING MINUTES
JANUARY 5TH, 2021
6:00 PM



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Meeting ID: 862 5423 4862

Passcode: 457044

Committee Present: Jared Coburn, Sue Husch, Erin Smith, Nick Williams, Robb Austin.

Town Staff: Chase Jones

I. Call to Order

6:05pm

II. Approval of Meeting Minutes from September 3rd, 2020

Robb moved to approve with the stipulation to delete the extra "the" at end of Agenda Item #5.

Jared seconded

All present voted in favor

III. Recognition of Doug Canright for his participation in the Parks, Trails, and Open Space Committee

Chase agreed to talk with Preston about recognizing Doug in some manner. The group mentioned that they will miss his wit and wisdom, and are hopeful that he will be willing to provide a history or background of a topic if needed in the future.

IV. Athletic Park Pavilion Update

This project is done and the contract with the contractor has been closed. The surrounding area is being reseeded. The Town is planning to do some additional painting in the Spring 2021, including the adjacent restroom.

V. Holiday Lights

The arches to create the wormhole were finally delivered but will not be put up this season since the holidays have passed. This season the Town put up additional projectors, purchased nets for the lilac bushes, a new wreath for Town Hall and purchased additional light strands. Staff is planning to leave the lights on through January and will disconnect them in early February.

VI. New Business

Nick expressed that the Solar Ranch entry trails are still muddy and the decomposed granite is not working. He suggested that adding gravel to the top may help. Erin added in that a supporting layer is needed, not just the underlaying native dirt.

VII. Old Business

Providing a rebate for “smart” Irrigation controllers is still being discussed with the Town Manager.

This steered the conversation towards water restrictions and the members had the following to say:

Robb – would like staff to be proactive on water use, restrictions and outreach going into 2021.

Sue – believed the previous KVNFB outreach was effective, she may work on some graphics for the Town to consider posting and brought up a past campaign in Moab that worked well.

Erin – offered to help Sue and has seen irrigation evaluations be effective in neighboring Mountain Village.

Chase will share the most recent documents related to landscape regulations that the Town Planner has been working on and discussing with Planning Commission.

VIII. Adjourn: 6:38pm

Agenda Item #3:

Agenda Item #4:

Agenda Item #5:



To: Planning Commission
From: Shay Coburn, Town Planner
Date: January 26, 2021
Re: Landscaping Regulations Update

BACKGROUND

This will be the third public meeting to discuss updating the Town's regulations regarding landscaping. The first discussion occurred at the Planning Commission meeting on October 27, 2020 and the second discussion occurred at the Planning Commission meeting on December 22, 2010 (see Attachment 1). The December meeting was cut short near the start of this discussion due to a power outage throughout town. As such, the below information is basically the same as prepared for the December meeting but with input received shown in *blue text*.

DISCUSSION

Below are the major topics that came up during the first meeting. Each topic includes proposed regulations, considerations as well as questions for discussion (in *italics*). The *blue text* shows comments received after the December meeting for the Commissioners and public to consider and the provide direction on.

1. Plant Species

- A. Proposal, applicable to all development:
 - i. Create list of drought tolerant/xeric/native species for trees, shrubs and ground cover. Many resources exist that could inform a list for the Town. The Town already has a Tree Brochure that is currently being updated.
 - *Susan: best to us "water wise" rather than xeric scaping ... some people confuse it with zero, meaning no landscaping which is not what we want.*
 - ii. Retain existing list of prohibited species, consider adding to this list (like those species that take a lot of water).
 - *Susan: Cottonwoods are actually native, not seen another municipality prohibit a native tree. Promoting non bearing trees (females) is leading to an increase in allergies due to the pollen from male trees. The majority of elms that are a nuisance in Colorado is the Siberian elm. The Chinese is often confused with it.*
<https://planttalk.colostate.edu/topics/trees-shrubs-vines/1746-elm-trees/>
 - *Chase: Not vital but maybe add Tamarisk (Tamarix) to the list as well.*
 - iii. More clearly disallow all noxious weeds as identified by Ouray County:
<https://ouraycountyco.gov/155/Weed-Control>
- B. Questions:
 - i. *Encourage, require a certain percent, or require all species to be on the drought tolerant/xeric/native species lists?*
 - *During the December meeting the conversation was going toward make short list of prohibited, rather than list all that are allowed.*



- *Russ: Making this a requirement seems to directly conflict with 4.B.iv Encourage or require rain gardens? I believe we should encourage, or potentially require a certain percentage of native/water-wise plantings, but not require drought tolerant plants. More education on the water conditions in our high-desert area should be provided to new residents and developers. This would also be good for several of our existing residents as well.*
 - *Jennifer: I am torn between encouraging and requiring. I agree with Bill that encouraging and education is very important and might be the respectful way to let our community do the right thing. I really loved the tree brochure. It was extremely helpful, full of information and the pictures and colors brought it to life. I also love the Denver Water Handbook located here: https://www.denverwater.org/sites/default/files/2017-05/Water_Wise_Landscape_Handbook.pdf. Education is such a big part of this and is something I hope to help with in the future and is the goal of the Land And Water Committee. However, when I continue to read the information that I have received from Waverly Claw and the water conservation websites for our region, they really push for setting requirements instead of encouraging because we live in a desert and we are in extreme drought. I would like to see a plant drought tolerant list and push to prohibit high water use species. I would also like to see fire wise plant material included. We live in such an area that a main concern is wild land fires. The Water Savings Guidance Northwest Council of Governments recent publication for our part of Colorado highly recommends the following: Specify plant material, provide specific plant lists, limit turf to a certain percentage of total development or square feet. Include fire wise and water efficient, low growing, non resinous plants.*
 - *John: As Susan suggests, replace "xeric" with "water-wise" everywhere. Allow for all these, but take site-specific conditions into account, where possible. Species list needs to be discussed in more detail.*
 - *Thomas: I would lean towards encouraging large %s of lot area to be Xeriscaped and requiring maybe 50% or more of a lot's landscaping to be drought tolerant, Xeriscaped, native species.*
- ii. **Allow exception for fruit/veggie garden?**
- *Russ: We have to continue to allow people to have fruit and vegetable gardens. This is extremely important for several people in our area who produce food in their gardens.*
 - *Susan: Absolutely, though limited on fruit species.*
 - *Jennifer: Of course, I encourage veggie/fruit gardens and allow a percentage for flowerbeds.*
 - *Thomas: Yes, I think we should not deter such plantings.*
- iii. **Allow percent or area for flower gardens?**
- *Russ: We need to continue to allow flower gardens. Again, extremely important for some people and brings joy to people, not just the owners of the gardens.*
 - *Susan: Beautification, how about annual flower beds?*
 - *Thomas: Yes, I think we should not deter such plantings as long as they are reasonable and in limited but appropriate locations.*
- iv. **Prohibit or limit high water use species?**



- *Russ: Again, this conflicts with the proposed use of rain gardens/swales/drainages and directed downspout areas. I believe we should highly recommend the use of native/water-wise plants and possibly limit the quantity of high-water use plants. Site variability would have to be taken into account. If there were high water runoff areas that could accommodate rain gardens and high-water use plants.*
- *Susan: Unless the area is naturally wet.*
- *Thomas: Would love to restrict these, but if we are to allow for flower/veggie gardens, then we probably should allow for a small amount of such high water options in limited amounts.*
- v. *Other considerations for plant species?*
 - *Russ: I see it best to provide guidance on best plants for the area, but not be overly restrictive and prohibit diversity and healthy landscapes.*
 - *Susan: thorns or spines?*

2. Trees and Shrubs, location and number required

A. Proposal, applicable to all development:

- i. Remove requirement for front and street side yard placement for trees and shrubs.
Encourage the right plants to go in the right place – water lovers where they will get water, sun lovers where they will get sun, spaced properly for root growth, where they will be most useful on the property, grouped according to water needs, outside of sight triangles, not to interfere with solar access for a neighbor, etc.
- ii. Maintain minimum sizes of 1.5" caliper for deciduous, 5' tall for evergreen, and 5-gallon for shrubs.
 - *John: Yes to everything in 'i' and 'ii'.*
- iii. Require 1 tree OR 4 shrubs per 2000 square feet of lot area for all but HB District (which has no minimum). Larger lots will require more trees and shrubs. No extra requirements for corner lots. Rounding per current regulations would remain the same, "In the case of fractional requirements for the number of trees and shrubs, the number required shall be rounded to the nearest whole number."
- iv. For lots with native vegetation (to be defined), set requirement for minimum number of trees and shrubs based on disturbed area (to be defined). This would be most applicable to lots in subdivisions like Vista Terrace and RiverSage. This encourages less disturbance of native vegetation and will likely result in a more reasonable number of trees and shrubs for larger more natural properties.
 - *John: 'iv' needs some discussion too. It seems vital that we do everything possible to minimize disturbed areas. I think some educational brochure about this, done with Susan's help, would go a long way in helping with this.*
- v. For non-residential uses, transition some of the Commercial Design Guidelines into requirements of the code:
 - a. Require trees throughout parking areas.
 - *Susan: Avoid 4x4 tree pits, best to have in a long planting bed then little planters, 8' minimum width for adequate tree growth and to prevent root damage to hardscape and allowing trees to mature.*



- b. Require landscaped and/or planted buffers to be utilized to mitigate the view of development, noise, heat, odor, pavement, parking areas, large utility boxes, storage areas, other unattractive views, higher intensity uses, and other potential negative effects of development from surrounding development and rights-of-way. However, placement should also consider underground utilities and potential maintenance needs.
- B. Questions:
- i. *Current regulations encourage maintaining established trees and shrubs. Is there any appetite for requiring this? Or perhaps incentivize by counting existing trees and shrubs of a certain size for more than one new plant?*
 - *Russ: I don't see the need to require maintaining established trees and shrubs, as I believe most people will want to retain what's already there unless there is an allergy problem or something similar. I have several of the town's least preferred trees on my lot. If I did decide to remove them, I would replace them with something better suited to the environment and more agreeable to the town's guidelines.*
 - *Susan: Trees take 7-12 years to pay off their carbon load from being produced and planted. Trees should be looked at for condition of health, are they worth saving, is there the space to protect their root system? Is there a plan to protect these existing plants during construction? I would recommend a minimum of the drip line for trees, more would be better with NO storage under the trees, construction fencing should be installed prior to construction to protect valuable plants.*
 - *John: Susan's Comments on these questions are spot on. It's really important that valuable trees and shrubs are maintained, but not all that many are really valuable.*
 - *Jennifer: Trees and plants are essential to the provision of ecosystem services and they found in studies that water spent on trees actually saves water through reductions in transpiration and lowering the urban heat island effect. I highly recommend that we encourage maintaining establish trees and shrubs. And replanting new trees and shrubs that were taken out for construction.*
 - *Thomas: It is best to encourage owners to work with and/or maintain existing trees and shrubs whenever possible. Some may want to obliterate their lot and landscape afterwards in a different design. I feel that is also acceptable, but then we have to be more thorough about confirming that the final arrangement is equal to or exceeding what existed originally. All lots should adhere to our new landscaping regs. I do not think we should incentivize by counting existing trees and shrubs of a certain size for more than one new plant.*
 - ii. *Is 1 tree or 4 shrubs per 2000 square feet of lot area the right balance?*
 - *Russ: That would seem about right to me.*
 - *Chase: I could see changing to 3000sf. That's mean 2+ trees or 8 shrubs per Riverpark lot which is reasonable to me. However, with mortality rates and no one replanting after they get checked off it may result in lower numbers.*
 - *John: I think we need to discuss numbers of plants per sq. ft. of lot area, because it really depends on what species of trees and shrubs are being used, right? And again, that minimum number of trees/shrubs per lot or 2000 sq. ft. seems really arbitrary. Not sure how else to do it though, unfortunately...*



- *Thomas: That is about 45' x 45' of area. Obviously, trees need some room to grow as they mature. So, what we see in the early years of a newly landscaped lot will feel somewhat bare. Or sparse. Some of this will depend on what type of tree or shrub is installed. Some grow quickly and spread out while others grow slowly and are more slender in appearance. Does this mean we get more specific and arrange spacing per the types/species of vegetation is specified? I think this balance is close, but I would like to see a tad more. Maybe 1 tree per 35' x 35'?*
- iii. *Set min. of 1 tree and 4 shrubs for all lots? Then add 1 tree or 4 shrubs past the first 2000 sf of lot area?*
 - *Russ: I'd like to see how this (1 tree or 4 shrubs/2000 sf) would affect most of the planned lots in town. I don't believe there are that many large lots that this would impact in terms of new build. I'm guessing this would apply more to locations like Alpenglow Co-housing or Vista Park Commons? For those larger PUD locations I would agree with the minimums recommended.*
 - *Susan: Depends on how big the shrubs get, 5 is a good design number.*
 - *Chase: I like having a minimum like this.*
 - *Jennifer: The biggest tree can take up to 1600 square feet so 2000 square feet sounds like a good balance. Or anywhere in between. Yes please add past the first 2000.*
 - *Thomas: 1 tree and 4 shrubs is way too little for any one lot. So, yes, I would like to see more. I am guessing that you are meaning 1 tree and 4 shrubs for every additional 2000 sq. ft. of lot which is not built on? If so, then yes, I would like to support a heavier application of trees and shrubs.*
- iv. *Are there other items in the Commercial Design Guidelines that should be incorporated?*
 - *Russ: Where large parking areas are required in PUDs like Co-housing, Vista Park Commons, and Lena Commons they should be required to have trees in parking areas. I'd also like to see additional plantings between sidewalk and buildings to help soften the buildings especially if setbacks have been reduced from standards.*
 - *Thomas: Commercial is tougher since the lots are more likely to be maxed out on building footprint vs. open landscaped area. In most applications I can imagine, I suggest that our requirements are not too high and that at a minimum there is a tree along the street front/ sidewalk (which is more a responsibility of the Town than the lot owner).*
- v. *Other considerations for the location and number of trees and shrubs?*
 - *Jennifer: Other considerations would be trees along main streets for parking and to reduce storm Water runoff.*
 - *Thomas: Just want to emphasize again that plants grow slowly here esp. trees. It takes them a long time to mature and come into their full expression. Thus, all need to understand that what is proposed and how long it takes for it to really be as desired is a long time requiring patience and long term vision.*

3. Ground Cover, location and amount required

A. Background

- i. Artificial turf, inorganic mulches, and plastic weed barriers are not good for soil quality and water quality.



- *Susan: Does inorganic mulch include rocks or just plastic materials? I would argue there is a place (use) for artificial turf and would consider using in the right function. CSU Extension no longer recommends weed fabric as roots rise and girdle within 3 years, and about that same time soil starts to accumulate on top allowing for weeds to grow on top. Fabric is only recommended under materials where there will be no root systems.*

B. Proposal:

- i. Hard surfaces, paved areas and other artificial surfaces should be kept to a minimum and only used for patios, walkway, driveways, parking areas and other areas of high use. The Town's new stormwater regulations encourage less hard surfacing since the more that is added, more mitigation is required. By requiring a certain amount of the non-built area of a lot to be landscaped (see below), the amount of hard surface is inherently limited.
 - *Susan: What about permeable hardscape materials?*
 - ii. Keep regulation that states "groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum." Add additional detail:
 1. No more than 1,500 sf or 20% of non-built area can be high water use turf like Kentucky Bluegrass. Turf should only be used in areas that will be of high use.
 - *Susan: There are many new varieties of Bluegrass that are much more drought tolerant than bluegrass varieties of the past, but many people have not learned to properly water. Is there a watering maintenance piece?*
 - *John: I love Susan's comments here too. Permeable hardscape should be considered where something impermeable would usually be used. Minimize turf, but require the latest low-water use varieties when people want it.*
 2. Minimum landscape area. Landscaped areas could include native or no-mow grass, other grasses, wildflowers, planting beds, and mulched (i.e., wood chips and cobbles) areas. "Landscaped" does not include parking/driving areas, concrete walkways, patios and the like. Each tree shall count for 120 sf and each bush shall count for 20 sf toward the landscaped area requirement. The limit on the amount of river rock or cobbles would be removed.
 - *Susan: I would recommend that landscape designers and architects be required to draw plants at maturity, at least 5-10 years of age to help determine coverage.*
 - *Chase: An interesting thought on how to count trees and shrubs. I am wondering if instead of requiring X trees/shrubs per sf you utilize this to encourage planting and offer a space sensitive solution. Can still have minimum requirement but would prevent having two formulas you have to abide by (and check).*
- a. Residential uses: A minimum of 70% of all non-built area on a parcel shall be required to be landscaped per the description above.
 - b. Non-residential uses: A minimum of 20% of the non-built and parking areas on a parcel shall be landscaped per the description above.
 - *Susan: is this at maturity or at planting?*
 - *Chase: Clarify term non-built to be sure that driveways, concrete, etc. doesn't count... we don't want to encourage larger homes to have less landscaping or people to pave more areas rather than do landscaping.*



3. Organic mulch (i.e., wood chips, hay) is encouraged as it helps maintain moisture and temperatures, control weeds and dust, and improve soil quality.
 - *Susan: Wood mulch is highly recommended as it slowly improves soil and does not increase heat like rock mulch.*
 - *John: Allow mulch, but also allow for 'astroturf'-type treatments as well.*
- iii. Questions:
 1. *Is the area allowed for high-water use turf too much or too little?*
 - *Russ: I would see this being a site variable thing. If there are no drainages/swales, or sufficient directed downspout areas then this could be too much. If there were high occurrence of these high water areas then more might be acceptable.*
 - *Jennifer: Area allowed for turf seems to be too much at 20%. But I do like the exception for high use areas. I think it's a great idea to have turf for playing fields and areas that are used like for doggie walks. But to discourage residents from it that do not put them in use. That is the single most waste of water that does not go back into the ground for reuse. I think the percentage of water being used for lawns is a ridiculous 75% for Colorado. Not sure what it is for Ridgway.*
 - *Thomas: We have 2 small patches of grass for our kiddo to play on, but they are well placed and small, yet effective in their usefulness and aesthetics. I would encourage similar or smaller %s of landscaped areas.*
 2. *Anything else that should be included in the definition of "landscaped"?*
 - *Thomas: Since we want to encourage well and thoroughly designed and installed landscaped areas, I would say anything that is not hardscape or built on would be viable landscaping areas which would be ideal to have some sort of ground cover.*
 3. *Is area required to be landscaped for residential uses and non-residential uses too much or too little?*
 - *Russ: Residential seems fine, but I'm concerned the non-residential requirements may be too high.*
 - *Thomas: Each lot is unique and each owner has differing thoughts on investing and the aesthetics of their landscaped property . . . therefore, it might be difficult to ascertain what is the optimal % of landscaped area on such lots, but I would err on the stated amount or more, definitely not less.*
 4. *Do you want to require a certain amount of live vegetation (maybe including organic mulch like bark, pine needles, chipped wood) to be used in the minimum landscape area? Or will the minimum tree/shrub requirement be enough?*
 - *Russ: If we used the 70 & 20% requirements and organic mulch was included in those percentages that should be fine.*
 - *Chase: I think whatever is decided on for tree/shrub req should satisfy the min live vegetation requirement.*
 - *Jennifer: As you already know I am a big fan for mulching and would like something put into our landscaping code that says the following: A minimum of 3 inches layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers or direct seeding application where mulch is contradicting. Mulch is inexpensive and is the best way to regenerate the soil. It*



also reduces weeds and dust. And minimizes watering. There is no reason why this shouldn't be part of our landscaping regulations.

- *Thomas: In order to maintain moisture, reduce dust and improve aesthetics, I would encourage any of such sorts of ground cover like mulches, wood chips, etc.*
5. *Other considerations for ground cover?*
- *John: We need to make aesthetic allowances for people who want minimally planted yards, especially as drought is more likely.*
 - *Thomas: There is always the implementation of decorative rock work like lava rock or river stones or crushed granite or chunky rip-rap.*

4. Water Conservation

A. Background:

- i. The Town has a Water Conservation and Management Plan that was last updated September 2018. This plan contains stages with trigger conditions, goals and actions to conserve and manage Ridgway's water.
- ii. Per RMC 9-1-28 Water Wasting is always discouraged and prohibited during certain stages of the Water Conservation and Management Plan.

B. Proposal and Questions:

- i. Use of grey water is encouraged where allowed by the state. It is the property owner's responsibility to research and verify up-to-date state regulations.
 - *Russ: The use of greywater (laundry to landscape) should be encouraged in order to reduce the use of purified water on landscape.*
- ii. *Encourage or require efficient irrigations systems?* This could include drip systems, rain sensors, moisture sensors, efficient emitters, watering deeply and infrequently, and more. *Want to require for landscaped areas of a certain size, like larger areas or maybe just for those areas that are to be shared by residents?*
 - *Russ: Encourage. Requirement of efficient irrigations systems creates an added cost that is not necessarily in the reach of our constituents.*
 - *Jennifer: I would like to highly encourage or require drip systems, rain and moisture sensors and automatic systems that can be used in case of a fire. I am not familiar with what types of systems would be best for certain size landscaping and if or when we should have requirements. But I'm all for pushing it as much as possible.*
 - *Susan: Drip irrigation does not sufficiently sustain established trees unless there is a network of drip emitters. Trees should root out to a minimum of twice their height. I would recommend people have an irrigation maintenance plan to address the spread of root systems as plants mature. Drip only effectively waters trees their first 4 months after being planted. Once trees are established, depending on the soil, aspect and tree species, they may only need water every 10, 20 or 30 days.*
 - *Chase: Good thought to require for larger systems such as common areas serving greater than a duplex (or tri).*
- iii. *Encourage or require soil amendments?* The right soil helps control moisture.
 - *Russ: Encourage, strongly.*
 - *Chase: Hard to enforce if required. I'd guess most people and all professionals do anyhow.*



- iv. *Encourage or require rain gardens?* Per EPA, “A rain garden is a depressed area in the landscape that collects rain water from a roof, driveway or street and allows it to soak into the ground. Planted with grasses and flowering perennials, rain gardens can be a cost effective and beautiful way to reduce runoff from your property. Rain gardens can also help filter out pollutants in runoff and provide food and shelter for butterflies, song birds and other wildlife.” These are great for dealing with parking areas runoff as they help filter the water before entering back into the system. The Town’s Stormwater Master Plan and the Commercial Design Guidelines already encourage the use of rain gardens. *What about requiring a rain garden for increases of imperviousness over 0.05 acres?* This would align with and reinforce the stormwater regulations. *(last two sentence from Chase)*
- *Russ: Strongly encourage. Especially in areas where the terrain or modified landscape is conducive to rain gardens. There are areas though where no matter how much money, time, and effort are thrown at it that a rain garden will not work in this area, especially in high drought conditions.*
 - *Jennifer: Again, to encourage or require rain gardens and rain water retention is a fine line. I would like to hear what the other commissioners have to say and their input. And if they would like to encourage and educate, are they willing to help with doing that throughout the community? It’s so easy to say but to actually have it put into place is a different story and takes a lot of effort and time.*
- v. *Encourage or require rain water retention?* This can be used for irrigation per CRS, see here: <https://www.cityofaspen.com/DocumentCenter/View/142/Division-of-Water-Resources-Rainwater-Collection-Information-Table-PDF>.
- *Russ: Strongly encourage. Again, I think requiring something like this will only result in added costs that our constituents may not be able to readily afford.*
 - *John (per all items above): We need to be as cutting-edge here as possible too. Grey water – YES! Efficient irrigation – YES! Proper soil amendments – YES! All of the above, in general. Again, educational materials supporting these kinds of things will essential, and hopefully Susan (or others) can help with that.*

5. Miscellaneous

- A. *Should the Town require the use of a certified landscape architect in certain situations? Maybe for residences larger than 5000 sf, lots of a certain size, subdivisions, multi-family, and/or commercial development?* This would ensure thoughtful and professional design for these larger areas likely resulting in better landscaping plans.
- *Russ: Ahhhhhh, this is a tough one. Again, I see requiring this as an added cost that is not easily afforded. There may be some place for this in larger developments, but again the cost will be passed on to the purchaser which at the end of the day will result in even higher costs and not making this town an affordable place to live.*
 - *John: This is a tough one, as it would be an expense many won’t want to spend.*
 - *Thomas: Yes, I like this of course, but am worried that what usually happens is that people run out of money and time by the time they get to the landscaping phase and therefore it is one of the design elements which suffers the most in the completion and final presentation*



of the property. Thus, I want to encourage investing the time, energy and finances to be kept aside in order to be applied to landscaping so as to not get lost in additional foundation expenses therefore never coming to fruition around the property. On the other hand, I find most folks do not care, may not have the money or time or interest in hiring a professional designer. Certainly, this would ensure thoughtful and professional design for these larger areas likely resulting in better landscaping plans, but we also do not want to place an unreasonable burden on the owner too. A good example is the Greydanus property on Sabeta in Solar Ranch. Just completed, hired Ned Bosworth and exceeded the Town's requirements. Place looks great and is a complete and thorough design which spans from lot line to lot line.

- B. *When should landscape plans be due and reviewed? Considerations:*
- i. *Will changing the timing be helpful to our goals for this update: promoting water conservation, aligning the two landscaping sections, costs of landscaping, etc.?*
 - *Russ: If we go forward with implementing at least some of these ideas then yes, we should have the landscaping plan provided with the building design to ensure owners/developers are using the default of modified site characteristics to allow the planting of a rain garden, rather than locating a house in the low spot on the lot.*
 - *Thomas: I think landscaping plans should be submitted at time of building application. That will allow for plenty of time to review. That written, I would also be ok with detailed landscaping plans to be submitted during the construction process. Like I mentioned above, many have grandiose intentions when they begin, which often get whittled down as the money goes to unexpected issues. Thus, what they may submit initially may never actually be installed if the budget gets blown apart. Therefore, it may be better to let owners submit during the construction process when they have a better idea of what they can afford near the end. On the other hand, having a detailed and thorough landscape plan at the inception will allow for better installation and implementation and sequencing with all of the other trades as the project evolves.*
 - ii. *Would someone potentially build differently based on their landscaping (i.e., disturb less area, change site grading, etc.)?*
 - *Thomas: Yes, if they are thoughtful and prepared and integrated in the process.*
 - iii. *If not required at building permit, when could plans be required? At frame inspection?*
 - *Chase: I could see not requiring a final at building permit but requiring them to illustrate they have space available to accommodate the minimum requirement.*
 - *John: Requiring landscaping plans early in the process should result in better outcomes.*
 - *Thomas: Maybe at time of the final framing inspection. By then the bulk of the structure will be in place and folks should have a decent idea of the remaining budget and timing...?*
 - iv. *Will the benefits of accepting and reviewing landscape plans later in the building process outweigh the need for additional staff time?*
 - *Russ: Probably best answered by staff.*
 - *Thomas: Not sure.*
- C. *Should the code allow for administrative approvals of landscaping plans that deviate within a certain amount?*



- *Russ: Yes. We don't want the plans to be overly restrictive and allow for diversity that Susan Carter supports.*
 - *John: Yes!*
 - *Thomas: Sure. I find that there will always be unique situations which might require the ability to be flexible with the requirements, but that should be presented so, maybe as a hardship so that most other typical or standard lots will still be able to adhere to the expressed regular requirements.*
- D. *Would a Town promotion of sorts about [Xeriscaping: How to Retrofit Your Yard](#) be helpful in achieving the Town's goals toward landscaping updates? The promotion efforts could help encourage existing landscaping throughout town to be converted into xeriscape.*
- *Russ: I think this would be a great idea.*
 - *John: Yes!*
 - *Thomas: Yes. I like this. Maybe we have a list of low water species, examples of ground cover and vegetation options that fulfill our intentions. Additionally, if it were possible, I like the idea of financial incentives for current and future improved lots. Maybe the Town offsets some of the permit fees or otherwise to encourage better landscaping as long as the requirements are maintained? Obviously, we want as much of this in our Town as the residents can afford and are willing or inspired to commit to.*

ATTACHMENT

1. Meeting packet provided for December 22, 2020



To: Planning Commission
From: Shay Coburn, Town Planner
Date: December 22, 2020
Re: Landscaping Regulations Update

BACKGROUND

This will be the second public meeting to discuss updating the Town's regulations regarding landscaping. The first discussion occurred at the Planning Commission meeting on October 27, 2020 (see attachment 1 for the full meeting packet). Here is a quick summary of the feedback received from the meeting:

- Keep regulations flexible: allow for people's own style, allow for site specific design, consider existing site conditions, have regulations that adapt to historic business area vs. dense residential vs. rural residential.
- Keep regulations simple: don't make them too complicated with things like soil regulations, water budgets, or hydrozones.
- Ensure that landscaping requirements restrict weeds and dust.
- Current regulation for 50% min. grass/turf in front and street side yards is too much; noted that regulations use the term "live vegetation" which does not have to be grass.
- Current regulation for 10% max. of cobble/gravel in front and street side yards should be increased or removed.
- Make list of appropriate trees/shrubs/plants easily available; limit/encourage species to those that are more water-wise and regionally appropriate.
- Make it easier to use less water or require less water use.
- Consider encouraging use of turf/imitation materials.
- Better align the two landscaping regulation sections (6-1-11 with 6-6) and the commercial design guidelines.
- Consider costs of any new regs, be sure they are not more expensive.
- Limit paved/gravel drive areas in front yard so people don't build more driveway to avoid having to install landscaping; we need permeable surfaces to help with stormwater drainage.
- Incentivize efficient irrigation systems.
- Consider if landscape plans could be submitted for review later in building process.

EXISTING REGULATIONS

RMC 6-1 Building Regulations 6-1-11 Landscaping

(A) All applications for a building permit for new construction or exterior work on any existing structure shall submit a Landscape Plan for the premises meeting the following requirements:

- (1) The Landscape Plan shall be drawn to scale of 1 inch = 40 feet, or larger, and may be included on the Site Plan.



- (2) The Building footprint, driveways and vehicle circulation shall be shown and located to scale.
 - (3) Surface drainage characteristics and proposed structures must be shown.
 - (4) Existing and all proposed groundcover, including shrubs and lawns shall be shown.
- (B) The plan must provide for the following minimum landscaping elements:
- (1) Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum.
 - (2) A minimum of one (1) tree per 2,000 square feet of gross lot area in all zones except Historic Business shall be provided. Trees shall have a minimum caliper of 1-1/2" for deciduous trees and five foot minimum height for evergreens. Trees should be located in such a way that they will not infringe on solar access and views of the adjoining properties or block vehicular sight lines to public roadways.
- (C) Landscaping Guidelines are as follows:
- (1) Existing trees and groundcover on the property are encouraged to be retained and not destroyed during the construction process. These plants will be counted towards the minimum standards.
 - (2) Xeriscape landscaping and drip irrigation are encouraged. Large irrigated areas are discouraged.
 - (3) Siberian elm and Chinese elm (*Ulmus*); Cottonwoods that bear cotton (*Populus*); Purple Loosestrife (*Lythrum slaicaria*); Russian Olive (*Elaeagnus angustifolia*) are prohibited.
 - (4) The Town Manager is authorized to prohibit additional species with similar nuisance properties.
- (D) The building permit shall not be issued until a conforming Landscape Plan is approved by the Town.
- (E) A permanent Certificate of Occupancy will not be issued until the Town determines that the landscaping contemplated by the approved plan has been properly installed. A temporary Certificate of Occupancy may be issued if completion is delayed by winter weather.
- (F) Following completion of the landscaping, the owner or occupant of the property shall maintain it in good condition thereafter. Failure to so maintain the landscaping is unlawful and is hereby declared to create a nuisance.
- (G) Intent: Landscaping is an important element of the experience of the Town of Ridgway that is both functional and aesthetic. Priorities for Landscaping include: low-water use, regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to provide for an attractive, well-maintained landscape that preserves the overall quality and appeal of the community; provides visual buffers and screens; achieves pedestrian and vehicular separation; preserves and enhances the existing visual character of the community; mitigates adverse effects of drainage and weeds, and conserves water resources. A list of recommended species for use in Colorado is available from the Ouray County Weed Manager and the Colorado State University Extension Service. The lists are not all inclusive but do recommend a variety of plants known to do well in our region of Colorado. In general, plants that are not recognized as hardy or suited to the local climate should be kept to a minimum. Xeriscaping and drought-tolerant and water-saving plants are to be used whenever possible and appropriate. Within the General Commercial District landscaping is important to the drainage, circulation and aesthetic of commercial developments. With larger sites and several buildings, there is



the opportunity to create cohesive, appealing and efficient landscape plans that elevate the site as a whole. Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and also provide valuable areas for snow storage during the winter. Landscaping that is visually appealing, functional, and sustainable is desirable for all new development within the General Commercial District.

RMC 6-6 Residential Design Standards

6-6-4 Development Standards

(G) Landscaping¹: In addition to the requirements of Subsection 6-1-11, the site shall be landscaped to meet the following minimum standards:

- (1) Trees: A minimum of one tree per 2000 square feet of gross lot area shall be provided in all zones except Historic Business. Trees shall have a minimum caliper of 1 ½ inch for deciduous trees and a five-foot minimum height for evergreens.
- (2) In residential zoning districts, trees and shrubs may be placed in any landscape configuration and arranged to compliment the structure. However, of the required trees, a minimum of one tree shall be located in the front yard for each 25 foot of street and on corner lots, one tree shall be located in the street side yard for each 50 foot of street side yard frontage. Landscape elements shall not be located where, at mature size, they will block vehicular sight lines at corners or to public roadways. Where possible, trees should be located in such a way, or be a type, that they will not infringe on solar access and view of the adjoining properties.
- (3) Shrubs: The front and street side yard shall include a minimum of one shrub (5-gallon size) per 10 feet of front and side street frontage.
- (4) In the case of fractional requirements for the number of trees and shrubs, the number required shall be rounded to the nearest whole number.
- (5) Groundcover: Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum. A minimum of 50% of the front and street side yard shall be covered with live vegetation. The remaining area can be vegetative materials, organic or inorganic mulch, flowerbeds, or other acceptable landscape material. River rock, stone or cobbles, if used, shall not exceed 10% of the front or street side yard area. (Driveway area of minimum length and width to provide access and parking shall not be included in the 10% calculation of stone or rock covered area).

Commercial Design Guidelines

II. General Commercial District

b. Site Planning and Parking

8. Trees should be incorporated to provide parking lot shading.

¹ This cross reference is based on Ordinance 03-2020 that has not yet been codified.



9. Use of landscape/grassed catchment areas and similar designs should be used for managing, controlling and filtering parking lot/site drainage and is part of an overall site drainage plan.

e. Screening and Buffers

Screening and landscape buffers soften the negative impacts of development and can provide a certain element of safety in commercial areas where significant pedestrian interactions are more likely to occur.

Buffers should be constructed to mitigate the view, light pollution (including light trespass and glare), noise, heat, and odor impacts of vehicles, pavement, and higher intensity uses, and other potential negative effects of development.

Buffering may be achieved through a variety of means including but not limited to plantings, fences, walls, site planning, and berming with live vegetation.

Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.

Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

III. Historic Business District (Historic Town Core)

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DISCUSSION

Below are the major topics that came up during the first meeting. Each topic includes proposed regulations, considerations as well as questions for discussion (in *italics*).

1. Plant Species

- A. Proposal, applicable to all development:
 - i. Create list of drought tolerant/xeric/native species for trees, shrubs and ground cover. Many resources exist that could inform a list for the Town. The Town already has a Tree Brochure, see attachment 2.
 - ii. Retain existing list of prohibited species, consider adding to this list (like those species that take a lot of water).
 - iii. More clearly disallow all noxious weeds as identified by Ouray County:
<https://ouraycountyco.gov/155/Weed-Control>
- B. Questions:
 - i. *Encourage, require a certain percent, or require all species to be on the drought tolerant/xeric/native species lists?*
 - ii. *Allow exception for fruit/veggie garden?*
 - iii. *Allow percent or area for flower gardens?*
 - iv. *Prohibit or limit high water use species?*
 - v. *Other considerations for plant species?*

2. Trees and Shrubs, location and number required

- A. Proposal, applicable to all development:
 - i. Remove requirement for front and street side yard placement for trees and shrubs. Encourage the right plants to go in the right place – water lovers where they will get water, sun lovers where they will get sun, spaced properly for root growth, where they will be most useful on the property, grouped according to water needs, outside of sight triangles, not to interfere with solar access for a neighbor, etc.
 - ii. Maintain minimum sizes of 1.5" caliper for deciduous, 5' tall for evergreen, and 5-gallon for shrubs.
 - iii. Require 1 tree OR 4 shrubs per 2000 square feet of lot area for all but HB District (which has no minimum). Larger lots will require more trees and shrubs. No extra requirements for corner lots. Rounding per current regulations would remain the same, "In the case of fractional requirements for the number of trees and shrubs, the number required shall be rounded to the nearest whole number."
 - iv. For lots with native vegetation (to be defined), set requirement for minimum number of trees and shrubs based on disturbed area (to be defined). This would be most applicable to lots in subdivisions like Vista Terrace and RiverSage. This encourages less disturbance of native vegetation and will likely result in a more reasonable number of trees and shrubs for larger more natural properties.



- v. For non-residential uses, transition some of the Commercial Design Guidelines into requirements of the code:
 - a. Require trees throughout parking areas.
 - b. Require landscaped and/or planted buffers to be utilized to mitigate the view of development, noise, heat, odor, pavement, parking areas, large utility boxes, storage areas, other unattractive views, higher intensity uses, and other potential negative effects of development from surrounding development and rights-of-way. However, placement should also consider underground utilities and potential maintenance needs.

B. Questions:

- i. *Current regulations encourage maintaining established trees and shrubs. Is there any appetite for requiring this? Or perhaps incentivize by counting existing trees and shrubs of a certain size for more than one new plant?*
- ii. *Is 1 tree or 4 shrubs per 2000 square feet of lot area the right balance?*
- iii. *Set min. of 1 tree and 4 shrubs for all lots? Then add 1 tree or 4 shrubs past the first 2000 sf of lot area?*
- iv. *Are there other items in the Commercial Design Guidelines that should be incorporated?*
- v. *Other considerations for the location and number of trees and shrubs?*

3. Ground Cover, location and amount required

A. Background

- i. Artificial turf, inorganic mulches, and plastic weed barriers are not good for soil quality and water quality.

B. Proposal:

- i. Hard surfaces, paved areas and other artificial surfaces should be kept to a minimum and only used for patios, walkway, driveways, parking areas and other areas of high use. The Town's new stormwater regulations encourage less hard surfacing since the more that is added, more mitigation is required. By requiring a certain amount of the non-built area of a lot to be landscaped (see below), the amount of hard surface is inherently limited.
- ii. Keep regulation that states "groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum." Add additional detail:
 - 1. No more than 1,500 sf or 20% of non-built area can be high water use turf like Kentucky Bluegrass. Turf should only be used in areas that will be of high use.
 - 2. Minimum landscape area. Landscaped areas could include native or no-mow grass, other grasses, wildflowers, planting beds, and mulched (i.e., wood chips and cobbles) areas. "Landscaped" does not include parking/driving areas, concrete walkways, patios and the like. Each tree shall count for 120 sf and each bush shall count for 20 sf toward the landscaped area requirement. The limit on the amount of river rock or cobbles would be removed.
 - a. Residential uses: A minimum of 70% of all non-built area on a parcel shall be required to be landscaped per the description above.
 - b. Non-residential uses: A minimum of 20% of the non-built and parking areas on a parcel shall be landscaped per the description above.



3. Organic mulch (i.e., wood chips, hay) is encouraged as it helps maintain moisture and temperatures, control weeds and dust, and improve soil quality.
- iii. Questions:
 1. *Is the area allowed for high-water use turf too much or too little?*
 2. *Anything else that should be included in the definition of “landscaped”?*
 3. *Is area required to be landscaped for residential uses and non-residential uses too much or too little?*
 4. *Do you want to require a certain amount of live vegetation (maybe including organic mulch like bark, pine needles, chipped wood) to be used in the minimum landscape area? Or will the minimum tree/shrub requirement be enough?*
 5. *Other considerations for ground cover?*

4. Water Conservation

- A. Background:
 - i. The Town has a Water Conservation and Management Plan that was last updated September 2018 (see attachment 3). This plan contains stages with trigger conditions, goals and actions to conserve and manage Ridgway’s water.
 - ii. Per RMC 9-1-28 Water Wasting is always discouraged and prohibited during certain stages of the Water Conservation and Management Plan. See code language in attachment 4 for more information.
- B. Proposal and Questions:
 - i. Use of grey water is encouraged where allowed by the state. It is the property owner’s responsibility to research and verify up-to-date state regulations.
 - ii. *Encourage or require efficient irrigations systems?* This could include drip systems, rain sensors, moisture sensors, efficient emitters, watering deeply and infrequently, and more. *Want to require for landscaped areas of a certain size, like larger areas or maybe just for those areas that are to be shared by residents?*
 - iii. *Encourage or require soil amendments?* The right soil helps control moisture.
 - iv. *Encourage or require rain gardens?* Per EPA, “A rain garden is a depressed area in the landscape that collects rain water from a roof, driveway or street and allows it to soak into the ground. Planted with grasses and flowering perennials, rain gardens can be a cost effective and beautiful way to reduce runoff from your property. Rain gardens can also help filter out pollutants in runoff and provide food and shelter for butterflies, song birds and other wildlife.” These are great for dealing with parking areas runoff as they help filter the water before entering back into the system. The Town’s Stormwater Master Plan and the Commercial Design Guidelines already encourage the use of rain gardens. *What about requiring a rain garden for increases of imperviousness over 0.05 acres?* This would align with and reinforce the stormwater regulations.
 - v. *Encourage or require rain water retention?* This can be used for irrigation per CRS, see here: <https://www.cityofaspen.com/DocumentCenter/View/142/Division-of-Water-Resources-Rainwater-Collection-Information-Table-PDF>.



5. Miscellaneous

- A. *Should the Town require the use of a certified landscape architect in certain situations? Maybe for residences larger than 5000 sf, lots of a certain size, subdivisions, multi-family, and/or commercial development? This would ensure thoughtful and professional design for these larger areas likely resulting in better landscaping plans.*
- B. *When should landscape plans be due and reviewed? Considerations:*
 - i. *Will changing the timing be helpful to our goals for this update: promoting water conservation, aligning the two landscaping sections, costs of landscaping, etc.?*
 - ii. *Would someone potentially build differently based on their landscaping (i.e., disturb less area, change site grading, etc.)?*
 - iii. *If not required at building permit, when could plans be required? At frame inspection?*
 - iv. *Will the benefits of accepting and reviewing landscape plans later in the building process outweigh the need for additional staff time?*
- C. *Should the code allow for administrative approvals of landscaping plans that deviate within a certain amount?*
- D. *Would a Town promotion of sorts about [Xeriscaping: How to Retrofit Your Yard](#) be helpful in achieving the Town's goals toward landscaping updates? The promotion efforts could help encourage existing landscaping throughout town to be converted into xeriscape.*

ATTACHMENTS

- 1. Meeting packet provided for October 27, 2020 with Planning Commission
- 2. Town of Ridgway Tree Brochure
- 3. Water Conservation and Management Plan, Resolution 18-08
- 4. RMC 9-1-28 Water Wasting



To: Planning Commission
From: Shay Coburn, Town Planner; Steve Zwick, volunteer; Lindsey Romaniello, 2019 Intern
Date: October 27, 2020
Re: Landscaping Regulations Update

BACKGROUND

This is the first public meeting to discuss updating the Town's regulations regarding landscaping. This is being introduced due various requests from the public as well from Town Council and the Planning Commission. The desire to update the landscaping regulations is also addressed in the following:

- 2019 Master Plan: Action item ENV-3c - Update the Town's landscaping regulations to require low water usage landscaping or xeriscaping.
- 2020 Strategic Plan: Healthy Natural Environment, #14 - Update Land Use code to encourage water conservation and management in line with the Town's Water Conservation and Management efforts.

EXISTING REGULATIONS

RMC 6-1 Building Regulations

6-1-11 Landscaping

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- (1) The Landscape Plan shall be drawn to scale of 1 inch = 40 feet, or larger, and may be included on the Site Plan.
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(4) The Town Manager is authorized to prohibit additional species with similar nuisance properties.

(D) The building permit shall not be issued until a conforming Landscape Plan is approved by the Town.

(E) A permanent Certificate of Occupancy will not be issued until the Town determines that the landscaping contemplated by the approved plan has been properly installed. A temporary Certificate of Occupancy may be issued if completion is delayed by winter weather.

(F) Following completion of the landscaping, the owner or occupant of the property shall maintain it in good condition thereafter. Failure to so maintain the landscaping is unlawful and is hereby declared to create a nuisance.

(G) Intent: Landscaping is an important element of the experience of the Town of Ridgway that is both functional and aesthetic. Priorities for Landscaping include: low-water use, regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to provide for an attractive, well-maintained landscape that preserves the overall quality and appeal of the community; provides visual buffers and screens; achieves pedestrian and vehicular separation; preserves and enhances the existing visual character of the community; mitigates adverse effects of drainage and weeds, and conserves water resources. A list of recommended species for use in Colorado is available from the Ouray County Weed Manager and the Colorado State University Extension Service. The lists are not all inclusive but do recommend a variety of plants known to do well in our region of Colorado. In general, plants that are not recognized as hardy or suited to the local climate should be kept to a minimum. Xeriscaping and drought-tolerant and water-saving plants are to be used whenever possible and appropriate. Within the General Commercial District landscaping is important to the drainage, circulation and aesthetic of commercial developments. With larger sites and several buildings, there is the opportunity to create cohesive, appealing and efficient landscape plans that elevate the site as a whole. Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and also provide valuable areas for snow storage during the winter. Landscaping that is visually appealing, functional, and sustainable is desirable for all new development within the General Commercial District.

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6-6-4 Development Standards

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Commercial Design Guidelines

II. General Commercial District

b. Site Planning and Parking

8. Trees should be incorporated to provide parking lot shading.

9. Use of landscape/grassed catchment areas and similar designs should be used for managing, controlling and filtering parking lot/site drainage and is part of an overall site drainage plan.

e. Screening and Buffers

Screening and landscape buffers soften the negative impacts of development and can provide a certain element of safety in commercial areas where significant pedestrian interactions are more likely to occur.

Buffers should be constructed to mitigate the view, light pollution (including light trespass and glare), noise, heat, and odor impacts of vehicles, pavement, and higher intensity uses, and other potential negative effects of development.

Buffering may be achieved through a variety of means including but not limited to plantings, fences, walls, site planning, and berming with live vegetation.

Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.

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DISCUSSION

The following questions are for discussion during the meeting. The responses (numbered items) under each question are simply included in this memo to help encourage conversation.

What are the goals and purpose for updating the landscaping regulations?

1. Promote water conservation
2. Better align the two landscaping regulation sections (6-1-11 with 6-6) and the commercial design guidelines
3. Ensure costs related to landscaping are not a barrier to workforce housing
4. Maintain community character
5. What else?

What do you NOT like about the existing landscaping regulations?

1. Many times, the required landscaping is installed to get a final certificate of occupancy and then it is neglected or left to die
2. What else?

What do you like about the existing landscaping regulations?

1. The regulations are fairly simple and do not require a professional to create the landscape plan
2. What else?



What ideas do you have in regards to updating our landscaping regulations?

1. Create a list of allowed (regionally appropriate and water wise) and prohibited plants (those that require a lot of water)
2. Limit amount of turf grass allowed
3. What else?

ATTACHMENT

1. Example Landscaping Regulations from other Colorado Cities and Towns (note this information was compiled in 2019 and may be a bit out of date)

Attachment 1

Attachment 1: Example Landscape Regulations from other Colorado Cities and Towns

Community	Species Requirements	Ground Cover	Landscape Arrangement	Xeriscaping Requirements	Landscape and Water Use Plan Document	Irrigation Systems	Hydrozone Requirements	Water Budget	Low, moderate and extreme in water restriction	Soil
Aspen	Any plants can be used (unless they are considered noxious) and fit the water restriction requirements. Have a species list of recommended plants	Mulch is required for specific species to retain water efficiency	none	none	Has water efficient landscaping document that correlates to county and regional water efficiency plans	Very thorough, requires efficient systems, and encourages no irrigation when using native species in hydrozones	All hydrozones must be identified and shown how much water they will use. all hydrozones shall be planted with similar water use species	Requires a water budget of 12 inches per silt per season. If you incorporate special features, you get water incentive tap breaks	Extreme criteria which extensively addresses many water efficiency elements	Thorough. Addresses types of soil that can be used/added, soil depth for plants, requires soil analysis, stock piling indigenous soil, no herbicides or toxins
Carbondale	none	Any part of site not used for improvements to be landscaped. Control dust and erosion by use of vegetative cover or other means. 40% minimum landscaped area required for multifamily uses in res. districts.		Not specified, low water drought tolerant adaptive plans shall be used suitable for soil and climate	Landscape plan required and shall detail the site showing all natural and man-made features.					none
Castle Rock	Must use approved list. Promotes natural and indigenous. Also requires ample shading in paved areas.	All unpaved site needs to be landscaped.	requires diversity of plants in landscape design.	Highly encourages xeriscaping and the use of mulch and alternative, non-living materials	Has a Landscaping and irrigation regulations document	Need to be efficient and work at 75% efficiency.	Need to have designated hydrozones	No plant may require more than 15 inches of water per season	Extreme criteria which extensively addresses many water efficiency elements	Pretty thorough. Requires soil analysis, stock piling indigenous soil, and non toxic soil amendments
Crested Butte	Requires indigenous plants and has a plant species recommendation list. Commitment to preserve all existing trees and shrubs.	All exposed ground surfaces shall be revegetated.		none	none	none	none	none	Low. However, very concerned with trees	Only mentions soil, when talking about tree removal and tree protection.
Durango	Have an approved list. Very protective of trees and limits removal.	All exposed ground surfaces should be revegetated.	Plans need to be arranged and distributed according to proportioned aesthetic design listed in the plan.	Mulch encouraged	none	Vague- efficient irrigation system recommended	Plants need to be grouped into appropriate hydrozones	Low-water planting only required on steep sloped (>25% grade), no more than 50 of trees/shrubs can be considered high-water use	Moderate. Includes many of the wise water criteria but has vague or loose requirements	Vague- soil needs to be amended when necessary
Eagle	Recommended plant list for trees			not specified	Landscape plan required except for certain commercial projects in Central Business District	Underground sprinkler system required for all landscaped areas in non-residential zone districts				No artificial trees, shrubs, turf or plants may be used as landscape material
Fort Collins	All new developments need to provide a certain amount of tree canopy cover. Limit turf grass.	All unpaved site needs to be landscaped.	mulching required in hydrozones	Highly encourages xeriscaping and the use of mulch and alternative, non-living materials	none	Vague- efficient irrigation system required but no definition of efficient	Group landscaping into hydrozones	Requires a water budget - to be divided into hydrozones, and encourages low to very low hydrozones (0-3 gallons per sqft per season)	Moderate. Includes many of the wise water criteria but is somewhat vague on all of these things	Soil amendment required before construction

Attachment 1

Attachment 1: Example Landscape Regulations from other Colorado Cities and Towns

Community	Species Requirements	Ground Cover	Landscape Arrangement	Xeriscaping Requirements	Landscape and Water Use Plan Document	Irrigation Systems	Hydrozone Requirements	Water Budget	Low, moderate and extreme in water restriction	Soil
Grand Junction	Recommended to use native, low water use plants	Addresses trees and shrub size, but not specific on ground cover requirements	none	Recommended use of water wise xeriscaping	none	All landscaping must have permanent irrigation (even native grasses)	none	none	Low. Provides some guidelines but only in the form of recommendation. Does not mention water wise irrigation practices.	Vague - amended and planted with good horticultural practices
Montrose	none	At least 25% of linear footage of the site abutting public street r.o.w. unless alternative approved by city	Inclusive of street frontage requirement, landscaping is required for at least 15% of that part of the site not covered by buildings for sites in res. districts, at least 8% coverage in comm. districts, and 4% coverage in industrial districts	none	Landscape plan required and shall detail the site showing all natural and man-made features. Proposed landscaping to be shown on site development plan or separate landscape plan.	none	none	none	none	none
Ouray	Existing and proposed landscaping features to be identified as to location, common name, botanical name, and size.	Groundcover must be adequate to ensure that dust cannot blow from the property and the soil is stabilized to ensure erosion is kept to a minimum. Vegetative ground covers should be ID as to name and location	Requires diversity of plants in landscape design.	Xeriscape landscaping and drip irrigation encouraged	Landscape plan required and shall detail the site showing all natural and man-made features. Proposed landscaping to be shown on site development plan or separate landscape plan.	Xeriscape landscaping and drip irrigation are encouraged	none	none	none	none
Telluride	Vague- all landscaping must conserve water and be efficient	none	All Landscaping must be alive unless approved specifically. All landscaping needs to be approved by the Historic and Architectural Review Commission (H.A.R.C)	none	none	none	none	none	Low- Telluride does not list many criteria in their code, however there are design standards by the H.A.R.C to maintain the historic feel, which uses many native grasses in its landscaping.	none



Plant it Right!

In addition to picking the right species, it is vital to know when and how to plant it. A [New Tree Planting Guide](#) is available from [TreesAreGood.org](#); or scan the QR code for more information.



Also, consider the microclimate where you'd like to plant. You'll want to **avoid**:

- » Wind tunnels
- » Locations too close to structures or utility lines (consider the expected size of the tree at maturity)
- » Locations without a reliable water source
- » Sites where you cannot protect the tree from animal browsing or rubbing



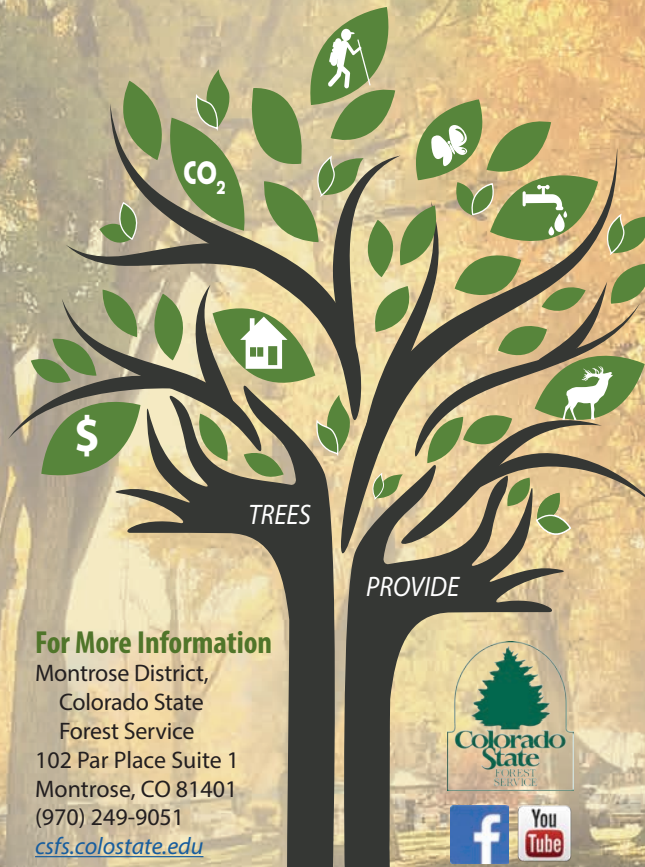
After You Plant

- » Keep the soil moist, but not waterlogged. Continue until mid-fall, tapering off to an occasional watering in the winter if conditions are dry.
- » If you staked your tree, you **must** remove all tree straps after the 1st year of growth to prevent strangling the tree.
- » As the tree grows, ensure that any protective wire caging expands with it. The cage should be at least 6" away from branch tips to prevent damage from bruising or animal browsing.
- » Ridgway deer will eat ANY tree—you must provide protection.



Need a Reason to Plant a Tree?

- » Trees cool your home in the summer and block wind in the winter, thus saving energy.
- » Trees strengthen the quality of place.
- » Trees boost the local economy and property values.
- » Trees create walkable communities.
- » Trees improve air quality.



For More Information

Montrose District,
Colorado State
Forest Service
102 Par Place Suite 1
Montrose, CO 81401
(970) 249-9051
csfs.colostate.edu



Planting Trees in Ridgway

Species Recommendations

The best time to plant a tree
is 20 years ago.

The second best time is now.



Attachment 2



Hawthorn
(*Crataegus* spp.)



Ornamental plums
(*Prunus* spp.)



Sensation boxelder
(*Acer negundo*)



Aspen
(*Populus tremuloides*)



Colorado blue spruce
(*Picea pungens*)



Rocky Mountain juniper
(*Juniperus scopulorum* Sarg.)



Ruby slippers
(*Acer ginnala*)



Spring snow crabapple
(*Malus* spp.)



Norway maple
(*Acer platanoides*)



Peachleaf willow
(*Salix amygdaloides*)



Austrian pine
(*Pinus nigra*)



Iseli fastigate spruce
(*Picea* spp.)



Sucker punch (*Prunus virginiana* "Sucker Punch")



Boulevard linden
(*Tilia americana*)



Narrowleaf cottonwood
(*Populus angustifolia*)



Lanceleaf cottonwood
(*Populus x acuminata*)

All cottonwoods must be cottonless varieties.



Scotch pine
(*Pinus sylvestris*)



Southwestern white pine
(*Pinus strobus*)

CONIFERS

MEDIUM to LARGE

SMALL to MEDIUM

If planting several trees, consider diversifying your species. Not only will your yard look more interesting, but you'll also be creating resiliency to insects and disease.

Other species to try: Ponderosa pine (*Pinus ponderosa*); Amur chokecherry (*Prunus maackii*); Hackberry (*Celtis occidentalis*); Tatarian maple (*Acer tataricum*); Kentucky coffee tree, male (*Gymnocladus dioica*); and Corinthian linden (*Tilia cordata*).

Photos: Hawthorn (© Paul Wray, Bugwood.org); Ornamental plum (© Scott Bauer, Bugwood.org); Ruby Slippers (© John Ruter, Bugwood.org); Spring snow crabapple (© Dow Gardens); Sucker punch (© Mary Ellen Harte); Aspen (© Leonid Ikan); Norway maple (© Jan Samanek); Rocky Mountain juniper (© David Powell)

Attachment 3

Resolution No. 18-08

Resolution of the Town Council of Ridgway, Colorado Amending the Town of Ridgway Water Conservation and Management Plan

WHEREAS, the water supply for the Town of Ridgway is a precious, valuable and critical resource for the Ridgway community; and

WHEREAS, the Town of Ridgway, State of Colorado and the United States have seen periods of drought that significantly impact the local water supply, threatening the health, safety and welfare of our communities; and

WHEREAS, the Town Council desires to be proactive in communicating with the Ridgway community and water users of town-supplied water regarding the water conservation efforts that will be employed and the timing of such water restrictions; and

WHEREAS, the Town Council desires to conserve water in times of need to insure effective and safe delivery of water to the Ridgway community during all times, including in times of restricted or limited water supply and drought; and

WHEREAS, the Town Council adopted Resolution 2018-06 on April 11, 2018 establishing six stages of limited water supply and various, graduated mechanisms for curbing water demand during times of drought or water plant limitations; and

WHEREAS, persistent drought in 2018 realized the first time in the history of the Town that mandatory water restrictions were put into place and there is now a need to update and modify the Water Conservation and Management Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the Ridgway Water Conservation and Management Plan as defined herein is ratified.

Attachment 3

Water Conservation and Management Plan

Stage	Trigger Condition	Goals	Actions
Stage I	Voluntary Restrictions: Statewide Drought Status (Begin May 1)	Good management of limited water supply; Public education.	<ul style="list-style-type: none"> • Does not apply to drip systems and use of hand-watering containers. • No irrigating between the hours of 10:00 am - 7:00 pm, or when windy, in order to minimize evaporation, and anytime on Mondays. • Properties located on the SOUTH side of Hwy 62 & Hunter Parkway – irrigate only on Tuesdays, Thursdays and Saturdays. • Properties located on the NORTH side of Hwy 62 & Hunter Parkway – irrigate only on Wednesdays, Fridays and Sundays. • Outreach on water use and fixing leaks, limited gardening, etc.
Stage II	Mandatory Restrictions: Demand exceeds system capacity, or water from the town storage reservoir (Lake O) is needed to meet demand)	Effect change in water demand to lower town-wide water use; Significant public outreach on plant limitations and/or drought conditions and water supply outlook.	<u>Maintain all Stage I curtailments plus:</u> <ul style="list-style-type: none"> • Properties located on the SOUTH side of Hwy 62 & Hunter Parkway – irrigate only on Tuesdays and Saturdays. • Properties located on the NORTH side of Hwy 62 & Hunter Parkway – irrigate only on Wednesdays and Sundays. • Town Parks irrigation limited to the minimum needed to keep grass alive.
Stage III	Demand remains above system capacity and tank levels are not sustained after Stage I and Stage II actions or when Lake O water depth falls 2 feet below peak storage for the year, or Lake O depth falls below 6.5 feet.	Make a significant and real impact on real water use and water demand; Significant public education on serious limitations with plant capacity and/or water supply.	<u>Maintain all Stage II curtailments plus:</u> <ul style="list-style-type: none"> • Water Waste Ordinance activated, including emergency rate structure reducing base water use allocation and increasing cost of water (may require more frequent meter readings for use and leak detection). • Largest outdoor water users significantly curtailed. • Restaurants only serve water upon customer request. • Restrictions apply to all outdoor irrigation including drip systems, hoses, hand-watering. • Properties located on the SOUTH side of Hwy 62 & Hunter Parkway – irrigate only on Saturdays. Properties located on the NORTH side of Hwy 62 & Hunter Parkway – irrigate only on Sundays.

Attachment 3

Stage	Trigger Condition	Goal	Actions
Stage IV	Demand remains above system capacity and tank levels are not sustained after Stage III actions, or when Lake O water depth falls 3 feet below peak storage for the year, or Lake O depth falls below 5 feet.	Significantly reduce water demand as much as possible Significant public outreach and enforcement	Maintain all Stage III curtailments plus: <ul style="list-style-type: none"> • No outdoor irrigation, except Town Parks may continue watering at minimum levels to keep grass alive and provide gathering and play space

Additional efforts and restrictions or limitations on water use and management of the Lake O water levels to be maintained may be considered by the Town Council as necessary and appropriate for the preservation of the public health, safety and welfare during times of limited water supply. The Council may also consider alternative approaches with parks irrigation

Enforcement

Enforcement of this Water Conservation and Management Plan is per the Ridgway Municipal Code (RMC) and other enforcement provisions for the Town of Ridgway, including but not limited to **RMC Section 2-4: Administrative Enforcement of the Ridgway Municipal Code:**

Under the existing Code Section for Administrative Enforcement, the general process, in part, is as follows, and is only provided here to provide notice to the Ridgway Community:

First Violation – Optional Verbal or written notice, or written Notice of Violation

Second Violation – written Notice of Violation

Third Violation – Administrative Citation pursuant to RMC 2-4-13

RMC 2-4-13:

(B) If the responsible party fails to correct the violation cited, commits the same violations again, or fails to correct a violation as specified in accordance with an administrative enforcement order of the AHO, subsequent administrative citations may be issued for violations of the same code section. The penalties assessed for each administrative citation issued for violations of the same code section or sections shall not exceed the following amounts regardless of the number of violations per citation:

(1) First administrative citation: one hundred and fifty dollar (\$150.00).

(2) Second administrative citation: five hundred dollars (\$500.00).

(3) Third and each subsequent administrative citation: nine hundred and ninety-nine dollars (\$999.00).

(C) Payment of the penalty shall not excuse the failure to correct the violations nor shall it bar further enforcement action by the Town.

In addition, other remedies may be pursued, including but not limited to: **RMC 9-1-3: Limitations on the Use of the Water and Sewer System**, as follows:

Attachment 3

RMC 9-1-3, in part:

(B) The Mayor may promulgate emergency regulations restricting the use of Town water for irrigation or other uses subject to confirmation or amendment by the Town Council.

(C) The Town Council may declare by resolution a moratorium on taps or line extensions for the entire water or sewer systems or any part of them at any time due to limitations on system capacity or other circumstances which require such action.

(D) The Town shall have the right to temporarily interrupt service without notice for the purpose of making repairs, taps, extensions or for other reasons as necessary for the proper operation and maintenance of the water and sewer systems. If practical, reasonable notice shall be given to the customer.

(E) No customer located outside of the corporate limits of the Town may significantly increase the amount or degree of his use of Town water or sewer service beyond the extent of his use at the effective date of this Section.

(F) The Town Council may set regulations governing the use of water for irrigation and sprinkling by resolution.

Other Ridgway Municipal Code provisions, as added or amended, may apply.

PASSED AND APPROVED this 12th day of September 2018.

ATTEST

TOWN OF RIDGWAY

Pam Kraft, MMC,
Town Clerk

John Clark,
Mayor

Attachment 4
Ridgway Municipal Code

9-1-28 WATER WASTING

(Enacted by Ord 5-2018)

(A) Water Wasting is always discouraged; however, during the enactment of Stage 3 or Stage 4 of Ridgway's Water Conservation and Management Plan, Water Wasting is prohibited. The Town or a representative code enforcer can determine an action to be Water Wasting at their discretion if the action matches the Water Wasting Definition found in Section 9-1-1. Water Wasting includes but is not limited to the following actions:

(1) Allowing water to spray or overflow onto sidewalks, driveways, streets, drainages or any hard surface.

(2) Washing outdoor impermeable surfaces (i.e. driveways, walks, patios, etc.) with a hose or spray nozzle.

(3) Washing of vehicles or recreational equipment.

(4) Failing to notify the Town of a known water leak or needed repair in the Town's distribution system or water supply system within 72 hours of discovery.

(5) Operating ornamental water features.

(6) Failure to fix a leak downstream of the customer's meter within 48 hours of notification by the Town.

(B) Exceptions to Section 9-1-28(A) or the Water Wasting definition include the following:

(1) In cases where public health or safety is a concern.

(2) The installation, repair or maintenance of a water supply system when the operator or maintenance personnel are present.