

Ridgway Town Council  
Regular Meeting Agenda  
Wednesday, September 14, 2022

**Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88311812907?pwd=cklXNHhMT2dIVk9JN295STh5WmljUT09>

Meeting ID: 883 1181 2907

Passcode: 747599

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

**5:30 p.m.**

**ROLL CALL** Councilors Polly Enochs, Kevin Grambley, Beth Lakin, Terry Schuyler, JT Thomas, Mayor Pro Tem Russ Meyer and Mayor John Clark

**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 August 10, 2022.
2. Minutes of the Special Meeting of September 7, 2022.
- 3.. Register of Demands for September 2022.
4. Remove employee Debra Overton from probational status and move to permanent employment status.
5. Renewal of restaurant liquor license for Panny's Pizza.
6. Renewal of tavern liquor license for The Sherbino Theater.

**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.

7. Proclamation declaring September 2022 as National Suicide Prevention Awareness and Recovery Month - Corinne Cavender with Tri-County Health Network.
8. Presentation on *Western Slope Community Education on Nicotine & Vaping* event on September 16<sup>th</sup> and 17<sup>th</sup> - Carolyn Dresler, MD.

9. Annual presentation from Uncompahgre Watershed Partnership regarding programs, projects and initiatives, and request for funding - Tanya Ishikawa, UWP Communications Director.
10. Annual presentation from EcoAction Partners regarding programs, projects and initiatives, and request for funding - EcoAction Partners.
11. Annual presentation from San Miguel Power Association regarding programs, projects and initiatives - Alex Shelley, San Miguel Power Association.

**PUBLIC HEARINGS** Public comments will be limited to 5 minutes per person; overall discussion of each item may be limited to 20 minutes.

12. Transfer Chipeta Sun Lodge Hotel/Restaurant Liquor License; Property Location: 304 S. Lena Street; Current Owner: Chipeta Sun Lodge LLLP, Sole Members: Patsy and Jack Young; New Owner: Chipeta Lodge LLC, owned by Mezrah Acquisition LLC, Sole Member: Todd M. Mezrah - 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.

13. Annual presentation on weed management activities in Ridgway - Julie Kolb, Ouray County Vegetation Management.
14. Review and approval of updated *Ridgway Visitor Center & Heritage Park Master Plan* and review and direction on *Implementation Plan for Ridgway Visitor Center & Heritage Park Master Plan* - Community Initiatives Facilitator.
15. Discussion and direction regarding requests from Preserve P.U.D. development team - Town Manager.
16. Resolution No. 22-08, Amending the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction
17. Review and action on employment agreement for municipal court judge services with Lane Thomasson, Ouray County Court Judge in the 7<sup>th</sup> Judicial District - Town Attorney.
18. Consideration and action on compensation adjustment for town manager - Mayor Clark.

**WRITTEN AND VERBAL REPORTS** Written reports may be provided for informational purposes prior to the meeting updating Council on various matters that may or may not warrant discussion and action.

19. Town Manager's Report.

**EXECUTIVE SESSION** The Town Council will enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice regarding the possible condemnation of 539 Marion Overlook, Ridgway, CO 81432.

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



Committees & Commissions:

Ridgway Planning Commission - Councilor Meyer and Mayor Clark  
Ridgway Parks, Trails & Open Space Committee - Councilor Enochs  
Ridgway Creative District Creative Advocacy Team - Councilor Grambley  
Ridgway Sustainability Advisory Board - Councilor Thomas; alternate - Councilor Schuyler  
Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Engineer  
Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney;  
alternate - Councilor Schuyler  
Sneffels Energy Board - Councilor Thomas and Town Manager; alternate - Mayor Clark  
Region 10 Board - Mayor Clark  
WestCO Dispatch Board - Town Marshal; alternate - Town Manager  
Gunnison Valley Transportation Planning Region - Town Manager  
Ouray County Transit Committee - Town Manager  
Ouray County Water Users Association - Councilor Meyer; alternate Councilor Thomas  
Water and Land Committee for the Uncompahgre Valley - Councilor Meyer; alternate - Town  
Manager  
Colorado Communities for Climate Action - Councilor Lakin; alternate - Town Manager  
Colorado Municipal League Policy Committee - Town Manager

Liaisons:

Chamber of Commerce - Councilmember Lakin  
Communities That Care Coalition - Mayor Clark  
Ouray County Fairgrounds - Councilor Schuyler

**ADJOURNMENT**

Deadline for agenda items for next regular meeting, Wednesday, October 5, 2022 at 4:00 p.m.,  
Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

# Consent Agenda

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 10, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor Pro Tem called the meeting to order at 5:35 p.m. The Council was present in its entirety with Councilors Enochs, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of July 13, 2022.
2. Minutes of the Special Meeting of August 3, 2022.
3. Register of Demands for August 2022.
4. Renewal of restaurant liquor license for Eatery 66.
5. Renewal of restaurant liquor license for Thai Paradise.
6. Remove employee Tera Wick from probational status and move to permanent employment status.
7. Renewal of tavern liquor license for Star Saloon.

ACTION:

It was moved by Councilmember Lakin seconded by Councilor Grambley and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC COMMENTS

Tom McKenney asked the Council to consider holding a workshop meeting to discuss hiring an "in-house planner".

Kuno Vollenweider inquired into his requests submitted at the prior meeting regarding condemnation of property. The Town Manager explained staff has been assigned researching access from River Park Subdivision to the School. The Mayor noted the other parcel was discussed by the Council in executive session at the last meeting.

PUBLIC REQUESTS AND PRESENTATIONS

8. Use of public right of way for Ridgway 1K Rally Thru the Alley event

Trisha Oakland with Weehawken Creative Arts presented the Council with a map for use of alley ways in the historic core of Town for the annual Rally Thru the Alley event on October 1<sup>st</sup>. She noted crossing guards will be stationed at each intersection and signage will guide participants to Hartwell Park.

ACTION:

Moved by Councilor Lakin, with a second by Councilor Enochs to approve use of public right of way for the Ridgway 1K Rally Thru the Alley event on October 1st. The motion carried unanimously on a roll call vote.

PUBLIC HEARINGS

9. Application for Preliminary Plat for Planned Unit Development for RidgSix Subdivision

Staff Report from the Town Planner dated 8-5-22 presenting a request for approval for RidgSix Subdivision Planned Unit Development (PUD) on Lots 16-20 of Block 28, 283 N. Cora Street, applicant Matt McIsaac, Tio Trio LLLP.

Contracted Planner TJ Dlubac, with Community Planning Strategies, explained the Sketch Plan for the proposed PUD was approved on 7-28-21. The property is located on the southwest corner of North Cora and Charles Streets, in the Historic Residential (HR) district, on a quarter block, 20,164 square feet, or 0.46 acres. The proposed PUD involves dividing the parcel into seven different lots, one with the existing single family home over an attached garage, and six townhome lots facing Charles Street. Each new unit is 1,560 square feet over two levels, and a 580 square foot garage, with two bedrooms and two and half baths. The application will subdivide the lots into a PUD and create six separate lots for each unit, and one lot with the existing residence. He reported the zoning district allows the proposed use. The townhomes have a party wall and require a zero foot set back, and if approved a variance from dimensional standards would need to be included. Other variations requested in the application include conditional use to allow more than four townhomes in the HR district; reduction in lot width for Lots 3, 4, 5 and 6; reduction in lot area for Lots 2, 3, 4, 5, 6 and 7; increase in allowed lot coverage for Lots 3, 4, 5 and 6; decrease interior side setbacks to zero for Lots 2, 3, 4, 5, 6 and 7; decrease the number of total trees provided on Lot 2. The Planning Commission approved the Preliminary Plat and PUD on 11-3-21 with conditions, and updated the conditions at the August 5<sup>th</sup> meeting.

There were questions from Council to staff. Applicant Matt McIsaac presented the project infrastructure and there were questions, and discussion between the applicant and Council. The applicant presented renderings of the townhome structures.

SPEAKING FROM THE AUDIENCE:

Tom McKenney spoke in support of the project.

Jack Petruccelli asked to view the plat of the property.

There were questions from the Council to the applicant; and discussion between the Council.

ACTION:

Councilmember Lakin moved to approve the RidgSix Townhouse Subdivision Preliminary Plat and PUD with the three conditions in the Staff Report, seconded by Councilor Schuyler the motion carried unanimously on a roll call vote.

10. Emergency Ordinance Establishing a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments, Rezoning Applications

Town Attorney Nerlin explained at the July meeting the Council received a report from staff pertaining to concerns with the ability to manage volume, and meet required time frames, for new development applications. He reported a draft emergency ordinance has been prepared which places a temporary moratorium on acceptance of certain applications, except those allowed as uses by right. This will allow time to make revisions to the municipal code. He noted the Town is “not the only jurisdiction in the region looking at declaring a moratorium” to address long term planning and growth, and water availability and delivery. The moratorium would end upon approved revisions to Chapter 7 of the Municipal Code or March 31, 2023, whichever occurs first.

There were questions from the Council to the Town Attorney.

SPEAKING FROM THE AUDIENCE:

Chris Hawkins with Alpine Planning questioned “projects already in the process”.

Jennifer Cram explained “months ago” she sent a letter to the Council expressing concerns with water availability and population growth patterns over the next “3-4 years”. She stated “during the moratorium would be a good time to look more closely at the water study and budget items to study and make sure you don’t approve more development than we can provide water for”.

The Town Attorney reported there is an exemption in the ordinance for applications already in the sketch plan process; the Town Manager noted this would be provided there are no material changes to modify what is already proposed.

There were comments by the Council and questions to the Planner. There was discussion by the Council and it was noted the term of the moratorium could be extended in March of 2023 if there is a need.

The Town Manager reported the Strategic Plan, which is an annual work plan approved by the Council, contains addressing “net zero” and the water assessment follow up items.

ACTION:

Councilmember Schuyler moved, with a second by Councilor Grambley to approve Emergency Ordinance No. 01-2022 Establishing a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments, Rezoning Applications; and Declaring and Emergency and the motion carried unanimously on a roll call vote.

11. Emergency Ordinance Adopting Certain Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code

The Town Attorney noted during the prior meeting discussions regarding a proposed moratorium on new development applications, it was noted code revisions to Chapter 7 of the Municipal Code must be made to modify the thirty day approval time frame for applications to ninety days. The Town Manager noted staff and the Planning Commission will need to address conformance with Town standards and regulations, and make other revisions to the code section.

There were questions from Council to staff.

**SPEAKING FROM THE AUDIENCE:**

Matt McIsaac noted changing the time frame to ninety days “increases the chances” for lengthy resubmittal timeframes by applicants, and they can lose subcontractors or lenders.

The Town Manager addressed the comment noting this would be addressed in the code changes.

**ACTION:**

It was moved by Councilor Lakin to approve Emergency Ordinance No. 02-2022 Adopting Certain Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code. Mayor Pro Tem Meyer seconded and the motion carried unanimously on a roll call vote.

**POLICY MATTERS**

**12. Ridgway Area Chamber of Commerce quarterly report on activities and financial status**

Ashley Perkins and Adam Dubroff with the Ridgway Area Chamber of Commerce presented a status report and addressed shop local promotions; staffing; participation in the Colorado Creative Corridor; preparation of the 2023 Visitors Guide: print and radio media; activities at the Visitor Center and the Youth Volunteer and Career Fair.

There were comments from the Council. There was discussion between the Council and representatives of the Chamber.

**13. Resolution Authorizing the Submission of a Ballot Question to the Voters Concerning the Allocation of the Town’s Lodging Tax Proceeds**

Manager Neil reported at the previous meeting Council discussed proposing a question to the voters to modify how proceeds for lodging tax are earmarked, and creating a dedicated revenue source for affordable housing. He noted if Council chooses to move forward, a resolution must be approved to place a question to the electorate. As a starting point for discussion, an allocation of 40% of the proceeds was placed into the resolution.

It was noted letters were previously received by the Council from Chamber Board Members presenting opposition to changing the allocation of lodging tax receipts for marketing.

There were comments by the Council, and questions to staff. There was discussion by the Council.

**SPEAKING FROM THE AUDIENCE:**

Adam Dubroff and Tanya Ishikawa with the Ridgway Chamber spoke in support of not changing the allocation of lodging taxes, and it remaining 70% allocated to marketing.

There was discussion by the Council and consensus was to not present a question to the voters, and discuss other funding sources dedicated to affordable housing at another meeting.

14. Interviews of Sustainability Advisory Board applicants and appointment of members

Staff Report from the Town Manager dated 8-4-22 presenting six letters of interest to serve on the newly formed Sustainability Advisory Board.

Manager Neil explained the Sustainability Advisory Board Procedures state the Board shall be composed of not less than three members and not more than seven members, with one member being an Ex-Officio member of Council. To be eligible for appointment, candidates must be Ouray County residents.

The Council interviewed, and listened to recorded interviews, of six applicants seeking consideration to sit on the board: Angela Hawse, Vicki Hawse, Joyce Huang, Dana Ivers, Dave Jones and Kenny Mihelich.

There was discussion by the Council.

ACTION:

Councilor Schuyler moved to appoint Angela Hawse, Vicki Hawse, Joyce Huang, Dana Ivers, Dave Jones and Kenny Mihelich to the Sustainability Advisory Board for a three year term and appoint Councilmember Schuyler to service as the Ex-Officio Councilmember and Councilor Thomas to serve as an alternate. Councilmember Enochs seconded the motion which carried unanimously on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill presented the meeting schedule to review the 2023 budget; a progress report on the 2022 Strategic Plan and highlighted some items which occurred over the past month.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

RIDGWAY TOWN COUNCIL  
MINUTES OF SPECIAL MEETING  
SEPTEMBER 7, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the special meeting to order at 7:32 p.m. The Council was present in its entirety with Councilors Kroger, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

PUBLIC COMMENTS

No comments were made by members of the public.

EXECUTIVE SESSION

The Town Manager suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Manager's annual performance evaluation.

ACTION:

Moved by Council Kroger, second by Mayor Pro Tem Meyer and unanimously carried by a roll call vote to enter into closed session.

The Council entered into executive session at 7:35 p.m. with the Town Manager.

The Council reconvened into open session at 7:58 p.m.

ADJOURNMENT

The meeting adjourned at 7:59 p.m.

Respectfully Submitted,

Preston Neill  
Town Manager



**Town of Ridgway**  
**Register of Demands**  
September 2022

Name	Memo	Account	Paid Amount
<b>Valvoline Instant Oil Change</b>		<b>Alpine-Operating Account</b>	
	oil - Durango	860GO3 · Gas & Oil	-74.77
TOTAL			-74.77
<b>Eurofins Eaton Analytical Inc.</b>		<b>Alpine-Operating Account</b>	
		990WOO · Testing - water	-150.00
TOTAL			-150.00
<b>Montrose Water Factory, LLC</b>		<b>Alpine-Operating Account</b>	
		632GO2 · Supplies & Materials	-18.38
		732POO · Supplies & Materials	-18.37
		932SOO · Supplies & Materials	-18.38
		932WOO · Supplies & Materials	-18.37
TOTAL			-73.50
<b>Home Depot Credit Services</b>		<b>Alpine-Operating Account</b>	
	garbage disposal	731PO1 · Maint & Repairs - c cntr/t hall	-179.00
TOTAL			-179.00
<b>Wilbur-Ellis Company LLC</b>		<b>Alpine-Operating Account</b>	
	chemicals	932WOO · Supplies & Materials	-3,880.96
	chemicals	932SOO · Supplies & Materials	-970.24
TOTAL			-4,851.20
<b>USABlueBook</b>		<b>Alpine-Operating Account</b>	
	rotary drum pump	932WOO · Supplies & Materials	-278.89
TOTAL			-278.89
<b>Amerigas</b>		<b>Alpine-Operating Account</b>	
	tank rental - shop	642GO2 · Utilities	-38.69
	tank rental - shop	742POO · Utilities	-38.68
	tank rental - shop	942WOO · Utilities	-38.69
	tank rental - shop	942SOO · Utilities	-38.68
TOTAL			-154.74
<b>Southwestern Systems Inc.</b>		<b>Alpine-Operating Account</b>	
	remove sludge from contact chamber	931SOO · Maintenance & Repairs	-7,427.00
TOTAL			-7,427.00
<b>Ouray County</b>		<b>Alpine-Operating Account</b>	
	emergency mgmt 2022	834GO3 · Program Participation	-6,000.00
TOTAL			-6,000.00

**Town of Ridgway**  
**Register of Demands**  
September 2022

Name	Memo	Account	Paid Amount
<b>UNCC</b>		<b>Alpine-Operating Account</b>	
		915WOO · Dues & memberships	-37.70
		915SOO · Dues & Memberships	-37.70
TOTAL			-75.40
<b>Montrose Signs Inc.</b>		<b>Alpine-Operating Account</b>	
	decals - 2013 Explorer	870GO3 · Vehicle Purchase	-781.80
TOTAL			-781.80
<b>Bruin Waste Management</b>		<b>Alpine-Operating Account</b>	
	second pick-up - Aug 2022	742POO · Utilities	-300.24
TOTAL			-300.24
<b>San Miguel Power Assoc, Inc.</b>		<b>Alpine-Operating Account</b>	
	7/18/22-8/23/22	542GOO · Utilities	-82.38
	7/18/22-8/23/22	783PO1 · Broadband Station	-170.50
	7/18/22-8/23/22	638GO2 · Street Lighting	-348.03
	7/18/22-8/23/22	642GO2 · Utilities	-44.89
	7/18/22-8/23/22	742POO · Utilities	-436.53
	7/18/22-8/23/22	742PO1 · Utilities - c cntr/t hall	-82.38
	7/18/22-8/23/22	842GO3 · Utilities	-82.37
	7/18/22-8/23/22	942SOO · Utilities	-4,312.73
	7/18/22-8/23/22	942WOO · Utilities	-815.58
TOTAL			-6,375.39
<b>Caselle Inc</b>		<b>Alpine-Operating Account</b>	
	Oct 2022	914SOO · Consulting & Engineering Servs	-164.50
	Oct 2022	914WOO · Consulting & Engineering Ser...	-164.50
TOTAL			-329.00
<b>Black Hills Energy-PW Office</b>		<b>Alpine-Operating Account</b>	
		642GO2 · Utilities	-11.60
		942SOO · Utilities	-11.61
		942WOO · Utilities	-11.61
TOTAL			-34.82
<b>Black Hills Energy-Hartwell Park</b>		<b>Alpine-Operating Account</b>	
		742POO · Utilities	-41.08
TOTAL			-41.08
<b>Black Hills Energy-PW Building</b>		<b>Alpine-Operating Account</b>	
		742POO · Utilities	-6.51
		642GO2 · Utilities	-6.50
		942SOO · Utilities	-6.50
		942WOO · Utilities	-6.50
TOTAL			-26.01

**Town of Ridgway**  
**Register of Demands**  
September 2022

Name	Memo	Account	Paid Amount
<b>Black Hills Energy-Town Hall</b>		<b>Alpine-Operating Account</b>	
		742PO1 · Utilities - c cntr/t hall	-12.86
		842GO3 · Utilities	-12.86
		542GOO · Utilities	-12.86
TOTAL			-38.58
<b>Black Hills Energy-Lift Station</b>		<b>Alpine-Operating Account</b>	
		942SOO · Utilities	-28.53
TOTAL			-28.53
<b>Black Hills Energy-Broadband</b>		<b>Alpine-Operating Account</b>	
		783PO1 · Broadband Station	-16.06
TOTAL			-16.06
<b>City of Grand Junction</b>		<b>Alpine-Operating Account</b>	
		918SOO · Testing & Permits - sewer	-612.00
TOTAL			-612.00
<b>Consolidated Electrical Distrib...</b>		<b>Alpine-Operating Account</b>	
	dissolved oxygen monitoring equip.	931SOO · Maintenance & Repairs	-2,074.04
TOTAL			-2,074.04
<b>Federal Express</b>		<b>Alpine-Operating Account</b>	
		990WOO · Testing - water	-55.16
TOTAL			-55.16
<b>Olathe True Value Hardware</b>		<b>Alpine-Operating Account</b>	
		732PO1 · Supplies - c cntr/t hall	-10.99
TOTAL			-10.99
<b>Verizon Wireless</b>		<b>Alpine-Operating Account</b>	
		741POO · Telephone	-61.14
		943SOO · Telephone	-65.63
		943WOO · Telephone	-112.96
		843GO3 · Telephone	-163.04
		543GOO · Telephone	-91.52
		643GO2 · Telephone	-61.14
		552GOO · GIS Mapping - admin	-10.01
		952SOO · GIS Mapping - sewer	-10.01
		952WOO · GIS Mapping - water	-50.01
		830GO3 · Computer	-160.04
TOTAL			-785.50

**Town of Ridgway**  
**Register of Demands**  
September 2022

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Name	Memo	Account	Paid Amount
<b>Xerox Financial Services</b>		<b>Alpine-Operating Account</b>	
	Xerox lease - Aug 2022	948SOO · Office Equipment - Leases	-7.63
	Xerox lease - Aug 2022	948WOO · Office Equipment - Leases	-15.26
	Xerox lease - Aug 2022	548GOO · Office Equipment - Leases	-129.75
TOTAL			-152.64
<b>Ridgway Valley Enterprises, Inc.</b>		<b>Alpine-Operating Account</b>	
	Application 2	CP2100 · Construction	-182,158.07
TOTAL			-182,158.07

## AGENDA ITEM #7



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TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | [www.town.ridgway.co.us](http://www.town.ridgway.co.us)

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To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 7, 2022  
Agenda Topic: Proclamation declaring September 2022 as National Suicide Prevention Month

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**SUMMARY:**

The Town Council is asked to consider adopting the attached Proclamation declaring September 2022 as "Suicide Prevention Month". Corinne Cavender with Tri-County Health Network will attend Wednesday's meeting to provide more information about National Suicide Prevention Month and the work of Tri-County Health Network and the American Foundation for Suicide Prevention.

**PROPOSED MOTION:**

"I move to adopt the Proclamation declaring September 2022 as Suicide Prevention Month in the Town of Ridgway."

**ATTACHMENT:**

Proclamation



## **TOWN OF RIDGWAY, COLORADO OFFICAL PROCLAMATION**

### **A Proclamation Declaring September 2022 as Suicide Prevention Month**

**WHEREAS**, the week of September 4-10, 2022, was National Suicide Prevention Week, and September 2022 is both National Suicide Prevention Month, when millions of people around the world join their voices to share a message of hope and healing; and

**WHEREAS**, suicide is the 12<sup>th</sup> leading cause of death in the United States, the 3<sup>rd</sup> leading cause of death among children and teens ages 10-19, and the 2<sup>nd</sup> leading cause of death among individuals between the ages of 20 to 34; and

**WHEREAS**, in the United States over 45,000 people died by suicide in 2020 (Centers for Disease Control); and

**WHEREAS**, suicide rates have increased 30% over the last two decades, with suicide rates finally decreasing 2.1% between 2018 and 2019 and decreasing 2.9% between 2019 and 2020; and

**WHEREAS**, it is estimated that in 2020, there were 1.2 million suicide attempts; and

**WHEREAS**, in 2020, suicide was the 8<sup>th</sup> leading cause of death in Colorado and 1,302 people died by suicide in our state (Centers for Disease Control); and

**WHEREAS**, over 90% of the people who die by suicide have a diagnosable and treatable mental health condition, although often that condition was not recognized or treated; and

**WHEREAS**, organizations such as Tri-County Health Network and the American Foundation for Suicide Prevention are dedicated to saving lives and bringing hope to those affected by suicide through research, education, advocacy, and resources for those who have lost someone to suicide or who struggle, and urge that we:

1. Recognize suicide as a preventable national and state public health problem and declare suicide prevention to be a priority.

2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities.
3. Address the disparity in access to mental healthcare for underserved and underrepresented groups, and advocate for ending these disparities.
4. Fund new suicide research to support culturally-informed and evidence-based mental health care and services.
5. Encourage initiatives based on the goals contained in the National Strategy for Suicide Prevention and the 2022 Colorado Suicide Prevention Plan.
6. Promote awareness that there is no single cause for suicide, and that suicide most often occurs when stressors exceed the coping abilities of someone struggling with a mental health condition.
7. Develop and implement strategies to improve and increase access to quality mental health, substance abuse, and suicide prevention services and programs.
8. Continue advocacy to ensure we can reimagine a comprehensive suicide, mental health, and substance use crisis response system that builds on the historic new 988 number for the Suicide and Crisis Lifeline.

**THEREFORE, BE IT RESOLVED** that we, the Ridgway Town Council, do hereby recognize the month of September 2022 as “Suicide Prevention Month” in the Town of Ridgway.

Dated this 14<sup>th</sup> day of September 2022

By: \_\_\_\_\_  
John Clark, Mayor

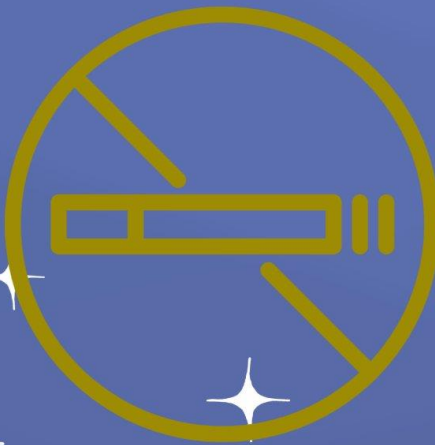
Attest: \_\_\_\_\_  
Pam Kraft, Town Clerk



## AGENDA ITEM #8

# WESTERN SLOPE COMMUNITY EDUCATION ON NICOTINE & VAPING SEPTEMBER 16 & 17

AN EFFORT TO  
EDUCATE, PREVENT,  
AND CONTROL  
THE CONSEQUENCES  
OF TOBACCO USE  
ON THE WESTERN  
SLOPE OF COLORADO.



RIDGWAY  
4H-EVENTS  
CENTER

FRIDAY 9AM-4:30PM: EXPERT GUEST SPEAKERS (ALL ARE WELCOME!)

SATURDAY 9AM-1PM: CONVERSATIONS WITH YOUTH (MIDDLE & HIGH  
SCHOOL STUDENTS ONLY)

SCAN FOR MORE INFO!



[HTTPS://WESTERNSLOPEDISCUSSION.EVENTBRITE.COM](https://westernslopediscussion.eventbrite.com)

☆FREE FOOD☆

☆FREE DAYCARE FOR ATTENDEES ON FRIDAY☆

☆PRIZE DRAWING FOR TEENS ON SATURDAY☆



## AGENDA ITEM #9



P.O. BOX 392, RIDGWAY, CO 81432 • 970-325-3010 • UNCOMPAHGREWATERSHED.ORG

September 9, 2022

Ridgway Town Council  
P.O. Box 10  
Ridgway, CO 81432

Dear Ridgway Town Council Members:

The board and staff of the Uncompahgre Watershed Partnership (UWP) truly appreciate our partnership with the Town of Ridgway that furthers our mission of protecting and improving watershed resources. Our nonprofit activities benefit the town in unique ways, and we are proud to work as both a catalyst and a contributor to many watershed health and awareness projects and events in collaboration with local, state and national partners. On page 2, I have provided a summary of our accomplishments supported in part by the town's funding in 2022.

UWP is requesting \$3,000 from the 2023 Ridgway Town budget to help us continue making positive impacts throughout our watershed that ultimately benefit the water sources and environment of Ridgway. An explanation of the proposed uses for the funding is on pages 3 and 4. Due to a schedule conflict, I cannot attend the Sept. 14 council meeting. UWP Board President Dennis Murphy will attend to answer any questions you may have.

Please feel free to contact me at [tanya@uncompahgrewatershed.org](mailto:tanya@uncompahgrewatershed.org) or 303-819-7784 if you have any related requests or questions.

Thank you very much for considering this funding request

Sincerely,

A handwritten signature in red ink that reads "Tanya Ishikawa".

Tanya Ishikawa  
UWP Communications Director



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## **2022 Accomplishments of Uncompahgre Watershed Partnership**

Since 2007, the Uncompahgre Watershed Partnership (UWP) has worked to improve and protect the watershed of the Uncompahgre River, raise community awareness of the watershed's importance and the challenges involved in maintaining water quality and supply, and provide tangible on-the-ground benefits to the community. The UWP was incorporated as a nonprofit in 2013 and next year will be the organization's 10<sup>th</sup> anniversary.

Accomplishments in 2022 will include:

- Year-round water sampling and analysis\* at six Ouray County locations and summertime sampling and analysis at five more locations as part of Colorado's River Watch program;
- Coordination of the annual San Juan Mining and Reclamation Conference in Ouray to provide the opportunity for discussion and innovation of mining and reclamation practices to protect and restore our region's water quality;
- Planning and negotiations with partners on a mine remediation project\* in Governor Basin, upstream of the Uncompahgre River, which is scheduled for completion in 2023;
- Production of the annual Ridgway RiverFest\* on June 25, raising awareness of watershed science and issues as well as raising a record amount of funds to support our work;
- Organization of fun and educational guided tours in the mining areas around the watershed and a peak river flow contest;
- Coordination of watershed educational activities\* for local school kids;
- Development of watershed lessons\* specific to the local watershed for use in local schools;
- Organization of annual volunteer work days along the Uncompahgre River at Rollans Park\* in Ridgway, Ouray Ice Park, and Ridgway Reservoir at Ridgway State Park;
- Production of a series of educational events about water conservation in the fall and participating in a water conservation workshop in Montrose in July;
- Planning work and meetings of the Ouray County Recreation & Conservation Alliance;
- Support of the sold-out Fly Fishing Film Tour event at the Ouray County Event Center, not only raising funds for UWP's sustainable recreation projects but bringing in 200 people from a six-county area; and
- Providing written support to various agencies for other organizations' projects focused on watershed restoration and planning.

*\*These three activities were specifically funded by Town of Ridgway dollars.*



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**ITEM 1 – Ridgway River Festival 2023. Amount Requested: \$1,000**

UWP organizes the annual Ridgway RiverFest in Rollans Park. The 2023 festival will be in June. The event with no admission fee is a celebration of the Uncompahgre River Watershed and river recreation, an opportunity to educate the community and visitors about watershed health and related topics, and raise funds for our nonprofit. This festival draws hundreds of visitors and residents to Ridgway. We are certain to entertain festival goers with the river race flotilla of kayaks, inflatables and SUPs headed down the Unc to Ridgway Reservoir, as well as the wacky Junk of the Unc race.

The RiverFest brings benefits to the Town of Ridgway such as additional visitors shopping at our local businesses and learning more about what Ridgway has to offer. Nonprofit groups have an additional opportunity to get the word out with information booths. The RiverFest makes the river the focus of attention and helps build a culture attuned to the importance of our watershed and efforts to protect and improve it. The 2022 event was a great financial success, bringing in approximately \$13,000 to support our nonprofit's general operation and outreach.

Production of Ridgway RiverFest is financially supported primarily by sponsorships from local businesses and individuals, other groups, and the Town of Ridgway. Most of the labor needed to stage RiverFest is volunteered, but the festival could not happen without the help of paid coordinators, paid entertainment and various supplies. UWP thus requests continued support by the Town of the 2023 event with a \$1,000 sponsorship.

**ITEM 2 – 2023 Watershed Educational Activities. Amount Requested: \$1,000**

UWP collaborates with Ridgway's third-grade teacher to provide knowledgeable volunteers to engage Ridgway's youth in understanding their local water resources and help them develop a stewardship ethic. Our education volunteers present at Ridgway Secondary School and at science nights at Ridgway Elementary School. Our volunteers also make time to meet with other groups who come to Ridgway to learn about local water ecology. UWP's staff supports the volunteers by providing materials and assisting with coordination.

UWP staff also creates other opportunities for public education about the watershed such as guided walks and snowshoe tours that provide participants with a better understanding about water resources and users. All of these educational services are provided free of charge to schools and community groups. Thus, UWP requests \$1,000 from the Town for continued support of these educational activities.

**ITEM 3 – 2023 Mine Remediation Projects and Water Quality Monitoring. Amount Requested: \$1,000**

Our current mine site restoration project high in the San Juan Mountains in Governor Basin has been slowed down by the complexity of legal agreements between government agencies, as well as the main private partner's financial troubles. When implemented, the project would achieve a positive, cumulative



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effect over time, improve water quality in our river's headwaters and have positive results for downstream communities including the Town of Ridgway.

UWP is actively investigating other potential sites for water quality improvement projects. The Town's support also helps meet UWP's matching contribution requirements and ensure successful completion of mine remediation. Monitoring water quality at and downstream of the remediation sites will be essential to understanding the water quality improvements in 2023 and subsequent years. UWP staff, partners and volunteers will coordinate this monitoring work.

UWP will also continue to partner with Colorado's River Watch program. The program's mission is to work with volunteer stewards, students, citizen groups, individuals, colleges and local governments to monitor water quality and other indicators of watershed health and use this high-quality data to educate citizens and inform decision makers about the condition of Colorado's waters. The UWP has been collecting water samples from the Uncompahgre River in the Town of Ridgway since 2012, and has assumed sampling responsibilities with local citizens at several additional sites on other segments of the Uncompahgre River, Dallas Creek, Cow Creek, Imogene Creek, Blue Lakes, and other high-elevation streams.

UWP volunteers provide their time for most of the hands-on water sampling and educational activities, but overall staff coordination is essential, and UWP incurs other unfunded out-of-pocket costs for insurance, supplies and shipping the water samples for testing, which continue to increase. To bridge the funding gap in 2023, UWP again requests \$1,000 from the Town of Ridgway for water quality monitoring and to support mine remediation activities.

#### UNCOMPAHGRE WATERSHED PARTNERSHIP 2023 FUNDING REQUEST SUMMARY

Item	Requested Amount
1. Ridgway River Festival 2022	\$1,000
2. Watershed Education	\$1,000
3. Mine Remediation & Water Quality Monitoring	\$1,000
<b>TOTAL</b>	<b>\$3,000</b>

## AGENDA ITEM #10





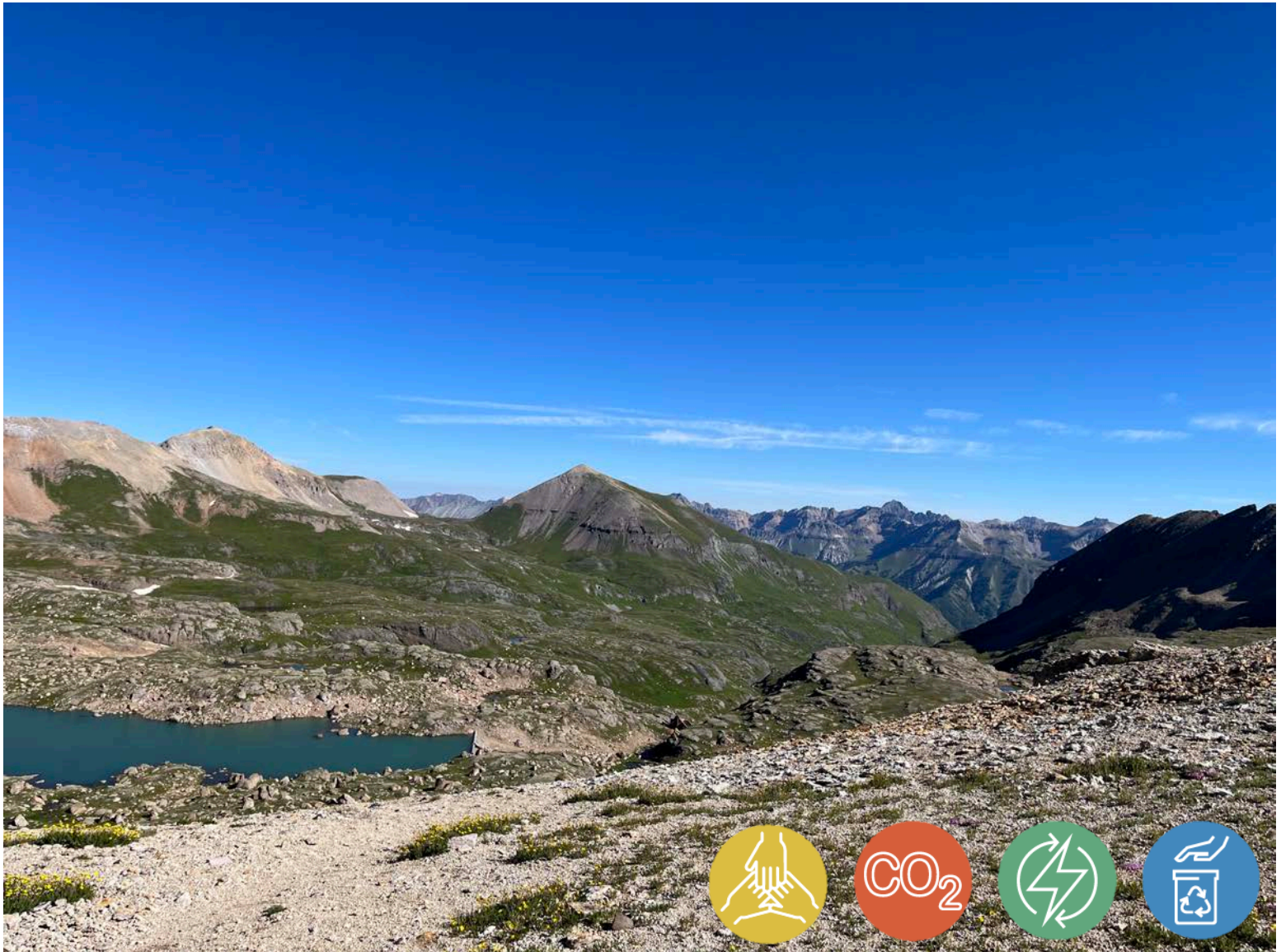
# **ECOACTION PARTNERS**

## **Ridgway**

# **Program Updates & 2023 Funding Request**

September 2022

Emma Gerona, Executive Director



## Memo

To: Preston Neil, Ridgway Town Manager  
From: Emma Gerona, EcoAction Partners  
Date: September 6<sup>th</sup>, 2022  
Re: EcoAction Partners Programs Update and '23 funding request

### **Mission Statement:**

**EcoAction Partners tracks regional greenhouse gas emissions and coordinates programs that reduce energy and waste.**

EcoAction Partners would like to thank the Town of Ridgway for your commitment towards lowering Greenhouse Gas emissions and your generous support of our organization in this goal. The Town has demonstrated unwavering leadership, reducing energy consumption of government operations and leading the way for the community to do the same. EcoAction Partners continues to engage residents & businesses in programs that support Ridgway's commitment to strive towards carbon neutrality.

To support the facilitation of our program areas in partnership with the Town of Ridgway we are requesting \$6000. This funding allows EAP to successfully track and analyze regional & Ridgway community Greenhouse Gas emissions and energy use, administer EAP programs throughout Ridgway, provide technical expertise to support staff, support community compost program opportunities including grant application assistance, and other ongoing support to accomplish regional energy and waste reduction goals.

Looking ahead, we are excited to further our work with the Town of Ridgway emissions reduction efforts through our collaborative programs, including facilitation of the Sneffels Energy Board, implementation of the regional Climate Action Plan, creation of a regional EV readiness plan, CARE Weatherization, Green Business Membership, Truth or Dare and other educational programming, plastic film recycling and other waste reduction programs. We look forward to continuing our support of and participation in the ROCC CEC, ZEBRA and Ridgway Sustainability committees. We are committed to supporting the Town in achieving your sustainability goals and continuing to expand these opportunities and programs to historically underserved populations within our communities. We are excited to continue this incredibly important work as we look forward with renewed energy and direction in our mission to reduce energy and waste in our region.

We look forward to continuing our work with the Town of Ridgway government and community going forward. Thank you very much for your 2022 support, participation in EAP programs, and consideration of EcoAction Partners' 2023 funding request.



## Mission Statement:

EcoAction Partners tracks regional greenhouse gas emissions and coordinates programs that reduce energy and waste.

## Introduction

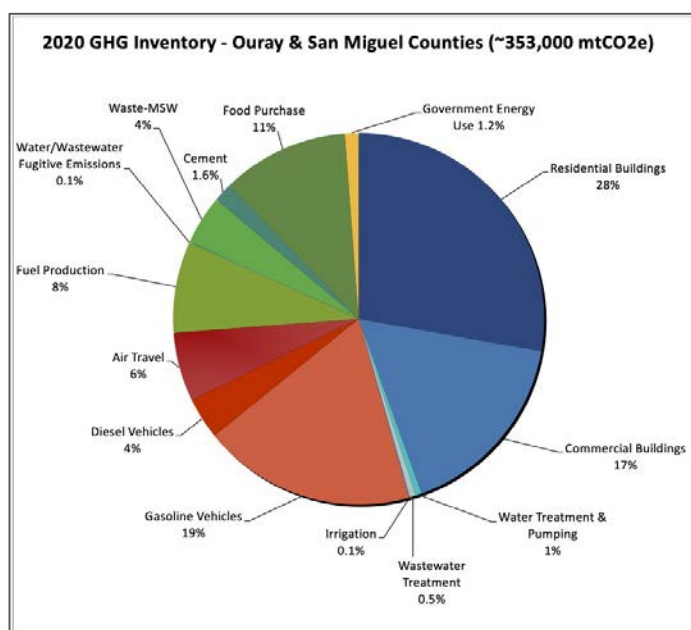
EcoAction Partners has been thrilled to continue our programming in 2022! We have loved connecting with community members as we continue the public outreach process for our regional Climate Action Plan. We have held several work sessions, community events, and information sessions to share the exciting goals and actions included in the plan! We were thrilled to be back full force at the Telluride Bluegrass festival with info for festival attendees on local programming, sustainable festival tips and of course, solar oven cookies! Through the Sneffels Energy Board, we have hosted our first two renewable energy/beneficial electrification committee meetings dedicated to electrification across the region! We want to thank the Town of Ridgway for your ongoing support of our organization and commitment towards a more sustainable future for our region and are excited for another great year of sustainability initiatives!

## EcoAction partners Regional Programming

### Regional Greenhouse Gas Inventory

EAP continued to improve on our ICLEI greenhouse gas inventory tracking through the ClearPath tool. As we learn details on actions that are being or plan to be implemented EAP has developed our forecasting methodology to best represent the programs and policies that will impact regional emissions. This forecasting has allowed us to clearly demonstrate the importance for local action and creative solutions to reach our local, regional, and state emission reduction goals.

EAP joined the ICLEI Race to Zero Unregulated West Cohort. The group will allow EAP to share key priorities and discuss program implementation, successes, and challenges with stakeholders across the West. These resources and networking opportunities from our ICLEI membership have been a great opportunity to understand key barriers and successes from similar communities across the country.



To the left is the pie chart of regional emissions from 2020. We saw similar trends in emissions over the last year, with building energy use making up almost half of our regional emissions. Transportation related emissions from vehicles and air travel account for 29% of our emissions. We account for major material production aspects of our GHG emissions as well, including food, fuel and waste, which make up the remaining 26%. As a remote, rural region with a tourist-based economy, tracking these emissions is important to us, as we recognize our responsibility to reduce our overall to global emissions through local action.





## Sneffels Energy Board

EcoAction Partners coordinates the Sneffels Energy Board in partnership with government and staff representatives from San Miguel and Ouray counties, the towns of Ridgway, Ophir, Norwood, Telluride, Mountain Village, the City of Ouray as well as utility partners, San Miguel Power Association, Black Hills Energy, and various citizen group representatives.

Partners of the board meet quarterly to share best practices, design successful regional programs, identify new opportunities and analyze progress made to-date. This regional approach provides a stronger voice to influence political change, greater grant leverage, and the ability to address region specific challenges through enhanced engagement with community stakeholders.

The group has supported the regional [Climate Action Plan](#) public outreach process. The plan acts as a working roadmap to guide the next decade of action across the region. The plan balances short term programs with long term goals, focusing on actions that build community resilience and health, promote equity, and support economic and environmental development. We have developed a public input [survey](#) and received over 45 meaningful responses from community members.

Through this year we were thrilled to host several in depth worksessions with our government and community partners, and attend several local festivals, presenting to 1000+ people. We were thrilled to partner with the Telluride Bluegrass Festival and the Ridgway River Fest to share ways that both local and visitor attendees could interact with the CAP and share their perspectives on the importance of regional climate action. Our worksessions with the City of Ouray City Council and presentation to the Norwood Chamber of Commerce led to great discussions around diverse actions that both government and community partners could take to support our regional climate goals. EcoAction Partners was thrilled to have an information table at an earth day event hosted by our local library focused on ways locals could get involved with various sustainability initiatives across our region. We were excited to engage with so many people on the various ways they can share input and support the regional Climate Action Plan goals.

We have integrated information from each of our presentations and worksessions into our accountability planning tool that will be utilized to update key stakeholders on participating partners, estimated timeline, and action status. The tool allows for a central location for EAP to track progress toward the goals across the eight sectors of the CAP, including differing implementation strategies and timelines across our region

Through the Sneffels Energy Board, we launched a renewable energy and beneficial electrification transition committee group and hosted the first two of what will be quarterly meetings to support these efforts. We were thrilled to host an in-depth discussion where we heard creative ideas around electrification, SMPA goals, and more. The group also started the process to create a regional Electric Vehicle Readiness Plan, one of the actions identified in the CAP. We look forward to working with a regional taskforce to support an efficient EV transition across the region.



## Community Outreach

Through the year we have supported the Uncompahgre solar Co-op. We were thrilled to share information about efficiency efforts folks can take to lower the costs of going solar. We have worked with Solar United Neighbors, Solar Energy International, San Miguel County and the Town of Mountain Village on several educational events since the co-op launch including a solar financing event and solar 101 webinar. The co-op closed in May with 92 members. 17 people have now signed contracts with 21 other proposals in co-op members hands. We look forward to celebrating all the folks who move forward with new solar systems!

This year we have hosted CAP work sessions with the SMC Inter Governmental Committee, Ridgway Ouray Community Coalition, San Miguel County Board of County Commissioners and the Town of Telluride Town Council, City of Ouray City Council, and Norwood Chamber of Commerce, Ridgway Town Council, Ouray County Board of County Commissioners, Norwood Board of Trustees and SMPA Board of Directors discussing this key document in depth with over 230 government and community partners. We also held a presentation on the CAP for the Telluride Restaurant Association focused on efforts members of our restaurant community can take to support our community's emissions reduction goals. We have attended the Telluride and Ridgway Farmers Markets, a TAR meeting, Telluride Bluegrass Festival and the Ridgway River Fest to share key CAP information with another 800+ members of the public and hear which actions and goals matter to you!

We were thrilled to partner with the Wilkinson Public Library and many other community partners on an earth day event to share local sustainability program info, swap plant cuttings, repair and repurpose old clothing, and more! It was a super fun way to get together with sustainability-minded folks and celebrate the earth!

We have continued to utilize KOTO Community commentaries, news stories, and other public communications to promote current programs. Monthly newsletters and our website provide updates on EcoAction Partners' programs, guidance on reducing energy and waste, upcoming electronics recycling events, Climate Action Plan updates and information from our partners. We are thrilled to continue to provide program, partner, and event information on our new Instagram account to our 1040+ followers. Follow us for more updates and news on upcoming events at [ecoaction\\_partners](https://www.instagram.com/ecoaction_partners).



### Upcoming Events:

- ❖ EcoAction Fall Harvest Dinner Fundraiser @ The Village Table 9.8, 6pm

## Building Energy Codes

We have been thrilled to participate in and support the Ridgway sustainability and ZEBRA committees in the steps to move Ridgway building codes toward net zero. We are excited that Ridgway is taking the steps to be the leader in our region and are looking forward to supporting other communities as they follow Ridgway's lead in moving toward net zero, solar and EV ready codes.



Community



Emissions



Energy



Waste

## Green Business Program

We were excited to welcome a new Green Business Program Coordinator, Karissa Mielke, to the EAP team at the beginning of the year. Karissa has been working hard to develop the Green Business program in a way that will best serve our local business partners. She has been working with several businesses across the region to support weatherization upgrades, rebate applications, project consultation and more.

Signing up for a green business membership grants access to a host of benefits. We will conduct an energy assessment walkthrough and work with businesses on a customized action plan tailored to their sustainability goals. We will provide members with free materials including smart thermostats and plugs, aerators and more! Green business members have access to our in-house weatherization support for a highly discounted hourly rate for bigger projects including air sealing, installing insulation and more!

### Current Green Business Participants:

Alpine Bank – Ridgway Location	Patagonia
Alpine Bank – Telluride Location	Ridgway Lodge
Alternate Power Enterprises	Ridgway Second Chance
Bennet Forgeworks	Rigs Adventure Co
Bootdoctors	San Miguel Power Association
Ethos	San Miguel Resource Center
Fairmont Heritage Place, Franz Klammer Lodge	Sunshine Pharmacy, MV Storefront
Jagged Edge	Telluride Eco Cleaners
La Cocina De Luz	Telluride Historical Museum
Lotus Energy Solutions	Telluride Mountain Lodge
Mountain Adventure Equipment	Telluride Realty & Investment
Norwood Fresh Food Hub	Telluride Sports
Oldmixon Construction	Wagner Custom
Ouray Visitors Center	Wilkinson Public Library

We were thrilled to host two roundtable events in Telluride and Ridgway in August to come together as a sustainable business community to share resources and discuss project ideas. Thank you to all the businesses that made it out!

We look forward to increasing engagement in the program this year and continuing collaborative business driven sustainability initiative.

## Plastic Film Upcycling Program

The Plastic Film Program has been incredibly successful, and we are glad to see increased utilization and support across the region. EAP has upcycled over 1164 pounds of plastic film through this program so far in 2022, not including volume transported by businesses directly to the City Market collection location in Montrose, without tracking by EAP staff.

We are excited to see growing utilization of our new plastic film shed in Ridgway and are exploring options for a Norwood collection shed in partnership with the Lone Cone Library and Fresh Food Hub as we see increased demand for plastic film upcycling across the region. We were excited to expand the recycling program at the Telluride Bluegrass Festival and collected over 120 lbs. from festival vendors and attendees.

There is a public drop-off location in the shed behind the EcoAction Partners office in the Town of Telluride.





## Community Composting

EcoAction staff continues to stay up-to-speed on the best methodologies and programs for community composting and promote existing composting programs that already serve our community through the [composting resources](#) page on our website.

Across the San Miguel and Ouray Counties region, EAP is communicating with our partners and making other progress toward the planning of various composting programs to support the projects in being grant ready. We supported the Town of Ophir in their application for the 2021 CDPHE mini-grant cycle and will continue to support regional stakeholders with composting projects as they arise.

## SMPA Rebate Program

EcoAction Partners manages the energy efficiency rebates for SMPA. We were excited to share new rebates in 2022 including smart thermostats and induction cooktops. So far this year we have served 86 SMPA members for a total of \$24,655 in rebates.

## Colorado Affordable Residential Energy Program (CARE)

EcoAction. Partners has a goal of serving 40 homes in 2022. We are excited to continue to expand the outreach for this program and are working with an AmeriCorps VISTA member to support a more equitable outreach strategy and explore opportunities for our community to develop additional solar for income qualified residents. So far, we have served 34 homes. We look forward to continuing this incredible program this year.

## Truth or Dare School Program

An elective school program, Truth or Dare challenges students to significantly reduce their carbon footprints and conserve resources. The program ran in late April and will run again in the fall. To date we have updated the curriculum to include a personal carbon footprint calculation aspect so students can understand the impact that their actions have on their own footprint. We had 6 schools participate, Naturita Elementary, Norwood Middle School, Telluride Mountain School, Telluride Intermediate School, Ouray Elementary, and Ridgway Elementary. We presented to 287 students who completed 17,470 "Dares". Their ongoing actions reduced approximately 17,300 pounds of CO<sub>2</sub>e from being emitted.

## Festival & Event Compost / Recycling / Trash (CRT) Services

We are so excited to return to festivals this summer. We had a blast at the Telluride Bluegrass Festival with attendance numbers back to pre-covid levels. We expanded our plastic film recycling program in the festival and recycled over 120 lbs. of plastic. The festival saw 70% diversion rates with over 358 cubic yards of waste diverted. We were excited to support Bluegrass Festival vendors and catering in donating leftover food to the Telluride Food Bank including:

580 pounds of solid food donated  
18.5 gallons of liquid drink/food donated

We were thrilled to host an educational table at the Harmony green to share sustainability initiatives, CAP information, regional programming and solar oven cookies with attendees!





## **Thank You To Our Partners**

Town of Ridgway  
San Miguel County  
Ouray County  
Town of Ophir  
Town of Norwood  
Town of Telluride  
City of Ouray  
Town of Mountain Village

San Miguel Power Association  
Black Hills Energy  
CCAASE  
Energy Outreach Colorado



Community



Emissions



Energy



Waste



Ridgway Town Manager  
Ridgway Town Hall  
201 N. Railroad St.

August 25, 2022  
ROCC Clean Energy Committee

Dear Mr. Neill:

We're writing this letter of unequivocal support for EcoAction Partners' (EAP) annual financial request at the Town Council Meeting, September 14, 2022, for its next budget appropriations year. EAP has been a long-standing partner in Ridgway Town's mission to reduce CO2 emissions for over a decade. The accomplishments of EAP and its founding board, the Sneffels Energy Board, are well-known to the community: from visioning the need for a emission-reducing roadmap first made available in 2010 to keeping decision-making citizens informed on Ridgway's progress to this year's Climate Action Plan (CAP).

There is no other local organization or agency that evaluates and calculates so specifically the various sectors of emissions for the different governmental jurisdictions in our area and also providing both the strategies and timeline needed to lower these emissions. The town council will have already heard (or will) the presentation by EAP on its funding request. Please consider the many benefits that EAP has delivered over the years:

- LED bulbs at substantially discounted prices to Ridgway citizens
- A program for businesses to become 'green' by using less energy
- A program for income-qualified residents to make their homes more energy efficient
- A program offering rebates to residents for less energy-using devices as well as rebates for appliances that use electricity only
- Collaboration with San Miguel Power Association to strategize how to educate Ridgway citizens to become more energy conscious through newsletters, workshops, public announcements.
- A program in Ridgway's elementary school to educate children to become aware that they also have a role to play in minimizing emissions and other natural resources
- A ten-year document, the Climate Action Plan (CAP) that involved much, much work to detail the various emission-producing sectors (eg. residential/commercial heating, vehicle use, and others) which each having actionable items married to their respective emission goals.
- Six plus years of participation with the Ouray County's Clean Energy Committee to push and support numerous emission-reducing projects.

Doubtless, there are many other funding requests being made of the town revenues, but considering the benefits that EAP provides down the proverbial road for our children and grandchildren, the ROCC Clean Energy Committee believes the EAP provides exceptional value for its request – please consider granting fully what is asked.

Thank you,  
Rein van West/Dave Jones, co-chairs of the Clean Energy Committee



## AGENDA ITEM #11



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TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | [www.town.ridgway.co.us](http://www.town.ridgway.co.us)

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To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 9, 2022  
Agenda Topic: **Annual presentation from San Miguel Power Association regarding programs, projects and initiatives**

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**SUMMARY:**

Alex Shelley with San Miguel Power Association (SMPA) will attend Wednesday's Council meeting to update Council on SMPA's programs, projects and initiatives.

## AGENDA ITEM #12

## **STAFF REPORT**

Subject: Transfer of Hotel/Restaurant Liquor License - Chipeta Sun Lodge

Initiated By: Pam Kraft, MMC, Town Clerk

Date: August 18, 2022

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### **BACKGROUND:**

The Town has received an application for transfer of the Chipeta Sun Lodge Hotel/Restaurant Liquor License from Chipeta Sun Lodge LLLP, members Patsy and Jack Young, to new applicant Chipeta Lodge LLC, owned by Mezrah Acquisition LLC, Sole Member Todd M. Mezrah, for the premises at 304 S. Lena Street.

State law does not require a public hearing before the local jurisdiction for transfer of a liquor license, but a precedence has been set to bring all transfers to the Council for approval. All requirements of license application have been met, the premises posted, all fees paid, and all forms received.

---

### **ANALYSIS:**

The Hotel/Restaurant license, which includes an Optional Premises to serve to other areas on the property, outside of the restaurant. The applicant, Chipeta Lodge LLC, is purchasing the business and property from the current owners.

State liquor law allows the transferee to request issuance of a temporary permit from the local jurisdiction to continue to conduct business and sell alcohol under the existing license, until transfer approval is issued by the state licensing authority. The applicant is seeking issuance of a temporary operating permit from the Town, and has remitted the appropriate fee.

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### **FINANCIAL CONSIDERATIONS:**

The Town receives a fee for a new liquor license application and annual renewals thereafter.

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### **LEGAL CONSIDERATIONS:**

None.

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### **STAFF RECOMMENDATION:**

Approve the application for transfer of Hotel/Restaurant Liquor License for Chipeta Sun Lodge, to Chipeta Lodge LLC, owned by Mezrah Acquisition, sole member Todd M. Mezrah.

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\*\*\*NOTE: Documents pertaining to liquor license applications are confidential in nature, and are on file in the Clerk's Office and open to inspection by the Council\*\*\*

## AGENDA ITEM #13



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 7, 2022  
Agenda Topic: **Annual Presentation on Weed Management Activities in Ridgway**

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**SUMMARY:**

Julie Kolb, Ouray County Vegetation Manager, will attend Wednesday's Council meeting to deliver an End-of-Season Report on work conducted within Town limits this year.

**BACKGROUND:**

In June 2021, Julie presented information to Council about her department's weed control practices and the outlook for weeds in Ridgway. She showed various maps that depicted weed infestations in a variety of spots around Town. According to Julie, weeds are traveling in our water channels, and becoming a problem not only for the incorporated areas of Town but also for parts of Ouray County, Ridgway State Park, and homeowners located downstream. An assertion has been made that the time has come to manage the weeds in Ridgway more aggressively.

In January 2022, Council adopted [Resolution No. 22-01, Amending the Policy Relative to Noxious Weed Management](#) in an effort to allow for flexibility in addressing and controlling various noxious weed species that have been located in Town. The policy now allows for the application of chemical-based herbicides when deemed necessary by Town staff and Ouray County Vegetation Management personnel, as long as the application falls in line with the Chemical Application and Protocol Recommendations found in the [2011 Town of Ridgway Integrated Weed Management Plan](#). Prior to the adoption of Resolution No. 22-01 and starting in 2003, the policy had been that the Town "shall not use toxic or poisonous, chemical-based herbicides within the Town limits toward the control of noxious weeds, and that the use of non-toxic, organic management practices shall be implemented."

In April 2022, the Town Council approved an *Intergovernmental Agreement between Ouray County and Town of Ridgway concerning Noxious Weed Management and Control Services* (IGA). The IGA is appended to this memo as Attachment 1 and specifies the scope of work and payment terms.

Staff met with Julie several times this summer to identify focus areas and agree upon herbicide application protocols for the identified areas. This included a meeting with members of the Uncompahgre Watershed Partnership to discuss weed infestations on Town property in close proximity to the Uncompahgre River.

Julie's written End-of-Season Report is appended to this memo as Attachment 2.

**ATTACHMENTS:**

Attachment 1 – IGA  
Attachment 2 – End-of-Season Report



**INTERGOVERNMENTAL AGREEMENT BETWEEN OURAY COUNTY AND TOWN  
OF RIDGWAY CONCERNING NOXIOUS WEED MANAGEMENT AND CONTROL  
SERVICES**

**THIS INTERGOVERNMENTAL AGREEMENT**, (the "IGA") is made and entered into this 3<sup>rd</sup> day of May, 2022 (the "Effective Date") by and between the **COUNTY OF OURAY, COLORADO**, acting by and through the Board of County Commissioners (the "County"); and **TOWN OF RIDGWAY, COLORADO** (the "Town").

**RECITALS**

**WHEREAS**, pursuant to C.R.S. § 35-5.5-101, *et seq.*, the Colorado Noxious Weed Act ("the Act"), the County is authorized and required to adopt and implement a noxious weed management plan for the unincorporated lands within Ouray County.

**WHEREAS**, pursuant to such mandate in the Act, the County, by and through the Ouray County Weed Advisory Board, has developed and adopted the Ouray County Weed Management Plan (the "County Plan"), a copy of which is available from the County upon request.

**WHEREAS**, the County Plan describes, among other things, certain parts of Ouray County that are encompassed thereby.

**WHEREAS**, pursuant to the Act, municipalities are authorized and required to adopt a weed management plan for all lands within their boundaries.

**WHEREAS**, pursuant to the Act, municipalities may contract for the management of noxious weeds.

**WHEREAS**, pursuant to the Act, municipalities and counties may cooperate in the exercise of any powers and authorities granted by the Act.

**WHEREAS**, pursuant to the Colorado Constitution, Article XIV, Section 18(2)(A) and C.R.S. § 29-1-201, *et seq.*, any political subdivision of the State of Colorado may cooperate or contract with another to provide any function, service or facility lawfully authorized to each of the cooperating or contracting entities, including the sharing of costs, the imposition of taxes, or the incurring of debt, but only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve.

**WHEREAS**, the Town desires to retain the County to conduct a survey of noxious weeds on all public property subject to the control or supervision of the Town, provide a report, make recommendations as to appropriate treatment, and then to conduct treatments including application of herbicide treatments as approved by the Town, in locations determined by both the Town and the County.

**WHEREAS**, the County desires to perform these duties and agrees to provide a report of locations of noxious weed populations and make recommendations before conducting any

herbicide applications with a decision to be made by the Town in consultation with the County, for each location recommended to receive herbicide treatment.

**WHEREAS**, the County desires to perform these duties, and the Town and the County agree that such work shall be performed under the terms and conditions set forth in this IGA.

**NOW, THEREFORE**, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the County and the Town hereby agree as follows:

## **SECTION I DESCRIPTION OF WORK**

Pursuant to the specific direction of the Town or its designated agent or representative, the County agrees to work cooperatively with the Town, and will furnish the labor, equipment, material, supplies, tools, supervision, and consultation services that are reasonably necessary to conduct a survey of noxious weed problems on all property within the public property subject to the control or supervision of the Town that will result in a County Report (the "County Report") describing the location, type and extent of weed populations and recommend appropriate removal and control methods.

For each location recommended for herbicide application by the County Report, the Town will evaluate the recommendation and notify the County whether the Town wishes the County to apply herbicide treatment. Following the written notice from the Town identifying the specific locations where the Town requests herbicide application, a County representative (the "County Representative") and a representative from the Town shall conduct a site walk and shall delineate the specific locations to receive herbicide

If, during the application of herbicide, the County Representative has a question on the locations to receive herbicide treatment, the County Representative shall contact the Town Representative and request further clarification on the property to receive herbicide application. Should the Town receive such request, the Town will make a good faith effort to provide other services of an appropriate Town employee to assist the County Representative in identifying the appropriate location for herbicide application. For specified locations where the County Report recommends or the Town chooses, a method other than herbicide application, the County will assist Town staff by providing technical advice and training on alternative methods of removal and control.

The Town shall be responsible for providing proper public notice regarding the application of herbicide in the Town, which includes appropriate physical posting on site no less than two (2) days in advance.

Representatives for the Park and County are:

Town:  
Preston Neill, Town Manager, or designee

## ATTACHMENT 1

201 North Railroad Street  
Ridgway, CO 81432  
Phone: (970) 626-5308 ext. 212  
Email: [pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)

County:

Julie Kolb, Manager, or designee  
Ouray County Vegetation Control & Management  
111 Mall Road  
Ridgway, CO 81432  
Phone: (970)626-9775 X7  
Fax: (970)626-4439  
Email: [jkolb@ouraycountyco.gov](mailto:jkolb@ouraycountyco.gov)

### **SECTION II PAYMENT**

The County shall be compensated by Town at a rate of \$85.00 per hour for UTV, ATV or Truck use and for two technicians; and \$65.00 per hour for the County Representative's time spent on the annual survey work; plus the costs of all materials and herbicides, not to exceed a total of two thousand \$2,500.00 dollars for services requested on public properties per year.

The County will provide the Town with a monthly status report within thirty days after the last day of month within which work was performed. This report shall include a list of the hours spent by the County in performing the duties under this IGA as well as the costs for all materials and herbicide, in the form of invoices, if the County is requesting compensation for said materials and herbicide. The Town shall pay to the County in full for any invoice submitted within thirty days of receipt.

### **SECTION III TERM**

This IGA shall be effective as of the Effective Date and shall terminate on October 30, 2022 unless otherwise extended by the mutual written agreement of the parties. Unless otherwise provided in any agreement to extend this IGA, all terms of this IGA shall continue to govern and control the relationship of the parties for the duration of any such extension.

### **SECTION IV TARGETED FLORA**

County and Town agree that a survey will be performed by County when feasible in spring or early summer 2022 at which time targeted flora will be identified based on the State and County noxious weed lists.

### **SECTION V RELATIONSHIP OF PARTIES**

The County and the Town intend that an independent contractor relationship will be created by this IGA. The Town is interested only in the results to be achieved by the surveying project and the possible control, including herbicide application. The method and control of the work will be within the scope of the County's responsibility, subject to compliance with all applicable State and Federal statutes, rules and regulations, and the requirements of this IGA. However, the work contemplated must meet the approval of the Town Representative and shall be subject to the Town Representative's general right of inspection and supervision to insure the satisfactory completion thereof. The County is not entitled to any of the benefits that the Town provides to its employees, including, but not limited to, any federal or state withholding taxes, FICA, insurance in any form, retirement plans, worker's compensation, or unemployment compensation.

#### **SECTION VI LIABILITY**

The Town and the County both retain governmental immunity under the Colorado Governmental Immunity Act to the maximum extent permissible, and no term of this IGA shall be construed as an express or implied waiver of governmental immunity. Neither party shall indemnify the other, and both parties agree to waive any claim for damages against the other party for work performed under the terms of this IGA. In the event of any other legal dispute regarding the terms of this IGA, the governing laws shall be the laws of the State of Colorado, the venue shall be the Seventh Judicial District, State of Colorado, and both parties shall be responsible for their own attorneys' fees and costs.

#### **SECTION VII NON-ASSIGNABILITY**

The County and the Town agree that this IGA or any interest therein shall not be assigned, sublet, or transferred without the prior written consent of all parties hereto.

#### **SECTION VIII EFFECT OF AGREEMENT**

Each clause and covenant of this IGA shall extend to, benefit, and bind the successors and assigns of the parties hereto respectively.

#### **SECTION IX AMENDMENTS**

This IGA represents the entire integrated and merged understanding of the parties and no prior or contemporaneous term, condition, promise, or representation regarding the subject matter of this IGA shall be of any legal force or effect unless set forth herein in writing or in a written amendment or addendum hereto.

## ATTACHMENT 1

The County and the Town agree that any modifications or alterations of or additions to or changes in any term, condition, or agreement contained herein shall be void and not binding on either of the parties unless set forth in writing and executed by both parties.

### SECTION X LICENSE

The County warrants to the Town that the authorized County Representative for herbicide application possesses a valid Applicator's License.

### SECTION XI FORCE MAJEURE

It is agreed that the Town shall excuse the County of its performance and obligations due to any of the following occurrences: acts of God; strikes; lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State of any of their departments, agencies, or officials or any civil or military authority insurrection; riots, landslides; earthquakes; fires; storms; droughts; floods; explosions; breakage or accidents to machinery, transmission pipes, or canals; or any other cause of event not within the control of the county that prevents its performance of its obligations.

### SECTION XII PROPERTY OWNERS

The County and the Town shall give due consideration to the interests of property owners and tenants wherever involved and shall conduct the work to be performed hereunder in a manner causing a minimum of inconvenience and injury to said property owners or tenants. The Town shall provide and maintain a safe condition at crossings of public roads, private roads, and entrances that may be open for the work hereunder to be performed. The Town shall provide and maintain work conditions that comply with the normal requirements and regulations involving the application of spray herbicides. The Parties will be expected to respect private property and adjacent public roadsides that have been adequately flagged or otherwise marked, as a "No Spray" zone.

IN WITNESS WHEREOF, the respective parties enter this IGA as of the Effective Date.

#### BOARD OF OURAY COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Lynn Padgett, BOCC Chair

ATTEST:

  
\_\_\_\_\_  
Hannah Hollenbeck, Deputy Clerk of the Board



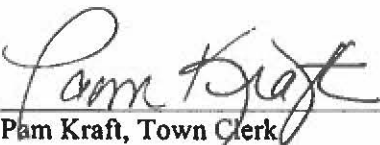
ATTACHMENT 1

**Town of Ridgway**

By:

  
\_\_\_\_\_  
John Clark, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Pam Kraft, Town Clerk

## ATTACHMENT 2



### OURAY COUNTY NOXIOUS WEED MANAGEMENT

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111 Mall Road • P.O. Box 456 • Ridgway, Colorado 81432 • 970-626-9775 x7 • FAX: 970-626-4439

Town of Ridgway

End of Season Report

September 2022

### Areas Treated

The town of Ridgway asked Ouray County Noxious Weed Management to focus on several key areas within the town this year. Areas are as follows.

1. South Amelia Street: Invasive species present: Leafy Spurge
2. Happy Hollow Intake CR 5: Invasive species present: Leafy Spurge
3. Rollans Park: Invasive species present: Canada, Mullein, Spotted Knapweed, Diffuse Knapweed, Chinese Clematis
4. Frontier Field: Invasive species present: Canada, Houndstongue, Spotted Knapweed, Leafy Spurge, Kochia, Burdock
5. Town of Ridgway Public Works: Invasive Species Present: Spotted Knapweed, Burdock, Canada, Hoary Cress, Kochia, Mullein, Musk
6. Town of Ridgway BMX Track: Invasive species present: Hoary Cress, Russian Knapweed

Applications: Applications took place between May 5, 2022 and August 22, 2022

### Findings

Across all sites Leafy Spurge showed a minimum of 70% kill. It was not found after the initial treatment at the Happy Hollow Intake.

Across all sites Spotted Knapweed showed approximately a 50% kill. It is likely because all applications other than Rollans Park occurred later in the summer when the plant was at full growth. Applications at Rollans Park were undertaken in early summer, and the weeds present near the parking lot showed a higher kill rate. The invasive species in the immediate vicinity of the parking area at Rollans Park, were treated and are now moving to the periphery of the park, or under larger shrubs like willows.

The area south of the baseball diamond at Frontier Field contains many invasive species, and will need an application in the fall (late September, possibly October) and will need additional treatments in 2023.

## ATTACHMENT 2

There are additional areas near the tennis court parking area and along CR 23 to the west of the ditch, the spotted knapweed responded better in these areas because the infestation is not as large as the infestation south of Frontier Field.

Ridgway Public Works: The County took pictures of treatments on 9/6/22 but was unable to determine efficacy because the public works crew had mowed a large section near the building. When other areas of the yard were assessed, Spotted Knapweed showed approximately 50% kill. This is consistent with other areas in Ridgway. The yard was treated in August.

BMX Track: This area has Hoary Cress and Russian Knapweed. The area was initially treated in May. Approximately 90% of the Hoary Cress was absent about one month later and approximately 80% of the Russian Knapweed was absent.

### **Recommendations**

Noxious weed management requires multiple years of effort due to the nature of the weeds, their longevity in the soil in terms of seed bank, and their root system. Repeated applications in the spring and again in fall where necessary will need to occur for a minimum of two additional years. Where appropriate re-seeding of desirable grasses should occur. Wherever storage areas occur for either mechanical equipment or park structures there will be noxious weeds. The Town of Ridgway does mow many areas of the town consistently, however if the mowing results in the noxious weed species seeds being scattered on the ground, the town is actually furthering the need to conduct herbicide applications. Most noxious weed species have seeds able to lie dormant for 8 or more years.

The perimeter of holding ponds at the Public works department need to be mowed (and bagged) before any seeds appear on the weeds, and an aquatic herbicide could be applied in 2023.



## AGENDA ITEM #14



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 9, 2022  
Agenda Topic: **Review and approval of updated *Ridgway Visitor Center & Heritage Park Master Plan* and review and direction on *Implementation Plan for Ridgway Visitor Center & Heritage Park Master Plan***

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**SUMMARY:**

Back in June, Council approved the updated Site Plan for the *Strategic Master Plan for Ridgway Visitor Center & Heritage Park* and directed staff to update the Long-Term Implementation Plan and Strategy. Appended to this memo as Attachment 1 for Council's review and consideration of adoption is an updated *Ridgway Visitor Center & Heritage Park Master Plan*. Also appended to this memo as Attachment 2 is an updated *Implementation Plan for Ridgway Visitor Center & Heritage Park Master Plan*. This document incorporates the updated cost estimates provided by DHM Design.

**BACKGROUND:**

For a full background on this project, please refer to the memorandum dated June 1, 2022, located within the [June 8, 2022 Town Council meeting packet](#).

**RECOMMENDED MOTION:**

"I move to approve [with or without modifications] the updated Ridgway Visitor Center & Heritage Park Master Plan.

**ATTACHMENTS:**

Attachment 1 – Ridgway Visitor Center & Heritage Park Master Plan

Attachment 2 – Implementation Plan for Ridgway Visitor Center & Heritage Park Master Plan

ATTACHMENT 1

# RIDGWAY VISITOR CENTER & HERITAGE PARK MASTER PLAN

PREPARED BY DHM DESIGN  
AND AMENDED JUNE 2022

DHM DESIGN

LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN

1309 E 3RD AVE, ROOM 205  
DURANGO, CO 81301 970.385.4219



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## ACKNOWLEDGMENTS

### **Town of Ridgway**

Diedra Silbert - Community Initiatives Facilitator  
Tera Wick - Community Initiatives Facilitator  
Preston Neill - Town Manager

### **Ridgway Chamber of Commerce**

Hilary Lewkowitz - Marketing Director  
Erin Stadelman, Ouray County Fairgrounds & 4H Event Center - Secretary  
Ashley Perkins, Executive Director (RACC)

### **Others**

CJ Brafford - Executive Director of Ute Indian Museum, Montrose Colorado  
O. Roland McCook Sr - Founder Native American Cultural Programs  
Visitor Center - Heritage Park Advisory Committee  
Ridgway Railroad Museum  
Public Meeting Attendees

### **DHM Design**

Walker Christensen, RLA - Principal  
Cammie Willis, RLA - Landscape Architect  
Jacob Nester - Project Manager  
Stephanie Treacy - Designer  
Andrew Ehat - Graphic Designer





**Photo Opportunity Area:** This photo area has the mountains of the Sneffels Range in its backdrop.

# PROJECT PURPOSE

## EXECUTIVE SUMMARY

This Ridgway Visitor Center & Heritage Park Master Plan ("Master Plan") summarizes the public and design processes involved in determining proposed future park development. Since 2019, there have been multiple rounds of public engagement and input on various design iterations and site changes at the Visitor Center and Heritage Park. This document lays out a clear strategic direction for the property. The revised Master Plan was approved by the Ridgway Town Council on June 8, 2022. Phasing of the construction of different park elements may vary as funding is acquired. A list of potential funding sources is also included in this document.

## BACKGROUND

Ridgway's Heritage Park is located at the intersection of Highway 550 and Sherman Street/Highway 62—acting as the entrance into town from the east side. This site, which is owned by the Town of Ridgway, has most recently been used by the Ridgway Railroad Museum for their outdoor displays of railroad cars and indoor historical information. Now that the Railroad Museum has moved to a new location (200 North Railroad Street). The train cars have been relocated to this new site. This leaves the current Visitor Center and Heritage Park available for new park and visitor information uses.

## PURPOSE

The purpose of this project was to obtain community input regarding the vision and direction of Heritage Park and Visitor Center—a critical gateway area to the Town of Ridgway and surrounding region. With the Railroad Museum moving out in 2020, the park is now empty and the Ridgway Area Chamber of Commerce leases and occupies the Visitor Center. The park site itself is in a key and highly visible location for the Town. There has been a clear need to get additional direction on determining future goals for the site. Therefore, with the goal of developing a strategic plan for the park and visitor center, the Chamber secured state grant funding to use towards re-imagining and redesigning this space. The funding was used to hire a team of design professionals to conduct a public process in order to gain community input on wish list items to incorporate in the Master Plan design for the site.



## GOALS

The plan features site elements, such as signage, information kiosks, play features, planting areas, picnic areas, walks, and restrooms. These park elements were determined to be important and were edited based on the community feedback at the public meetings and the final versions of these are reflected in this document.

Precedent images and photo-montages of these elements are featured on pages 20-26. The site plan and these features comprise the Ridgway Visitor Center & Heritage Park Master Plan. The primary goal of this Master Plan document is to outline a cohesive and achievable plan for the Town of Ridgway that can guide future park developments and improvements as funding is acquired. (Refer to pages 28-29 for a preliminary cost estimate of the Master Site Plan and to page 30 for a list of funding options.)

Goals that the community, Town of Ridgway, and Chamber of Commerce had for this project include the following:

- Attract visitors to stop year-round
- Develop visitor center options that feature self-guided informational signage so that volunteers do not have to be present for the visitor center to function
- Engage with the Ute Tribe for input on park design and cultural interpretation/education
- Improve park amenities and aesthetics
- Develop a plan for ADA restrooms that can be accessible from the exterior so that the visitor center doesn't have to be open for passers-by to use these facilities
- Develop a parking organization plan for the gravel lot
- Determine park purpose and amenities needed in order to be successful
- Develop ideas for small play features and other desired community resources
- Offer visitors rest area amenities such as picnic space, restroom facilities, dog walk, play opportunities, etc.



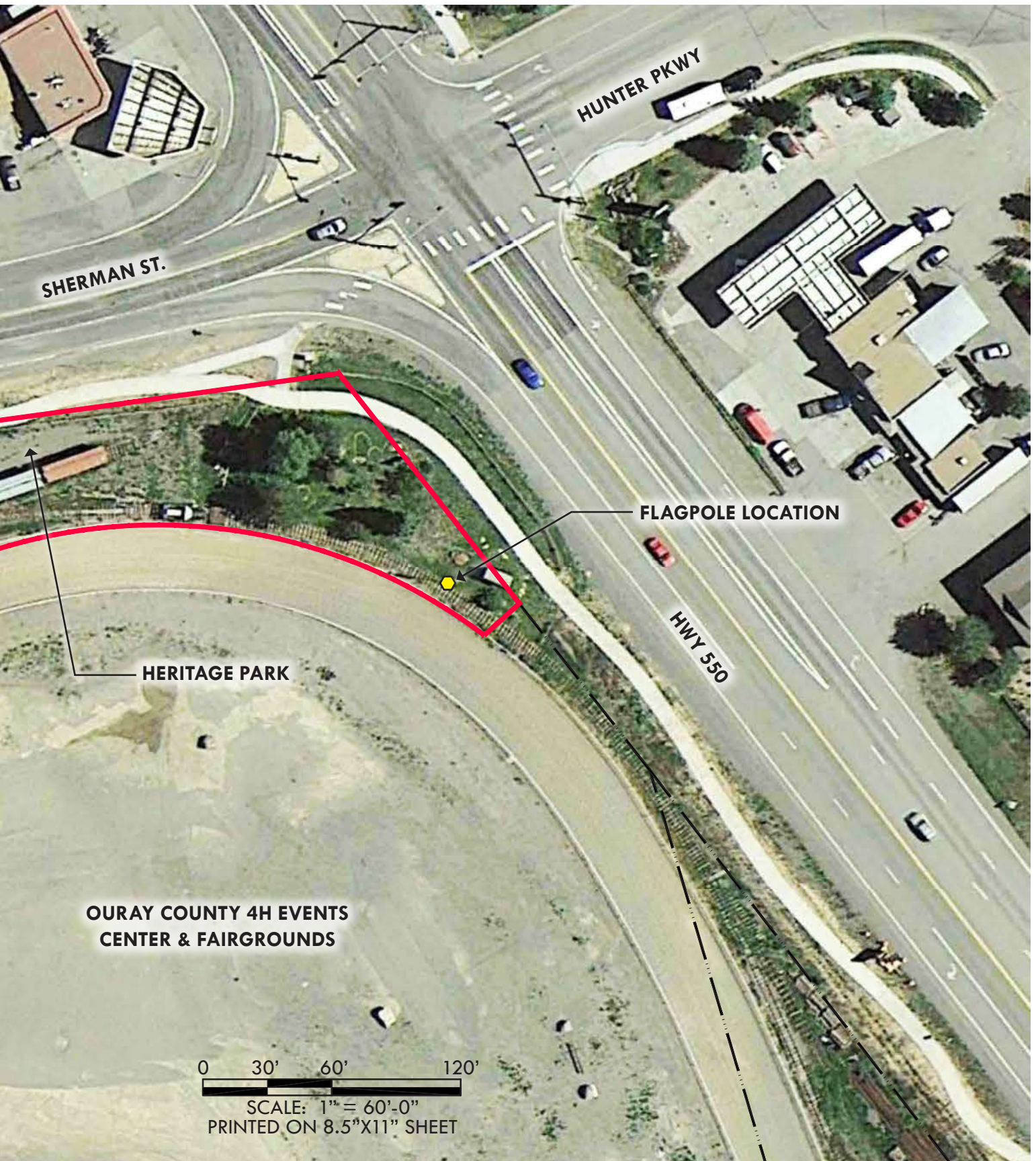
**New Visitor Center Arrow Sign:** Artistic Rendering of New Visitor Sign



# EXISTING SITE BASE MAP







# MASTER SITE DESIGN

## USING PUBLIC PROCESS TO GUIDE DESIGN

The Master Site Design was created with the input provided at the public meetings held in the Ridgway Town Hall Community Center on March 28, 2019 and April 29, 2019. The initial public meeting showcased precedent image boards that were discussed by the community members in attendance to determine likes and dislikes. The Design Team then took this input to develop two schematic design options and their associated site element precedent images and photo-montages that were presented at the second public meeting held on April 29th. Community members were able to express their concerns and ideas for the two schematic design options as well as the proposed site element designs. This input was then discussed with Ridgway Chamber of Commerce members in order to develop a proposed design that fit the community goals expressed by public meeting attendees with the Chamber's budget goals for renovating Heritage Park and the Visitor Center. A design team used this input to create the Preferred Master Plan Design Option.

During the summer of 2020, the Colorado Main Street 2019 mini-grant allowed the Town to clean up the Heritage Park area, in addition to leveling, laying gravel and placing picnic tables near the parking lot, south of the Visitor Center's pergola, with labor and equipment from Public Works used as the match for the \$5,000 grant. In the spring of 2021, the Town completed Phases 1 and 2 of the Heritage Park/Visitor Center landscape and irrigation improvements. Phase 1 of the project generally consisted of delivery, set-up and general construction for all labor, materials, and services for Phase 1 irrigation and landscaping around the Ridgway Visitor Center, including installing irrigation system, soil improvements, planting shrubs, perennials, and ornamental grasses. Phase 2 generally consisted of delivery, set-up and general construction for all labor, materials, and services for installing hardscape, landscape, and irrigation along Highway 62 at Ridgway Heritage Park. As a Graduate Community in the Colorado Main Street Program, the Town was able to utilize \$30,000 of our Main Street Mini-Grant funds to support this project.

An additional community process was required to address the changes to the area and the Visitor Center-Heritage Park Advisory Committee was established in January 2021. The committee was composed of representatives from Town Council, the Ridgway Area Chamber of Commerce board of directors, the business and nonprofit sectors, and citizens at large. This group met 4 times between February and June 2021 to formulate recommendations regarding options in the Master Plan, such as whether to build a new Visitor Center, the locations of restrooms and picnic shelter, and the empty space left by the departure of the railroad car. The Town utilized an outside facilitator for these meetings, paid for by Colorado Main Street technical assistance. As a result of thorough and thoughtful discussions, the Visitor Center-Heritage Park Advisory Committee presented their recommendations and the Long-Term Implementation Plan and Strategy intended to guide the improvements. The group's recommendations were approved by Council in July 2021.



# ATTACHMENT 1

In late 2021/early 2022, Town staff worked with Colorado Main Street to utilize technical assistance support to hire a contractor to update the Heritage Park site plan to depict the latest recommendations of the Long-Term Implementation Plan and Strategy. DHM Design was selected and in February 2022, DHM Design met with Town staff to gather initial input and guidance to inform their first go at updating the site plan. In March 2022, an updated site plan was presented to staff and shared with members of the Visitor Center-Heritage Park Advisory Committee and other stakeholders for input. A number of community members provided feedback on the new concept. Feedback is summarized as follows:

- High design quality: Ensure the building design communicates a sense of “you are welcome here” and put our “best foot forward” design-wise.
- Consider harmonizing with the design of the Frontier Park pavilion and/or Hartwell Park.
- Prioritize shade and covered outdoor space, multi-purpose outdoor gathering space
- Design for ease of maintenance
- Maximize the view down valley, Sneffels vistas
- Consider dynamics of seasonal sun, wind, snow vectors in design
- Separate restrooms from visitor center/picnic area as per Indigenous practices that were shared
- Placement of interpretive information in proximity to the buildings should be well thought out, so it is easy to access, and plan for interpretive signage for mountain peaks.
- Consider modeling net-zero construction.
- Continue to incorporate Indigenous cultural perspectives into the site.

Taking into account the feedback that was received, DHM Design furnished a new site plan that can be viewed on page 12 and 13.



**Public Meeting Input:** The images above show comments made during the Public Meeting held on March 28th. Meeting attendees were able to place green dots on images they liked and red dots on images they disliked.

# ATTACHMENT 1

## FINAL SITE PLAN

The Final Site Plan uses site features that reference Ridgway's history to add character and organize the park layout. Also, the site itself is more linear from East to West, which lends itself to a design oriented along a central path. Key park features are listed below; they are in the order they progress through the site from East to West. Images of these features can be seen starting on page 20 of this document.

## KEY PARK FEATURES

- A new Ridgway **Gateway Sign** is located near the Highway 550 and Sherman St. Intersection in a demonstration xeric garden area with berms, bollards, and crusher fines pathways.
- A **Photo Opportunity Area** with ADA access is located centrally; this photo area has Mount Sneffels in its backdrop. Stone benches are included in a crusher fines plaza nearby. **Interpretive Signs** that identify the peaks will also be a part of this area.
- At the very center of the site is an important aspect of the areas history. Space has been identified for a **Sculpture** that would be themed on the three indigenous Ute tribes of the area. There may be an opportunity for a call to artists for this piece, similar to what was done for the sculpture at Lena/Hwy 62 and the highway bridge parapets.
- The **New Visitor Center** will be repurposed shipping containers with a large **Shade Structure** (similar to the Hartwell Park stage). The Visitor Center would be designed in more detail in the future to include visitor information, seating, storage and interactive displays. The orientation of the building is excellent for solar panels and will help block wind from the southwest. The shade cover will help keep snow off of the entry plaza in the winter.
- A **Planting Bed of Rabbitbrush, Sage, Wildflowers, and Ornamental Grasses** will act as a xeric buffer along the west side of the site along the Fairgrounds. This buffer will help stabilize the steep grades occurring in this area.
- **Themed Informational Signage** is also located along the railroad tie pathway in line with the retrofitted containers. An aspen tree grove would create a scenic backdrop for these signs. These signs feature the five themes that were developed to capture the unique attractions of the Ridgway area; the themes include: Arts and Entertainment, Culinary Experiences, Health and Wellness, Outdoor Adventure, and History and Heritage. The signage will match the aesthetics of other signs in place around town.
- Play areas in the park will include an iconic **Climbing Boulder** with safety surfacing.
- An area at the north end of the parking lot has been identified for **educational/interpretive signage** that would go in-depth on the **Brunot Agreement**. This is a very important piece to the history of the area. The Town would work in consultation with the Ute tribe to tell this story.
- The existing Visitor Center building would be removed and replaced with a new **ADA Accessible Restroom**. This building would be able to be open even when the volunteers are not available at the visitor center. This would include two unisex restroom stalls. The structure would be prefabricated and include finishes such as board formed concrete and corrugated metal wainscoting.
- A large **Visitor Center Sign** featuring icons for other park amenities including the photo opportunity area and restrooms would draw people into the site and inform visitors of the park amenities available. Other park amenities include a picnic area and water fountain.
- In order to maximize parking, the unpaved gravel **Parking Lot** should have the spaces delineated in some way, whether by using seasonal painting of stripes in the summer or some other means. If parking was organized in this lot, there would be parking spaces for up to 38 vehicles, including trailers/RVs. Trees could be planted in the parking lot to aid in delineating spaces and to add shade and improve aesthetics. The Fairgrounds has also mentioned the option to accommodate some parking within the center of the track. The Town of Ridgway may have to annex a portion of this area within the fairgrounds to offer more spaces for the Park & Ride.
- The site furnishings used throughout Heritage Park would match the style of site furnishings used in Downtown Ridgway, such as the bollards, bike racks, and natural-toned benches.

## ATTACHMENT 1

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# ATTACHMENT 1 RIDGWAY HERITAGE PARK FINAL SITE PLAN - ADOPTED







# INITIAL INDIGENOUS CULTURAL CONSULTATION

## Introduction

In response to the Visitor Center-Heritage Park Advisory Committee's recommendation to include Ridgway's Ute heritage in the site, the Community Initiatives Facilitator (CIF), Tera Wick conducted three separate informational interviews with two different local Indigenous leaders, reviewed written materials about Ridgway's Ute heritage, summarized best practices in Tribal consultation and communicated with State of Colorado Historic Preservation staff about appropriate processes for Indigenous cultural and historic preservation projects.

## Summary of Cultural Consultation with local Indigenous leaders

### CJ Brafford, Executive Director of Ute Indian Museum, Montrose Colorado.

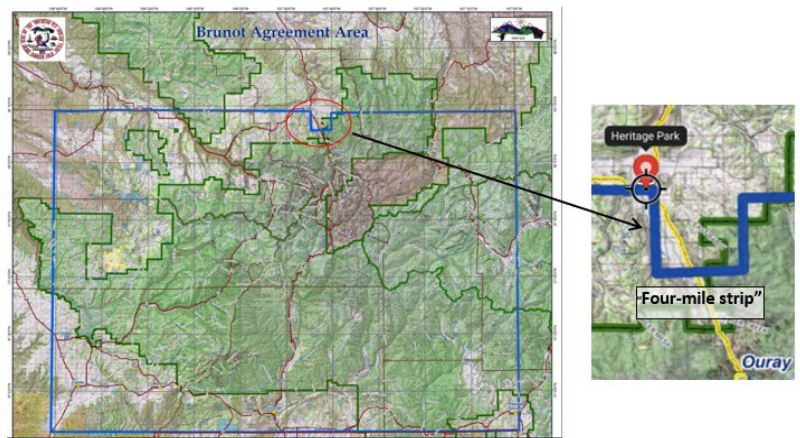
Ms. Brafford who comes from the Lakota Oglala Sioux Indian tribe, worked closely with the three Ute Tribes to lead a \$3 Million expansion of the Ute Museum, part of History Colorado. She was awarded Governor's Award for Excellence in Public Service in 2018 and was awarded the Colorado Women's Day Spirit Award in 2022.

### O. Roland McCook Sr, Founder Native American Cultural Programs

Mr McCook met with Ms. Wick to share his considerable knowledgeable about local Ute history. He was speaking as a private individual and not representing or speaking for any Ute Tribe. He belongs to the Uncompahgre Ute band whose ancestral homeland is in the Ridgway area. Mr McCook retired, is the Founder of Native American Cultural Programs, a 501c3 nonprofit committed to sharing and caretting sacred space for unifying different Native American backgrounds and people who live in the Western Slope Colorado area. He is also a former elected representative and Chairman of the Business Committee of the Northern Ute Tribe - now called the Ute Indian Tribe of the Ute Indian Tribe of the Uintah & Ouray Reservation. He served on the Smithsonian's Repatriation Review Committee in Washington DC and has over twenty years of experience working with the Bureau of Land management and the Bureau of Indian Affairs.

## Brunot Agreement

The Brunot agreement of 1873 was negotiated with the Confederated Utes and the U.S. government, represented by Felix R. Brunot, at the Los Pinos Agency on September 13, 1873. Ute chiefs, headmen and other members of the Tabeguache, Mouache, Caputa, Weenuchiu, Yampa, Grand River and Uintah bands of Ute Indians were present when the Agreement was signed. The Brunot Treaty was ratified by the United States in 1874, and is most often remembered by Utes as the agreement when their land was fraudulently taken away. The Utes were led to believe that they would be signing an agreement that would allow mining to occur on the lands located only in the San Juan Mountain area, the site of valuable gold and silver ore. About four million acres of land not subject to mining would remain Ute territory under ownership of the tribe. However, they ended up forcibly relinquishing the lands to the U.S. government. (Source: Southern Ute Tribe). The northern border of the Brunot Agreement area runs through present-day Ridgway.





## **Four Mile Square**

Both Ms. Brafford and Mr. McCook brought up the cultural and historical significance of “Four Mile Square” when conversing separately about Heritage Park. Mr. McCook told the story of Four Mile Square as part of the Brunot Agreement in a conversation with DHM Design on February 22, 2022:

*“This area has a high significance, especially to the Uncompahgre Utes who used to live in this area for hundreds and hundreds of years. It holds some local history that I think would be very helpful for anyone that wants to know about the area and be informative. Two or three historical happenings here: One was that this was the original Ute Indian reservation. Second, it was impacted by the miners that came into the area. The [Ute Indians] had to give away a portion of the land – and that was called the Brunot Treaty. The highway that borders on the north side of [Heritage] park was the north baseline for that survey. They took all the south area down to the state line and it became the Brunot Treaty. That was taken away from the Ute Indians. Included in that was the hot springs, known today as the Orvis Hot Springs. That was not intended to be part of that withdrawal. And so, Chief Ouray and the Ute Tribe battled for that piece of ground and those hot springs to be reinstated back into their ownership of their reservation. That is called Four Mile Square. Congress gave that back to the Ute Indians so they could enjoy the Orvis Hot springs, as it's known today. That is a significant piece of local history there. When [the Ute people] were removed, they lost the whole thing anyway. So, the significance of those two congressional acts is a local history that is not told anywhere else except here. I believe it has significant meaning to the area, and people who come there would be surprised to know some of those happenings.”*

Mr. McCook explained that Uncompahgre means “red lake” or “red water” and refers specifically to the hot springs at the base of the mountain south of Ridgway within Four Mile Square currently known as Orvis Hot Springs. Ute people had visited the sacred hot springs for generations for healing and other cultural practices. The Heritage Park site sits at the corner of the Four-Mile Square area which can be seen on the Brunot Area map (source: Southern Ute Tribe) and close-up with annotations added by staff, based on conversations with Mr. McCook.

Conversations with Mr. McCook were very enlightening and made staff aware of the historical and cultural significance of the Heritage Park site. The CIF realized this project may be more than just a park, but a potential historic preservation project. The CIF asked the Colorado State Historic Preservation office for guidance in how to approach historic preservation of Indigenous culture and history. State staff instructed that the Town consult with Tribal Historic Preservation Offices around developing interpretive materials related to the culturally significant history of the site. Any state level Historic preservation funding opportunities for this project would be contingent on collaboration with THPOs.

## **Tribal Historic Preservation Offices**

In keeping with The National Historic Preservation Act, Tribal Historic Preservation Offices (THPO) were established in all three Ute Tribes in 2021 to educate and inform tribal members and the general public regarding the rich cultural heritage of the Ute people and their land and to advise and assist (where appropriate) Federal and State agencies and local governments in carrying out their historic preservation responsibilities.

# ATTACHMENT 1

## **Conclusion:**

Heritage Park's proximity to the northern border of the Brunot Agreement and the disputed Four Mile Square area is culturally and historically significant, representing a piece of Ridgway area history not well-known to the public. While the Ridgway community has committed to preserving and promoting local ranching, railroad, and Western film heritage, we have not yet publicly commemorated the heritage of the Ute people, on whose ancestral homeland our community is located. Centering Ute heritage in Heritage Park presents an opportunity to begin to address this omission.

Doing this would be in keeping with Community Value 2: Sense of Community & inclusivity "Residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of 'others'" and Community Value 3, "Small Town Character & Identity" Goal 2, "Protect and preserve Ridgway's historic assets."

Requesting consultation with the Tribes in via formal government-to-government communication is the appropriate approach, respecting Tribal sovereignty and processes established through The National Historic Preservation Act. Requesting consultation at this early point would allow adequate time to establish relationship, mutual respect, and authentic collaboration on all aspects of developing the interpretive materials and public art installation.

# NATIVE PLANTS, MEDICINAL AND FIRST FOOD SOURCES LIST.

*Provided by Native American Cultural Programs*

PLANT TYP.	USES AND BENEFITS
Hyssop and Giant hyssop	Asthma and Bronchitis, Cold and Chest Congestion
Amaranth	High Protein Grain
Yarrow	Stops Bleeding, Respiratory, Astringent, Edible, Tea, Vitamins B and K
Raspberry	Used during Childbirth, Astringent Cleaning, Berries eating, Dried in breads and mush.
Big Sage Bush	Smudging and Prayers, Keep bugs away
Common Juniper	Purification, Arthritis, Rheumatism, Urinary Problems, Branches and Boughs were used in sweat lodges and to bathe their horses to give coats a high sheen.
Mormon Tea - Bluestem	Respiratory issues and tea
Pinion Pine	Pine Nuts and Spruce tip tea, Vitamin C
Nettles, Urtica Dioica	Iron and Vitamin C, Arthritis, Rheumatism
Willow Bark	Fever and Headache
Aspen Bark	Aspirin, Pain, Antifungal, Antibacterial
Elderberries	Vitamin A and Encourage Sweating, Anti Inflammatory
Comfrey	Indian Knit Bone, contains allantoin and steroids for sprains and cell growth, promote healing.
Three Wing Sumac	
Mullein	Expectorant, Dry Cough, Inflammations, Earache, Asthma, Smoked, Flowers Tea, Colds. Wrapped around fruits to preserve them
Dandelion	Eczema and Acne. All parts Edible, Vitamin A, B, C, D
Salsify	
Prickly Pear	
Lambs Quarter	
Mallow	
Penny Cress	
Western Blue Flax	
Rose	
Sunflower	
Valerian	
Shepherds Purse	
Yampa	
Wild Onion	
Rabbit Brush - Sunflower Family	Yellow Dye, Tea and Chewing Gum
Cattail	Roots, Grilled or Baked, Antiseptic from Ashes of Leaves, Secretes a sap, Antiseptic

# PHASING & PRIORITIES

## PHASING

The below list groups park elements based on importance of installation. Priorities or phasing may change as funding is acquired or as grants for various items become available. The idea is to develop detailed construction drawings for new construction for high and medium priority areas. Initial site cleanup, creating accessible restrooms, signage, were some of the items that were identified as being key features needed in the short term. Other items that would add to the overall park experience—such as the climbing boulder area and other signage and plantings—would be phased in later as the funding and resources for those items becomes available. These items are explained in further detail with associated images starting on page 20 of this report.

### PHASE 1 - HIGH PRIORITY

- New Visitor Center - (Retrofitted Containers) - includes any seating, water fountain, informational signage and interactive displays in new kiosks. See precedent images on page 20.
- Photo Opportunity Area
- Themed Informational Signs

### PHASE 2 - MEDIUM PRIORITY

- Demolition of old Visitor Center Building replacement with ADA restroom
- Install pathways through site using new Railroad Ties to create park layout framework
- Design and install interpretive art piece (potential call to artists)
- Visitor Center Sign with park amenity icons such as the restroom, picnic, and camera symbols
- Parking Delineation in unpaved gravel parking lot
- Remove existing pergola and replace with Climbing Boulder & safety surfacing
- Crusher fines plaza area and secondary crusher fines pathways
- Site Furnishings (bollards, benches and stone benches, bike racks, etc.)
- Xeric planting areas & demonstration gardens
- New Gateway Sign
- Remove existing pergola and replace with Climbing Boulder & safety surfacing

## A NEW VISITOR CENTER BUILDING

The community expressed the need for a new Visitor Center that could be staffed with volunteers but also function when staff is not around. This would include outdoor signage and displays. While a custom designed building was explored in the public process, it was decided that was cost prohibitive. There may be premanufactured structures or repurposed shipping containers that could be a unique design solution. See the image below on this page for a concept of shipping containers in combination with a large shade shelter that plays off the style of the existing stage in Hartwell Park.

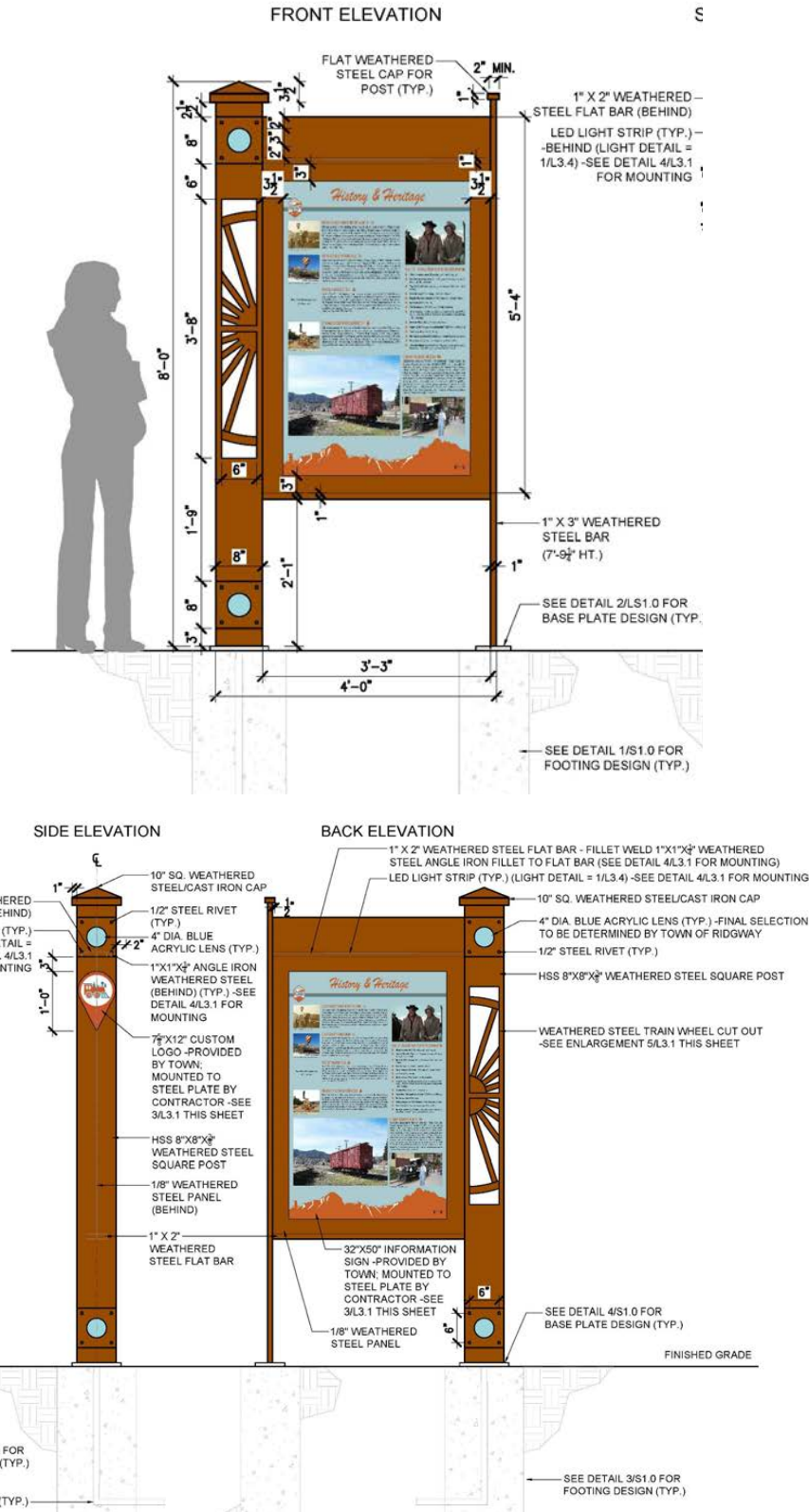
\*If a more iconic and eye-catching building were desired, then the space constraints at Heritage Park would be prohibitive from locating this new Visitor Center building on the current park site. If funding was acquired to develop such a large-scale facility, then a more extensive space would need to be acquired by the Town of Ridgway at a similar high-visibility site location along primary access routes.



**Ridgway Visitor Center:** 3D visualization of Visitor Center at Ridgway Heritage Park

# SIGNAGE

## ATTACHMENT 1



### 10 THEMED INFORMATIONAL SIGNS

This sign, which is based off of the existing banner pole sign frame located near the Town Hall Community Center in Ridgway, features the (5) themes identified by the Chamber of Commerce as capturing the unique attractions of the Ridgway area. The themes include Arts & Entertainment, Culinary Experiences, Health & Wellness, Outdoor Adventure, and History and Heritage.



# SIGNAGE CONTINUED...



## (32) NEW VISITOR CENTER ARROW SIGN

This sign would be located near Sherman Street/Highway 62 and would feature “Visitor Information” text as well as park amenity icons (including parking, restroom, camera, playground, and picnic table symbols) to attract passers-by to stop at Heritage Park.



### PLAN VIEW

Making an angled version of the Gateway Sign will allow for the ideal viewing angles to be used for traffic approaching from different directions.

## (26) NEW RIDGWAY GATEWAY SIGN

This sign would replace the current Gateway sign located near the Highway 550-Sherman St. intersection; it could be a simple front-back sign or triangular (see plan above). The sign would be approx. 20'-0"W x 10'-0"HT. with 30"HT. Ridgway letters.



# PHOTO OPPORTUNITY AREA

ATTACHMENT 1



## 25 PHOTO PLATFORM & CAMERA SIGN

A raised platform will allow the person taking the photo to get a good angle of the scene. A photo symbol sign directs park users to the photo opportunity area—since without the frame outline it is less visible to passers-by.

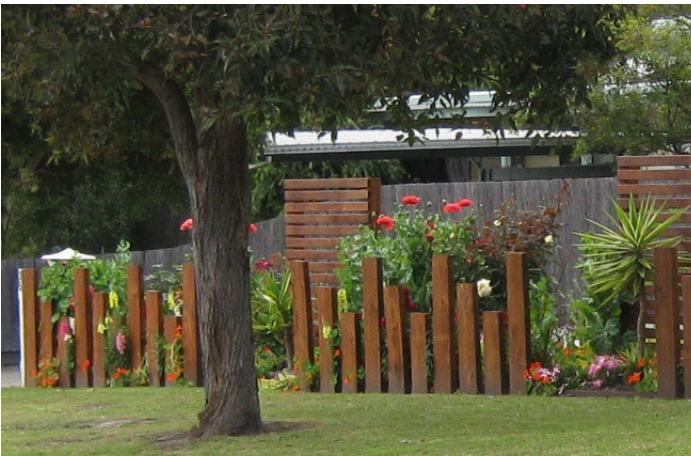


# RAILROAD TIES



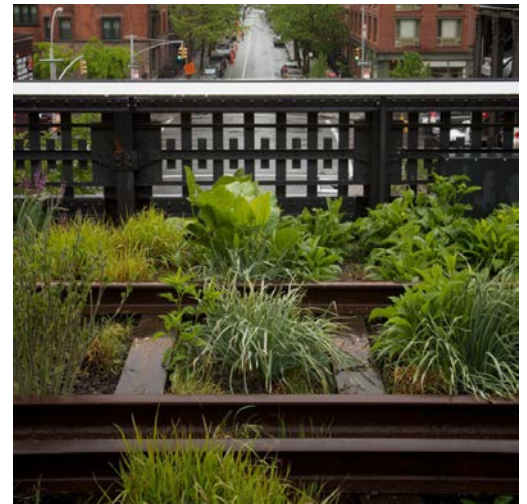
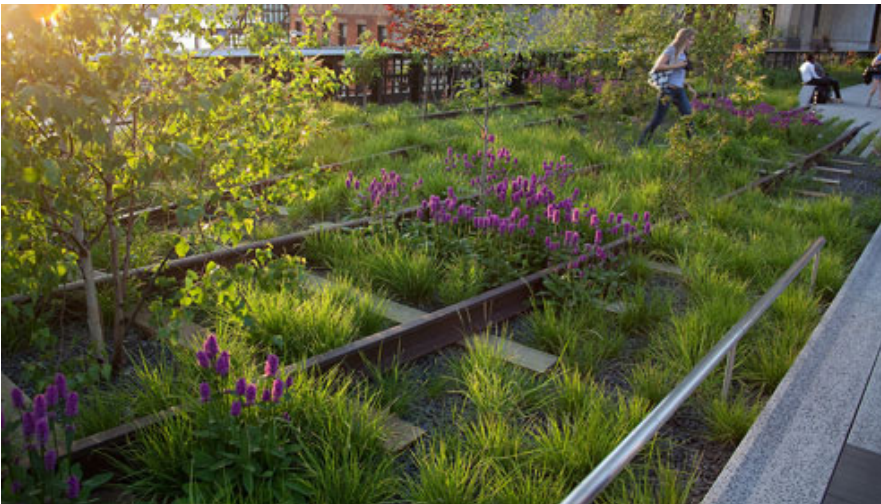
## 8 RAILROAD TIE PATHWAY IN CRUSHER FINES

In the proposed site design, new pressure-treated, non-toxic railroad ties would be acquired to form pathways through the site that are reminiscent of Ridgway's railroad history.



## 30 VERTICAL RAILROAD TIE FENCE -36" HT. MAX. (TYP.)

One potential idea for the park is to install some of the new railroad ties vertically to form a fence that creates a buffer between site features and Sherman Street.



## 11 ORNAMENTAL GRASSES PLANTED BETWEEN RAILROAD TIES

Planting between the railroad ties can also add visual interest to the preferred design's railroad tie pathways.



# PLAY FEATURES - CLIMBING BOULDER



## 9 LARGE CLIMBING BOULDER PLAY FEATURE

A large climbing boulder feature was identified in the public meetings as a key site element that would be useful to both residents and park visitors. The boulder should match the local rock formation aesthetic in terms of colors and shapes.



# ATTACHMENT 1 SITE FURNISHINGS & PLANTING ELEMENTS



## 3 BIKE RACKS

Bike racks, matching those in Downtown, are utilized in the proposed design to encourage bike use and parking.



## 14 BENCHES/PICNIC TABLES

Park benches would match those in Downtown. Meeting attendees expressed concern with hot metal benches.



## 15 STABILIZED CRUSHER FINES PATHWAY

Stabilized crusher fines is ADA accessible and will be utilized in pathways throughout the site and in a small plaza area with stone slab benches.



## 16 RABBITBRUSH, SAGE, WILDFLOWERS, & ORNAMENTAL GRASSES PLANTING BED

These plantings are xeric and would act as a buffer between Heritage Park and the Fairgrounds.



## 20 BLUE AVENA XERIC GRASS PLANTING BED

Blue avena grass is xeric and only grows to an 18" height. These plants will be incorporated near the retrofitted containers to emphasize their importance in a subtle way.



## 24 STONE BENCH

Stone benches would be located in the crusher fines plaza by the photo opportunity area and the retrofitted container kiosks. They are natural in appearance and would complement the style and aesthetic of the park.



# ATTACHMENT 1 SITE FURNISHINGS CONTINUED...



## BOLLARDS

Light bollards are incorporated along pathways in the preferred design plan to improve park safety; they would match those found throughout Downtown. By keeping site furnishings in a similar look with Downtown, the whole Town will feel more connected.



## Pet Waste Station & Dog Etiquette Sign Information:

Dogipot features a range of pet waste station items and offers an entire pet station including a pet waste bag dispenser, a trash receptacle, and a directional sign.

The sign enlargements feature different graphic options for asking pet owners to clean up. The green sign is from SafetySign.com and the white sign is from ComplianceSigns.com. Such signs encourage pet owners to be responsible on the Town's park property.

## PET WASTE STATION



## WATER FOUNTAIN



## Water Fountain Information:

The provision of a water fountain was identified at the public meetings as an important site feature to include in the preferred site plan design. Both of these Elkay fountain options include an ADA accessible drinking fountain and dog bowl. The left most water fountain is from Restroom Direct.com. The right water fountain also includes a bottle-filling station and is from PlumbersStock.com.



# COST ESTIMATES

## PRICES MAY ESCALATE WITH THE PASSAGE OF TIME

The cost estimate shown on page 28 and 29 represents the design team's educated "best guess" prices of the proposed design elements featured on the Preferred Site Plan. These prices are based off of recent construction bids on current projects, supplier prices, and estimates from past site design projects. Prices represent the cost of building these park features in 2022. Annual escalation has been volatile and has seen dramatic jumps in the past 5 years. Also, there may be a bump up in materials costs, such as the recent increase in steel prices, that cannot be predicted; factors such as this may increase the project costs as well.



**Existing Site Photo:** This photograph shows the railroad ties that are present at Heritage Park, a small pergola, and the parking lot and Visitor Center building in the background.

# ATTACHMENT 1

# MASTER SITE PLAN - COST ESTIMATE

<b>Ridgway Heritage Park &amp; Visitor Center</b> <b>Preliminary Cost Estimate - Master Plan Update</b> <b>Prepared by DHM Design in April 2022</b>				
Item	Quantity	Units	Cost	Total
<b>Site Furnishings</b>				
Picnic Tables - Type 1 (ADA)	2	EA	\$ 3,600.00	\$ 7,200.00
Picnic Tables - Type 2	4	EA	\$ 3,000.00	\$ 12,000.00
Café Tables and Chairs	3	EA	\$ 1,500.00	\$ 4,500.00
Benches	8	EA	\$ 2,500.00	\$ 20,000.00
Bike Racks	8	EA	\$ 250.00	\$ 2,000.00
Trash/Recycling Receptacles	4	EA	\$ 1,500.00	\$ 6,000.00
Water Fountain	1	EA	\$ 5,000.00	\$ 5,000.00
Dogi Pot Pet Waste Station	2	EA	\$ 380.00	\$ 760.00
			<b>Subtotal</b>	<b>\$ 57,460.00</b>
<b>Playground</b>				
Playground Boulder (Large)	1	LS	\$ 75,000.00	\$ 75,000.00
Playground Thickened Edge	140	LF	\$ 20.00	\$ 2,800.00
Engineered Wood Fiber Safety Surfacing	1,000	SF	\$ 7.50	\$ 7,500.00
			<b>Subtotal</b>	<b>\$ 85,300.00</b>
<b>Hardscape/Site Work</b>				
Hot Mix Asphalt	725	Ton	\$ 195.00	\$ 141,375.00
Class 6 Structural Base	700	CY	\$ 90.00	\$ 63,000.00
Concrete Curb and Gutter	750	LF	\$ 55.00	\$ 41,250.00
Concrete Sidewalk	8,550	SF	\$ 9.50	\$ 81,225.00
Clearing and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Crusher Fines	6,500	SF	\$ 7.00	\$ 45,500.00
Concrete Mow Edge	190	LF	\$ 15.00	\$ 2,850.00
Steel Edger	1,785	LF	\$ 3.50	\$ 6,247.50
Railroad Ties (new, pressure-treated)	300	EA	\$ 60.00	\$ 18,000.00
Railroad Trestle/Photo Opportunity Area	1	LS	\$ 30,000.00	\$ 30,000.00
Landscape Boulders (to edge parking lot)	15	EA	\$ 225.00	\$ 3,375.00
Earthwork (allowance)	1	LS	\$ 40,000.00	\$ 40,000.00
Storm Water Management	1	LS	\$ 5,000.00	\$ 5,000.00
Lighting and Electrical	1	LS	\$ 40,000.00	\$ 40,000.00
			<b>Subtotal</b>	<b>\$ 287,197.50</b>
<b>Planting</b>				
Deciduous Trees (2" caliper)	8	EA	\$ 750.00	\$ 6,000.00
Shrubs (5 gal.)	100	EA	\$ 75.00	\$ 7,500.00
Shrubs (1 gal.)	250	EA	\$ 25.00	\$ 6,250.00
Ornamental Grasses (1 gal.)	50	EA	\$ 20.00	\$ 1,000.00
Native Grass	12,250	SF	\$ 0.35	\$ 4,287.50
Shrub & Perennial Planting Beds ( 1 gal)	50	EA	\$ 15.00	\$ 750.00
Cedar Bark Mulch (4" depth)	15.0	CY	\$ 120.00	\$ 1,800.00
Topsoil (4" for Seeded Areas)	148	CY	\$ 60.00	\$ 8,880.00
Soil Amendment (1 CY/1000 SF in shrub bed areas)	12	CY	\$ 150.00	\$ 1,800.00
Irrigation	1	LS	\$ 30,000.00	\$ 30,000.00

# ATTACHMENT 1

<b>Signage/Public Art</b>				
Photo Area Sign	1	LS	\$ 10,000.00	\$ 10,000.00
Ute Art Piece / Boulder (allowance)	1	LS	\$ 25,000.00	\$ 25,000.00
Gateway Sign	1	LS	\$ 75,000.00	\$ 75,000.00
Themed Signs	5	EA	\$ 12,000.00	\$ 60,000.00
Ute Native Plant Garden Signs	1	LS	\$ 5,000.00	\$ 5,000.00
Arrow Sign	1	EA	\$ 15,000.00	\$ 15,000.00
ADA Parking Signs	2	EA	\$ 250.00	\$ 500.00
Mountain ID Signs	1	LS	\$ 12,000.00	\$ 12,000.00
			<b>Subtotal</b>	<b>\$ 202,500.00</b>
<b>Structures</b>				
Visitor Center (2) 8' x 40' Containers-base finishes	1	LS	\$ 160,000.00	\$ 160,000.00
Window and Door Packages	1	LS	\$ 40,000.00	\$ 40,000.00
Steel Stairs	25	LF	\$ 500.00	\$ 12,500.00
Railing for Rooftop Patio	50	LF	\$ 200.00	\$ 10,000.00
Deck for Rooftop Patio	152	SF	\$ 25.00	\$ 3,800.00
Bathrooms (CXT prefab with exterior modifications)	1	LS	\$ 90,000.00	\$ 90,000.00
Shade Structure (1150 sqft)	1	LS	\$ 75,000.00	\$ 75,000.00
			<b>Subtotal</b>	<b>\$ 391,300.00</b>
<b>Administration &amp; Overhead (if entire project completed at one time by General Contractor)</b>				
Mobilization (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Bonding and Insurance (2.5%)	1	LS	\$ 25,864.13	\$ 25,864.13
Construction Staking (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Construction Administration Services (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Material Testing (2%)	1	LS	\$ 20,691.30	\$ 20,691.30
Contractor Fee (7%)	1	LS	\$ 72,419.55	\$ 72,419.55
Contingency (20%)	1	LS	\$ 206,913.00	\$ 206,913.00
			<b>Subtotal</b>	<b>\$ 418,998.83</b>
			<b>Subtotal</b>	<b>\$ 1,511,023.83</b>
			<b>Design and Construction Documents</b>	<b>\$ 151,102.38</b>
			<b>Total</b>	<b>\$ 1,662,126.21</b>
<b>Assumptions:</b>				
Does not include interior furniture or displays for Visitor Center. Does not include historic map inside building. Storage for maintenance is assumed to be part of new shipping container building. Provide separate access.				
<b>For Information Only (not included in estimate)</b>				
Hydronics Concrete Heating System (2,000 sqft)	1	LS	\$ 85,000.00	\$ 85,000.00
Photovoltaic System (25 kW, 25% of Heating System)	1	LS	\$ 87,500.00	\$ 87,500.00

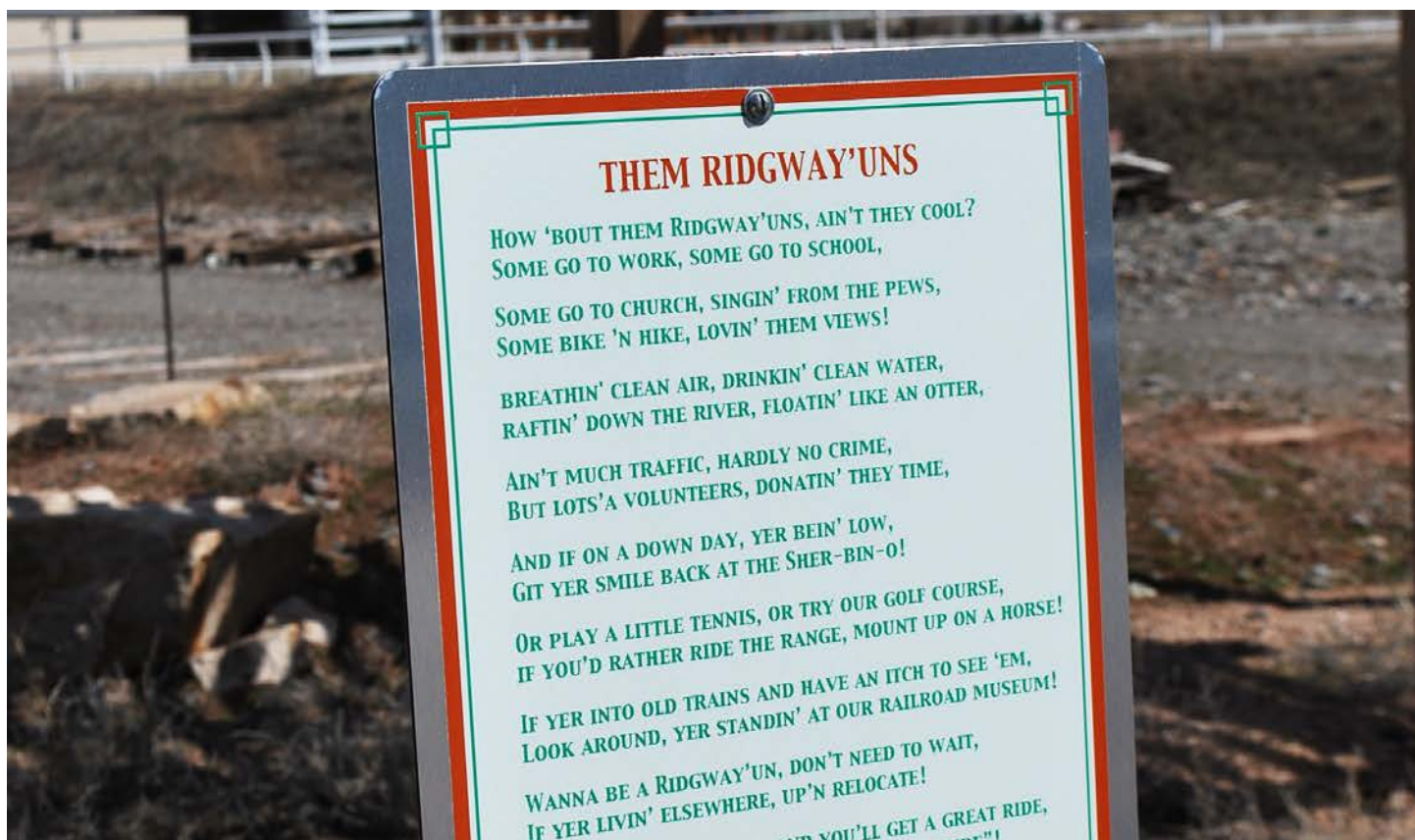


# FUNDING OPTIONS

## POTENTIAL FUNDING SOURCES

The below list describes several different sources of funding that could help in developing the Preferred Site Plan design for Heritage Park. These options do not list every funding or grant option available. For example, some playground supplier companies, such as KaBOOM! or BCI Burke, or businesses, like Home Depot, offer grants, discounts, or supplies to help with project developments at parks. Some groups, such as Boy Scouts of America, help with constructing small projects. In short, there are numerous options in terms of receiving financial, labor and /or materials assistance to build park projects. The funding that the Town of Ridgway is able to acquire may adjust park priorities and enable different amenities to be developed before others. (See more information on the initial Phasing and Priorities for Heritage Park on page 16 of this document.) Additional grant information can be found on the next page.

- **Grants** - see lists below and on next page
- **Local Appropriations** - Town and County revenues/budgets
- **Creation of a Designated Fund** - special taxes, typically a sales tax increase at the county level which is dedicated to open space, trails, and parks development
- **Individual, Corporate, and Philanthropic Giving** - gifts, grants, bequests, fundraising events, and other forms of giving
- **In-Kind Volunteerism** - public agencies or private participants both in land donations and possibly use of equipment, labor, or materials



**Sign in Heritage Park:** A sign near the Visitor Center at Heritage Park features local humor.



# GRANT FUNDING SOURCES

## COLORADO GRANT PROGRAMS

- BEST Grant Program
- Colorado Brownfields Foundation
- Colorado Department of Local Affairs
- Colorado Department of Public Health and Environment
- Colorado Health Foundation
- Colorado Office of Economic Development and International Trade - Colorado Creative Industries
- Corporate Programs
- Department of Transportation
- Great Outdoors Colorado
- History Colorado
- Private Foundations

## FUNDABLE PROJECT ELEMENTS

- Recreation
- Interpretation
- Education
- Restoration
- Public Access
- Specialized programming (biking, trails, etc.)
- Energy efficiency
- Public art
- Public transportation
- Archaeological assessments
- Surveying
- Planning

## ELIGIBLE LOCAL PROJECTS

- Playgrounds
- Trails within local parks
- Environmental education facilities
- Outdoor amenities located at fairgrounds
- Infrastructure (irrigation, sprinkler systems, drainage pipes, parking lots, lighting)
- Amenities (restrooms, drinking fountains, benches, picnic tables, pavilions, etc.)

## DOLA FINANCIAL ASSISTANCE PROGRAMS

- Colorado Main Street
- Community Development Block Grant
- Rural Economic Development Initiative

## GRANT RESOURCES

- <https://www.historycolorado.org/our-grant-types>

## NATIONAL GRANT PROGRAMS

- Department of Commerce Economic Development Administration
- Federal Transit Administration
- National Endowment for the Arts
- National Energy Technology Laboratory
- National Inclusion Project
- National Institute of Health
- National Science Foundation
- Rural Business Enterprise Grants
- Rural Community Assistance Corporation
- The Daniels Fund

## ATTACHMENT 2

	A	B	C	E	F	H	K	L	M	N	O	P	Q	R	S
1	Implementation Plan for Ridgway Visitor Center & Heritage Park Master Plan						Revised September 2022								
2	Project Title		Project Summary	Cost Estimate	Potential Funding Source	Notes	2022	2023	2024	2025	2026	2027	2028	2029	2030
3				Not in DHM estimate											
4	Planning/design														
6		Update Heritage Park Concept Design	Revise concept to include 2021 recommendations	\$10,000	COMS Technical Assistance		\$10,000								
7		Design and Construction Documents	Contract to develop construction plans for all aspects of park build	\$151,102	COMS Technical Assistance/Town, Additional funding needed	per DHM cost estimate		\$151,102							
8															
9	Structures														
11		Build new Visitor Center	2 8'x40' shipping containers, windows, doors, stairs. Railings, rooftop patio/decking, and shade structure.	\$301,300						\$301,300					
12		Photovoltaic System		\$87,500						\$87,500					
13		Demolition of existing Visitor Center	Estimated cost unknown; to be completed after shipping container kiosks and accessible restrooms are installed	\$80,000		estimate, cost unknown				\$80,000					
14		Bathrooms		\$90,000						\$90,000					
15		Shade structure		\$75,000						\$75,000					
16															
17	Site Furnishings														
18		Install picnic tables, cafe tables and chairs, benches, water fountain, trash/recycle, pet waste station. bike racks		\$57,460						\$57,460					
19															
20	Playground														
21		Playground Boulder, Edging and surfacing		\$85,300					\$85,300						
22															
23	Hardscape/site work														
24		New fencing	Replace fence removed in 2021 during irrigation and landscaping phases, and replace fence near Hwy 550/Hwy 62 intersection	\$20,000	Town	estimate, cost unknown		\$20,000							
25		Install pathways, create park payout framework		\$242,198						\$242,198					
26		Stormwater management		\$5,000						\$5,000					
27		Lighting and electrical		\$40,000						\$40,000					
28															
29	Planting														

# ATTACHMENT 2

	A	B	C	E	F	H	K	L	M	N	O	P	Q	R	S
1	<b>Implementation Plan for Ridgway Visitor Center &amp; Heritage Park Master Plan</b>						<i>Revised September 2022</i>								
2	<b>Project Title</b>		<b>Project Summary</b>	<b>Cost Estimate</b>	<b>Potential Funding Source</b>	<b>Notes</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
30		Xeric planting areas & demonstration gardens	Shrubs, grasses, mulch, soil amendment, topsoil, ornamental grasses, plant identification signage	\$38,268	GOCO Grant / Town (25% match)						\$38,268				
31		Irrigation		\$30,000							\$30,000				
32															
33															
34	<b>Signage/Public Art</b>														
38		Visitor center sign	with park amenity icons such as restroom, picnic and camera symbols	\$10,000		estimate					\$10,000				
39		Photo area sign		\$10,000							\$10,000				
40		Ute Art piece		\$25,000							\$25,000				
41		Gateway sign		\$75,000							\$75,000				
42		Themed and interpretive signs		\$60,000	DOLA , CTO, Town & Chamber, History CO						\$60,000				
43		Ute native plant garden signs		\$5,000							\$5,000				
44		Arrow sign		\$15,000							\$15,000				
45		ADA parking signs		\$500							\$500				
46		Mountain ID signs		\$12,000							\$12,000				
47															
48	<b>HVAC</b>														
49		Hydronics Concrete Heating system		\$85,000						\$85,000					
50															
51	<b>Admin overhead</b>														
52		Construction Admin	Mobilization, bonding, insurance, construction staking, admin services, material testing, contractor fee and contingency (20%)	\$419,000	If entire project is completed at one time by a General Contractor					\$209,500	\$209,500				
53															
54	<b>Community and Cultural Engagement</b>														
55		Community engagement	Engage volunteers to help inform community about park progress and build partnerships to educate community members about Ridgway Ute culture and heritage via Community events, written pieces, lectures, dialogue etc.	\$4,000		Space rental, speaker fees, event expenses, volunteer appreciation		\$500	\$500	\$1,000	\$1,000	\$1,000			

# ATTACHMENT 2

	A	B	C	E	F	H	K	L	M	N	O	P	Q	R	S
1	<b>Implementation Plan for Ridgway Visitor Center &amp; Heritage Park Master Plan</b>						<i>Revised September 2022</i>								
2	<b>Project Title</b>		<b>Project Summary</b>	<b>Cost Estimate</b>	<b>Potential Funding Source</b>	<b>Notes</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
56		Build relationships with Ute Tribal governments to guide interpretive information and art related to Ute culture and heritage	Request collaboration and build government-to-government relationships with appropriate Tribal appointees for historical preservation and education, specifically Tribal Historic Preservation Offices	\$8,000	Town/History Colorado	approx. 2 trips per year at \$1,000 per trip		\$2,000	\$2,000	\$2,000	\$2,000				
57			Work with Tribal appointees to develop a plan for researching and documenting Ute heritage for interpretive information, process for engaging Ute artists.	\$10,000	DOLA/History Colorado	estimate, cost unknown		\$10,000							
58			Contract with Ute cultural experts appointed by Tribe (pending interest) to develop content and design for Ute interpretive information and choose public art piece	\$40,000	DOLA/History Colorado	estimate, cost unknown			\$20,000	\$20,000					
59		Celebration	Work with community members, Ute leaders to plan and host culturally appropriate ground breaking, ribbon cuttings, site blessings etc.	\$4,000					\$1,000	\$1,000	\$1,000	\$1,000			
60															
61								\$183,602	\$108,800	\$1,296,958	\$494,268	\$2,000	\$0	\$0	\$0

## AGENDA ITEM #15



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 1, 2022  
Agenda Topic: **Discussion and direction regarding requests from Preserve P.U.D. development team**

#### **ACTION BEFORE COUNCIL:**

Attached to this memo as Exhibit 1 is a memo from Chris Hawkins who represents the Preserve PUD developer. The memo highlights several of the conditions associated with the Preserve PUD Preliminary Plat approval granted on March 14, 2018 (and subsequently extended on March 11, 2020, and again on January 12, 2022). Those conditions are as follows:



- *Condition 10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC [Dalwhinnie]). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.*
- *Condition No. 11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.*
- *Condition No. 12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.*

In June of 2022, the Ouray County Board of County Commissioners (“BOCC”) considered the access approval for the south end of Preserve Drive on Dalwhinnie property that is located to the south of the Ridgway Town boundary, the dedication of CR 23 from Preserve Drive to the Town boundary (Condition 10), the dedication of an easement for Preserve Drive and recreation path easement on the Dalwhinnie property (Condition 11), and the process for County approval of the paved road design from the south end of Preserve Drive to the Town boundary (Condition 12).

The BOCC felt the cleanest path to meet the County approval conditions listed above is for the Town to annex



the Dalwhinnie Property and CR 23, so the County does not need to be involved. If annexation is unsupported by the Town, the BOCC indicated it may consider a universal, three-party right-of-way easement with Dalwhinnie, Ouray County and the Town of Ridgway that would provide the following:

- A right-of-way easement to the Town for CR 23 from the south side of Preserve Drive to the Town boundary;
- A public right-of-way easement for Preserve Drive and the recreational path on the Dalwhinnie property;
- An easement to the Town for the relocated lift station and associated sewer line and utilities;
- Requirement for Town oversight of all CR 23 improvements; and
- Requirement for Town acceptance of CR 23 maintenance.

**The first question before Council during Wednesday's work session: Is annexation or a right-of-way easement agreement the preferred option to address the County's responses to the approval conditions listed above?**

The next discussion point for Council is related to the placement of the sewer lift station. The Preserve PUD Preliminary Plat approval requires a lift station at the far southern side of the subdivision due to its lower elevation than the northern area of the subdivision. Based on CDPHE's setback requirements, **the applicant is requesting the Town to consider the relocation of the lift station to Dalwhinnie property, outside of the Town boundary in the unincorporated area of Ouray County, to meet the new CDPHE setbacks.**

#### **STAFF RECOMMENDATIONS:**

Staff remains unsupportive of the annexation option for a number of reasons, the primary reason being that the property in question falls outside of the Urban Growth Boundary. Staff also has concerns about a lift station being located outside of the Town boundary, as that would not conform to the Town's standard specifications for the sewer system.

#### **BACKGROUND:**

The Preserve PUD previously received Preliminary Plat approval from Council in 2006. At that time some of the infrastructure improvements were completed and a one-year extension was granted by the Council in September 2007. After that, the project was put on hold, likely due to the economic recession and the Town worked with the owner to essentially close up the project and ensure the site was safe.

In 2018 and in an effort to retain the investment made in the development to date, the property owner at the time reapplied for Preliminary Plat as the previous Preliminary Plat approval had long expired. The Sketch Plan and Preliminary Plat hearings were held with the Planning Commission on February 23, 2018. The Commission approved the Sketch Plan and recommended approval of the Preliminary Plat to Council, subject to the conditions in the staff report with a few additional conditions including a two-year period, rather than the 90 days allowed by the code, to meet the conditions. The Preliminary Plat hearing was then held with the Council on March 14, 2018. Council approved the Preliminary Plat subject to all of the conditions listed in the staff report which included the conditions added by the Planning Commission. All conditions were to be met by March 14, 2020.

The plat, which can be viewed in Exhibit 2, shows 25 residential lots with a total of 32 residential units, inclusive of 22 single family units, two 3-unit lots, and one 4-unit lot. The lots range in size from 3,793





square feet to 18,849 square feet. The final conditions of Preliminary Plat approval are as follows:

1. Approval of deviation for front yard setback on each lot to be 10' as opposed to the required 15' identified in RMC §7-3-10;
2. Approval of lot frontage deviations to be less than the 50' required by RMC §7-3-10, but not less than 35' as defined on the preliminary plat, as provided for in RMC 7-3-11(D)(1);
3. Approval of increased residential densities pursuant to RMC 7-3-11(D)(2) considering the significant public benefit through the dedication of deed-restricted affordable housing and the off-site public infrastructure improvements through the paving of CR 23 and Chipeta Drive;
4. Approval of deviations to dimensional requirements for roadway width and front setbacks as provided for in RMC 7-3-11(D)(1);
5. Identify a location for the bus stop on the engineering plans in conformance with School District requirements;
6. Specifications and design calculations for the lift station, approved by the Town Engineer;
7. A site application for the lift station approved by the Town Engineer and CDPHE and a final permit issued by CDPHE. This permit should be one of the first components to be completed with this development before re-starting any work as the site may need to be moved if the required mitigation cannot be met;
8. Add 2 streetlights to engineering plans where the south legs of Heron Court and Preserve Drive intersect CR 23;
9. Completion of the recreation path along CR 23 as concrete sidewalk.
10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.
11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.
12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.
13. Sidewalks on Herron and Preserve Streets shall be constructed only on the east side of the street.
14. SMPA Powerline easement resolution and any correction made on plat map: undergrounding of three phase powerline for San Miguel Power Association shall run through the Preserve PUD property heading south. Formal abandonment of that easement will be needed for any reasonable construction envelope on Lot 4.
15. Determination by Town Council, with any recommendation from the Planning Commission, to waive excise taxes on 4 deed-restricted affordable housing units;
16. Accessory Dwelling Units are allowed on lots in the subdivision that are larger than 9500 sq. ft., with update to the affected plat note(s), as follows:



*"Each lot is limited to the number of dwelling units, as indicated on this plat map and up to a total of 33 dwelling units, for which applicable excise tax has been paid. In addition each single unit lot larger than 9500 square feet may have an "accessory dwelling unit" if compliant with Town code provisions as in effect from time to time, for which no excise tax has been paid."*

17. Revised topo map showing completed cut and fill work and any updated gravity sewer options for lots along the east side of the development;
18. An updated geotechnical report, supplement to the report, or other documentation from a geologist or a licensed qualified engineer describing current soils conditions as required by RMC 7-4-5(B)(6)(g), and including a letter from Lambert (the author of the original 2006 geotechnical study) indicating drain lines were installed according to plan;
19. Certificate of Ownership and Dedication and other Plat Certificates: revised and/or added as indicated in this report;
20. Plat Notes: revised and /or added as indicated in this report, including but not limited to:
  - a. Updating notes 4 and 5: Geotech Study References and Gravity Sewer
  - b. Addition of a definition for high water mark and a 10' setback from the high-water mark\*
  - c. Addition on note regarding completion of improvements and construction within 75' of the high-water mark and ecological survey exemption
  - d. Driveway access note
  - e. On street parking
  - f. Natural Hazards and Mitigation
  - g. Excise tax and number of residential units
  - h. Reference to prior easements and including the proposed General Road and Utility Easement Agreement
  - i. Note referencing all covenants and associations
  - j. Irrigation Easement Note
  - k. Shared Driveways Note
  - l. Clarification on Slope Easements A, B and C located in unincorporated Ouray County and the ownership and maintenance therefor, and reconciliation of Slope Easement D on pages 1 and 2 of the plat map
  - m. Common Elements, duplexes and multi-unit parcels
  - n. Others plat note updates/additions referenced in this report

*\* All lots have an 8' rear setback from the property line abutting the Uncompahgre River (Lots: 1, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20). In addition, there is a 10' setback from the high-water mark for these same lots. Whichever setback is greater applies. The high-water mark line shown on this plat map was surveyed on \_\_\_\_\_, \_\_\_\_\_. An updated survey of the high-water mark is required with any building permit submittal received at Ridgway Town Hall 2 years past this survey date, or after a significant event that may have altered the location of the previously surveyed high-water mark. HIGH-WATER MARK is defined as follows: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation*



21. Letter of completion of work from the Army Corps of Engineers (ACOE) for completion of 404 permit as required by the ACOE, or other ACOE closure of the permit and work;
22. Clarification on Lot 19 as a duplex lot instead of "1 unit" shown on the submitted plat map (this was a condition of approval from the prior approval and will make for 33 units total);
23. Recreation path easement 10' wide along the north boundary of Lot 20 dedicated to the Town of Ridgway;
24. Agreement on a number of trees and shrubs as well as species, and memorializing this on the engineering plans;
25. Revisions to the Bylaws, CCRs as recommended by the Town Attorney;
26. Satisfactory completion of terms and requirements of annexation agreement "Agreement and Declaration of Covenants" recorded at Reception No. 191629 on May 25, 2006, and including but not limited to good-faith negotiations on Dallas Ditch irrigation water rights as described in this Agreement; and
27. Estimated costs of construction and financing of infrastructure and utilities, and Developer and Town meet prior to any restart of the work and establish a re-start construction plan, scope of work to be completed and tested, and an inspection schedule;
28. Applicant has 2 years from the date of the Town Council approval of the preliminary plat to complete the conditions of approval for the preliminary plat;
29. Cut and fill calculations submitted to Town Hall; and
30. Work with Town Staff on Affordable Housing notes to propose to Town Council.

This property was sold in October 2018 to Dalwhinnie Group LLC. The Town met with the new owner just before closing in October 2018 and then again in September 2019. Staff believes the owner made some progress in that year on items like coordination with the USACOE on wetlands and floodplain issues, assessing what infrastructure improvements had been made, and beginning to work on the CDPHE lift station permits.

On March 11, 2020, the owner requested and was granted a two-year extension to the Preliminary Plat approval. On January 12, 2022, the owner requested and was granted another two-year extension to the Preliminary Plat approval. The Preliminary Plat expiration date is March 11, 2024.

For more background information and details about the proposed development, please refer to the staff report in Exhibit 3.

**ATTACHMENTS:**

- Exhibit 1 – Memo from Chris Hawkins, Alpine Planning, LLC dated July 14, 2022
- Exhibit 2 – Preserve P.U.D. Preliminary Plat
- Exhibit 3 – Staff Report dated February 23, 2018

## EXHIBIT 1

### Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com



## MEMO

**Date:** July 14, 2022  
**To:** Ridgway Town Council  
**From:** Alpine Planning, LLC – Chris Hawkins  
**For:** August 10, 2022 Meeting  
**Subject:** **Preserve PUD Worksession**

The Town Council granted a two-year extension for the Preserve PUD Preliminary Plat on January 12, 2022. The Preserve PUD team continues to work on tasks to get construction started.

This worksession with the Town Council is to discuss the Preserve PUD Preliminary Plat County Approval Conditions, listed below, and changes in Colorado State Department of Public Health and Environment (“**CDPHE**”) setbacks to lift stations and needed sewer plan changes.

### **County Approval Conditions**

The Town’s approval of the Preserve PUD Preliminary Plat included the following County Approval Conditions:

Condition 10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC [Dalwhinnie]). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.

Condition No. 11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.

Condition No. 12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.

On June 7, 2022, the Ouray County Board of County Commissioners (“**BOCC**”) considered the access approval for the south end of Preserve Drive on Dalwhinnie property that is located to the south of the



## EXHIBIT 1

Ridgway Town boundary (“**Dalwhinnie Property**”) as shown in Exhibit A; the dedication of CR 23 from Preserve Drive to the Town boundary (Condition 10); the dedication of an easement for Preserve Drive and recreation path easement on the Dalwhinnie Property (Condition 11); and the process for County approval of the paved road design from the south end of Preserve Drive to the Town boundary (Condition 12).

The BOCC felt the cleanest path to meet the County Approval Conditions was for the Town to annex the Dalwhinnie Property and CR 23, so the County is not involved. We informed the BOCC that the former Town Manager/Planner discouraged annexation of this area because it is located outside of the Urban Growth Management Area Boundary. The BOCC asked us to check with the current Town staff and Town Council if it would support the annexation of CR 23 and the Dalwhinnie Property as a solution to the County Approval Conditions. If annexation remains unsupported, the BOCC indicated it may consider a universal, three party right-of-way easement with Dalwhinnie, Ouray County and the Town of Ridgway that provides: (1) a right-of-way easement to the Town for CR 23 from the south side of Preserve Drive to the Town boundary; (2) a public right-of-way easement for Preserve Drive and the recreational path on the Dalwhinnie Property; (3) an easement to the Town for the relocated lift station and associated sewer line and utilities (Please refer to discussion below); (4) Town oversight of all CR 23 improvements; and (5) Town acceptance of CR 23 maintenance. This right-of-way easement agreement could also allow for the formal County dedication and Town acceptance of CR 23 on the final plat.

Our key question for the Town Council is if annexation of the Dalwhinnie Property and CR 23 is a good approach to the County approval conditions? If not, would the Council consider the right-of-way easement agreement described above to address the County Approval Conditions?

### **Lift Station**

The Preserve PUD requires a lift station at the far southern side of the subdivision as shown in Exhibit A due to its lower elevation in the northern area of the PUD. The CDPHE significantly increased setbacks to sewer lift stations since the Town approved the preliminary plat. Dalwhinnie respectfully requests the Town consider the relocation of the lift station to the Dalwhinnie Property in the unincorporated area of Ouray County to meet the new CDPHE setbacks and not lose up to four lots in the subdivision. Dalwhinnie would like to understand if the Town Council is receptive to relocating the lift station as conceptually shown in Exhibit A. If the Council is generally receptive to this change, we would like to get the relocation formally approved by the Town so we can move forward with the needed design changes, formal Town approval, CDPHE approval, and the County required special use permit if the Town does not want to annex the area.

# EXHIBIT 1

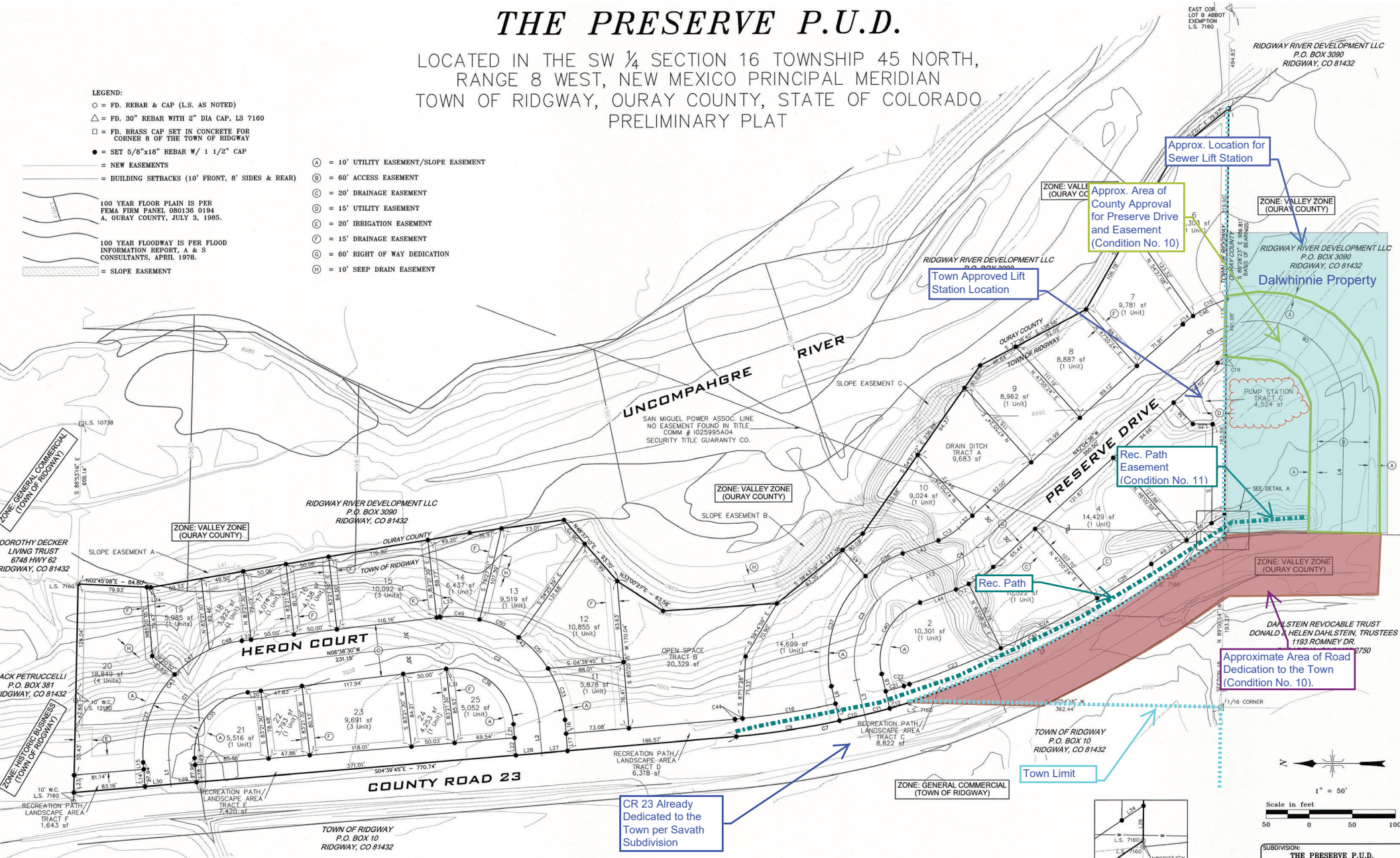
## THE PRESERVE P.U.D.

LOCATED IN THE SW ¼ SECTION 16 TOWNSHIP 45 NORTH,  
RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF RIDGWAY, OURAY COUNTY, STATE OF COLORADO  
PRELIMINARY PLAT

### LEGEND:

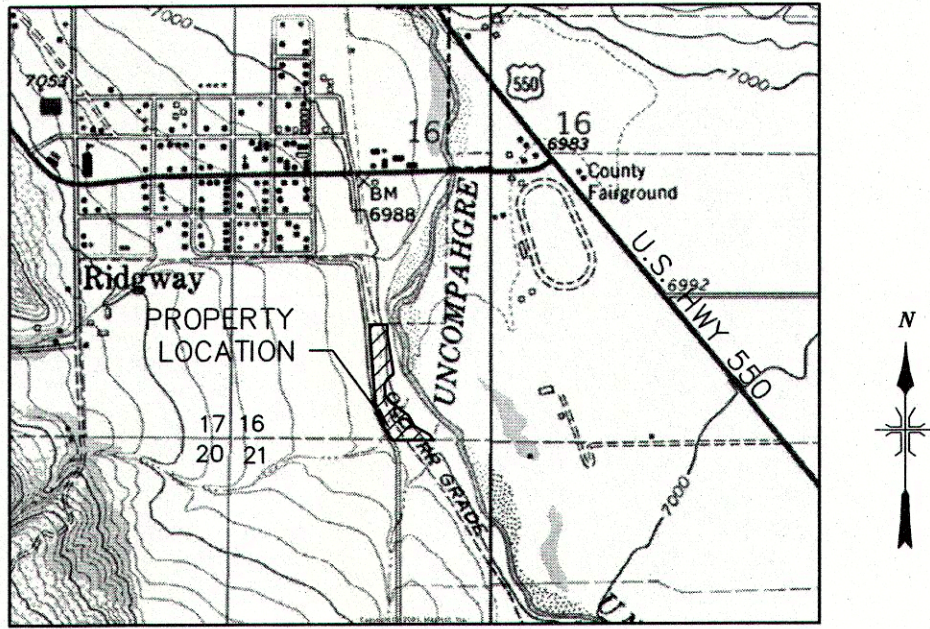
- = FD. REBAR & CAP (L.S. AS NOTED)
- △ = FD. 30" REBAR WITH 2" DIA CAP, L.S. 7160
- = FD. BRASS CAP SET IN CONCRETE FOR CORNER 8 OF THE TOWN OF RIDGWAY
- = SET 5/8"x18" REBAR W/ 1 1/2" CAP
- = NEW EASEMENTS
- = BUILDING SETBACKS (10' FRONT, 8' SIDES & REAR)
- 100 YEAR FLOOR PLAIN IS PER FEMA FIRM PANEL 080136 0194 A, OURAY COUNTY, JULY 3, 1985.
- 100 YEAR FLOODWAY IS PER FLOOD INFORMATION REPORT, A & S CONSULTANTS, APRIL 1978.
- = SLOPE EASEMENT

- (A) = 10' UTILITY EASEMENT/SLOPE EASEMENT
- (B) = 60' ACCESS EASEMENT
- (C) = 20' DRAINAGE EASEMENT
- (D) = 15' UTILITY EASEMENT
- (E) = 20' IRRIGATION EASEMENT
- (F) = 15' DRAINAGE EASEMENT
- (G) = 60' RIGHT OF WAY DEDICATION
- (H) = 10' SEEP DRAIN EASEMENT





THE PRESERVE P.U.D.  
LOCATED IN THE SW ¼ SECTION 16 TOWNSHIP 45 NORTH,  
RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF RIDGWAY, OURAY COUNTY, STATE OF COLORADO  
PRELIMINARY PLAT



VICINITY MAP  
N.T.S.  
VICINITY MAP TAKEN FROM U.S.G.S. QUAD MAP  
'RIDGWAY' AND 'DALLAS'.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 85°20'15" W	27.94'
L2	N 85°20'15" E	35.93'
L3	N 76°34'08" E	40.98'
L4	S 88°53'44" E	143.99'
L5	N 76°34'08" E	20.01'
L6	N 76°34'08" E	20.61'
L7	N 76°34'08" E	20.01'
L8	N 76°34'08" E	20.46'
L11	S 89°28'23" E	33.55'
L12	S 89°28'23" E	31.75'
L13	S 19°45'39" E	44.16'
L14	N 85°20'15" E	20.00'
L15	N 85°20'15" E	7.94'
L16	S 85°20'15" W	15.93'
L17	S 85°20'15" W	20.00'
L18	N 85°20'15" E	20.00'
L19	N 85°20'15" E	7.94'
L20	S 06°38'30" E	15.28'
L21	S 85°20'15" W	15.93'
L22	S 85°20'15" W	20.00'
L23	S 88°53'19" E	20.10'
L24	S 02°45'08" W	4.87'
L26	N 89°28'23" W	24.20'
L27	N 04°39'45" W	30.00'
L28	N 04°39'45" W	30.00'
L29	N 04°39'45" W	30.00'
L30	N 04°39'45" W	30.00'
L31	S 06°38'30" E	0.09'
L32	N 06°38'30" W	10.77'
L33	N 06°38'30" W	4.22'
L34	S 33°44'41" E	18.15'
L35	N 00°31'37" E	22.95'
L36	N 47°55'24" E	33.36'
L37	N 42°04'36" W	21.47'
L39	S09°29'13"E	21.96'
L40	S18°11'40"E	51.87'
L41	S07°24'44"E	24.73'
L42	S35°38'43"W	9.82'
L43	S 19°45'39" E	44.16'
L44	S 19°45'39" E	44.16'
L45	N 47°59'24" E	40.02'
L46	N 51°16'41" E	23.58'
L47	S 80°11'34" E	13.29'
L48	N40°15'22"E	13.32'
L49	S82°21'06"E	33.68'
L50	S61°59'14"E	12.20'
L51	S06°27'15"E	31.54'
L52	S35°02'38"W	6.63'
L53	S54°57'22"E	14.40'
L54	S 55°20'41" E	13.16'
L55	S 48°09'51" E	41.67'
L56	S 37°18'53" E	21.84'
L57	S 13°16'54" E	9.15'
L58	S 16°46'04" E	17.54'
L59	S 47°58'01" E	17.75'
L60	S 18°11'19" E	9.91'
L61	S 13°10'31" W	23.54'

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG
C1	88°01'15"	153.63'	100.00'	96.60'	138.96'	N 50°39'08" W
C2	91°58'45"	160.53'	100.00'	103.52'	143.84'	N 39°20'52" E
C3	83°40'13"	146.03'	100.00'	89.52'	133.40'	N 61°35'46" W
C4	22°18'57"	38.95'	100.00'	19.72'	38.70'	S 30°55'08" E
C5	20°42'45"	36.15'	100.00'	18.27'	35.95'	N 31°43'14" W
C6	112°28'07"	196.29'	100.00'	149.57'	166.26'	N 34°52'12" E
C7	11°31'05"	204.15'	1015.54'	102.42'	203.81'	S 10°49'09" E
C8	15°30'55"	325.87'	1203.42'	163.94'	324.88'	S 25°59'13" E
C9	6°49'09"	120.87'	1015.54'	60.50'	120.79'	S 08°28'11" E
C10	1°41'34"	30.00'	1015.54'	15.00'	30.00'	S 12°43'32" E
C11	1°41'34"	30.01'	1015.54'	15.00'	30.00'	S 14°25'07" E
C12	1°18'47"	23.28'	1015.54'	11.64'	23.27'	S 15°55'17" E
C13	22°18'57"	27.26'	70.00'	13.81'	27.09'	S 30°55'08" E
C14	6°41'44"	15.19'	130.00'	7.60'	15.18'	N 38°43'44" W
C15	19°14'29"	43.66'	130.00'	22.04'	43.45'	N 25°45'38" W
C16	6°16'27"	109.01'	995.54'	54.56'	108.96'	S 08°42'40" E
C17	7°05'43"	16.10'	130.00'	8.06'	16.09'	S 23°18'31" E
C18	15°13'14"	34.53'	130.00'	17.37'	34.43'	S 34°27'59" E
C19	10°25'12"	12.73'	70.00'	6.38'	12.71'	N 36°52'00" W
C21	1°15'35"	21.89'	995.54'	10.94'	21.89'	S 15°55'54" E
C22	0°19'55"	6.86'	1183.42'	3.43'	6.86'	S 18°24'34" E
C23	5°30'11"	113.67'	1183.42'	56.88'	113.62'	S 21°19'37" E
C24	6°04'54"	125.62'	1183.42'	62.87'	125.56'	S 27°07'10" E
C26	3°35'04"	74.03'	1183.42'	37.03'	74.02'	S 31°57'08" E
C27	48°51'33"	110.86'	130.00'	59.05'	107.53'	N 70°13'58" W
C33	27°43'41"	62.91'	130.00'	32.09'	62.30'	N 71°28'25" E
C35	88°01'15"	107.54'	70.00'	67.62'	97.27'	N 50°39'08" W
C36	91°58'45"	112.37'	70.00'	72.46'	100.69'	N 39°20'52" E
C37	61°25'16"	139.36'	130.00'	77.22'	132.78'	N 72°43'14" W
C38	22°14'57"	50.48'	130.00'	25.56'	50.17'	N 30°53'08" W
C40	83°40'13"	102.22'	70.00'	62.66'	93.38'	N 61°35'46" W
C41	15°30'04"	320.17'	1183.42'	161.07'	319.19'	S 25°59'38" E
C42	91°58'45"	208.69'	130.00'	134.57'	187.00'	N 39°20'52" E
C43	88°01'15"	199.71'	130.00'	125.59'	180.65'	N 50°39'08" W
C44	0°30'36"	8.86'	995.54'	4.43'	8.86'	S 05°19'09" E
C45	22°18'57"	50.63'	130.00'	25.64'	50.31'	S 30°55'08" E
C46	25°56'13"	58.85'	130.00'	29.94'	58.35'	N 29°06'30" W
C47	21°51'20"	49.59'	130.00'	25.10'	49.29'	N 34°52'32" W
C48	17°18'21"	39.27'	130.00'	19.78'	39.12'	N 15°17'41" W
C49	20°10'39"	45.78'	130.00'	23.13'	45.55'	N 03°26'49" E
C50	22°02'13"	50.00'	130.00'	25.31'	49.69'	N 24°33'15" E
C51	22°02'13"	50.00'	130.00'	25.31'	49.69'	N 46°35'28" E

Town of Ridgway Standard Plat Notes

1. All Outdoor lighting fixtures to comply with Town regulations.
2. If maintenance of parks, trails, landscaping, beautification easements, drainages, irrigation systems and open space are not properly maintained, the Town may cause the maintenance to be done and assess the cost against the lots, or certify such charges to be collected similarly as taxes by the Ouray County Treasurer.

Certificate of Ownership and Dedication

Know all men by these presents that the undersigned being the owners of certain lands in the Town of Ridgway, Ouray County, State of Colorado to wit:

That portion of Lot A, Abbott Exemption, according to the Plat recorded March 24, 1997 at reception No. 163928 lying North of the South line of Section 16, T. 45 N., R. 8 W., N.M.P.M;

Also

That part of Out–Lot A, Savath Subdivision, lying to the East of the West boundary of County Highway 23 as dedicated on the plat of Savath Subdivision recorded in the real estate records of the Ouray County, Colorado Clerk and Recorder's Office on April 2, 1981, Reception No. 130165,

Have by these presents laid out, platted and subdivided the same into lots as shown on this plat, under the name and style of THE PRESERVE P.U.D.

And do hereby dedicate, grant and convey to the Town of Ridgway, Colorado, for the use of the public the streets hereon shown. We do hereby grant and dedicate to the Town perpetual easements, as shown hereon, for the use of public utility suppliers, for installation and maintenance of utility facilities, including but not limited to, electric lines, gas lines, telephone lines, cable television lines, water and sewer lines, irrigation lines and ditches, together with perpetual right of ingress and egress for installation maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner. And do hereby dedicate, grant and convey to the Town of Ridgway, Colorado, for drainage purposes, Tract A; for recreation path and landscaping purposes, Tracts C, D, E and F; and for the use of a Sanitary Sewer Lift Station, Tract G.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Owners: Ridgway River Development, LLC  
Rahn Zaccari, Manager  
315 Adams Ranch Road  
Telluride, CO 81435

Rahn Zaccari  
Manager

STATE OF COLORADO )  
COUNTY OF OURAY )ss.

THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_ by \_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_  
Notary Public

Miscellaneous Plat Notes

1. The drainage easement(s) and Tract A shown hereon shall be maintained by a homeowners' association in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
2. Open Space Tract B, including Slope Easement D noted hereon, now existing or hereafter dedicated shall be owned and maintained by a homeowners' association, or until such time as a homeowners' association is lawfully formed for such purposes, by the owners of all lots final platted in The Preserve P.U.D., jointly and severally. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements nor shall the Town be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owner, or the Town may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
3. The homeowner's association shall be responsible for maintenance of the landscaping (exclusive of the concrete recreation path) within Tracts C, D, E and F. Upon failure to properly maintain said landscaping, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owner, or the Town may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

NOTICE: According to Colorado Law (13–80–105 CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

4. A site and structure specific geotechnical analysis by a qualified and duly registered Professional Engineer is required on all lots prior to issuance of a building permit. Each site analysis shall address specific issues identified in Sections 5 and 6 of the Geologic Hazard Feasibility Level Geotechnical Engineering Study performed for the project (formerly entitled Elk Stone Ranch Subdivision) by Lambert and Associates, June 1, 2006.
5. Owners of Lots 6–20 are advised that individual sewer lift pumps may be required in order to connect building sewers to the public sewer main in the street. Design, installation, ownership and maintenance of the lift pumps in perpetuity will be the responsibility of property owner.
6. Slope Easements A, B and C noted hereon, and all associated temporary and permanent erosion control features and vegetation, shall be maintained by Ridgway River Development, LLC, or its assigns. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements nor shall the Town be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owner, or the Town may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
7. Driveway restrictions to multi–unit lots: Lot 20 (4 units) shall be designed with one common driveway, serving all 4 units. Lots 15 and 23 (3 units each): individual driveways allowing each unit to access Heron Drive shall be permitted.
8. As shown on this Plat, Preserve Drive exits the P.U.D. Property, passes through County zoned property owned by Ridgway River Development, LLC ("RRD") and connects with County Road 23. The County of Ouray hereby approves this road configuration, and further authorizes RRD to connect Preserve Drive to County Road 23, subject to compliance with County road installation requirements. Ouray County further authorizes RRD to install utilities along this road, including but not limited to, water, sewer, electric, gas, and telephone. Based upon certification from the Town of Ridgway that the standards for construction of the road improvements, drainage, installation of utilities and revegetation/weed management have been met, Ouray County hereby approves this Plat.

Surveyor's Certificate

I, Ron K. Barrett, a registered and licensed land surveyor in the State of Colorado, do hereby certify that this subdivision plat and survey was made by me or under my direct supervision and that it is accurate to the best of my knowledge. I further certify that all survey monuments and markers were set as required by the Town of Ridgway Subdivision Ordinance and Articles 50 and 51 of Title 38, C.R.S.

\_\_\_\_\_  
Ron K. Barrett Date  
R.L.S. 24299

Attorney's Certificate

I hereby certify that I have examined \_\_\_\_\_ pertaining to this property and that, according thereto, all record owners and holders of liens and encumbrances affecting the property have executed this plat and joined in the subdivision, public dedications and reservation of easements indicated hereon, except for current general taxes and the following:

\_\_\_\_\_  
Attorney at Law  
Registration No. \_\_\_\_\_

Approval of Town Council  
Approved by the Town Council, Town of Ridgway, Colorado

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Chairman

Approval of Town Manager

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Town Manager

Approval of Town Attorney

Approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Town Attorney

Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Ouray County

at \_\_\_\_\_ \_\_m. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

With Reception No. \_\_\_\_\_, Sheet \_\_\_\_\_ of \_\_\_\_\_

Ouray County Clerk & Recorder

Deputy



DEI-MONT CONSULTANTS, INC.  
ENGINEERING & SURVEYING  
125 Colorado Ave. • Montrose, CO 81401 • (970) 248-2251 • (970) 248-2342 fax  
www.dei-mont.com • service@dei-mont.com

SHEET:  
1 OF 3

DRAWN BY:  
TWS

DATE:  
9/30/08

FILE:  
0556-PR-PLAT

JOB NO.:

0556

TYPE:

PRELIMINARY PLAT

SUBDIVISION:  
THE PRESERVE P.U.D.

CLIENT:  
RIDGWAY RIVER DEVELOPMENT, LLC

ADDRESS & PHONE:  
315 ADAMS RANCH ROAD  
TELLURIDE, CO 81435  
970-728-5594



# THE PRESERVE P.U.D.

LOCATED IN THE SW ¼ SECTION 16 TOWNSHIP 45 NORTH,  
RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF RIDGWAY, OURAY COUNTY, STATE OF COLORADO  
PRELIMINARY PLAT

- LEGEND:
- = FD. REBAR & CAP (L.S. AS NOTED)
  - △ = FD. 30" REBAR WITH 2" DIA CAP, LS 7160
  - = FD. BRASS CAP SET IN CONCRETE FOR CORNER 8 OF THE TOWN OF RIDGWAY
  - = SET 5/8"x18" REBAR W/ 1 1/2" CAP

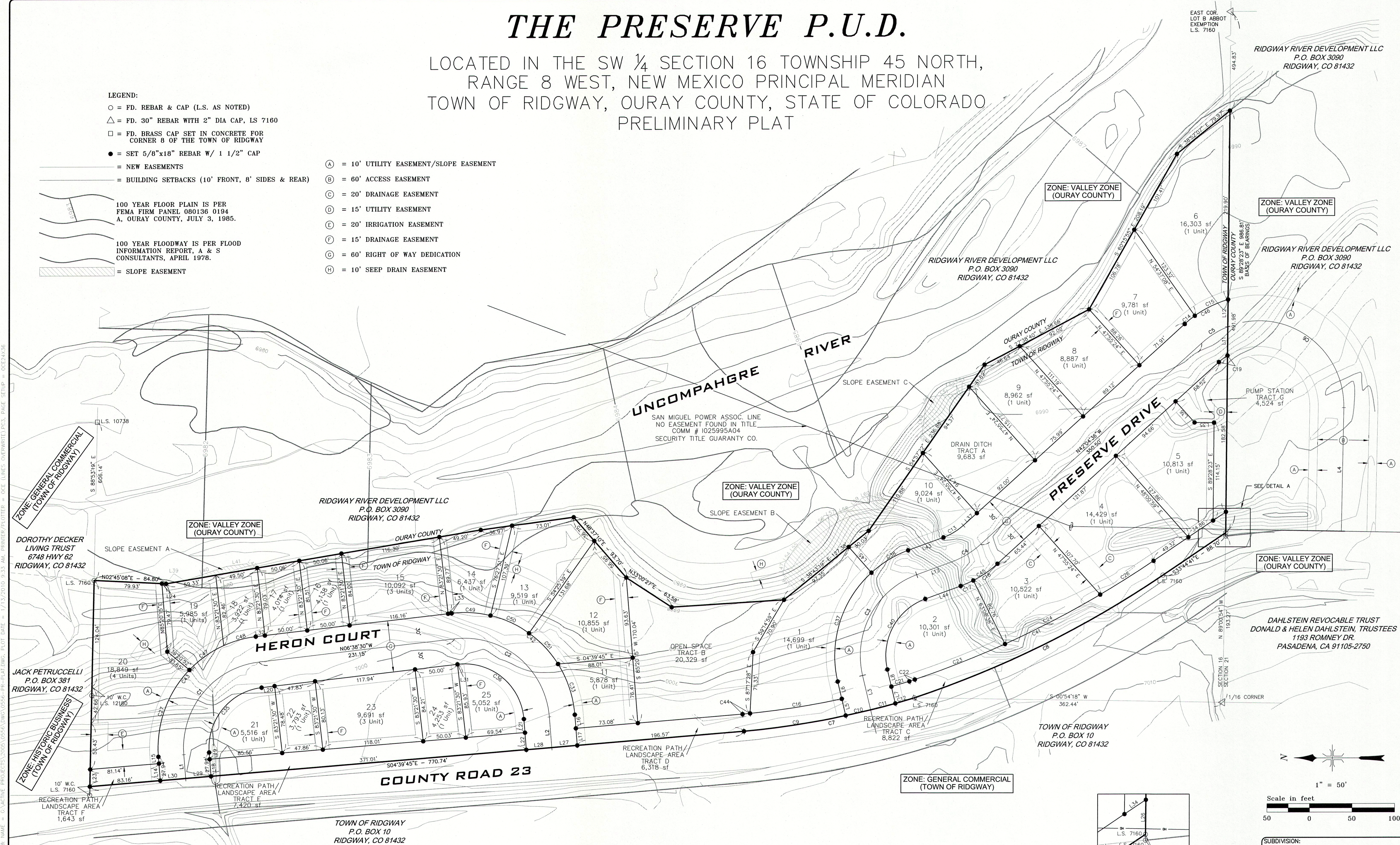
- (A) = 10' UTILITY EASEMENT/SLOPE EASEMENT
- (B) = 60' ACCESS EASEMENT
- (C) = 20' DRAINAGE EASEMENT
- (D) = 15' UTILITY EASEMENT
- (E) = 20' IRRIGATION EASEMENT
- (F) = 15' DRAINAGE EASEMENT
- (G) = 60' RIGHT OF WAY DEDICATION
- (H) = 10' SEEP DRAIN EASEMENT

- = NEW EASEMENTS
- = BUILDING SETBACKS (10' FRONT, 8' SIDES & REAR)

100 YEAR FLOOR PLAIN IS PER  
FEMA FIRM PANEL 080136 0194  
A, OURAY COUNTY, JULY 3, 1985.

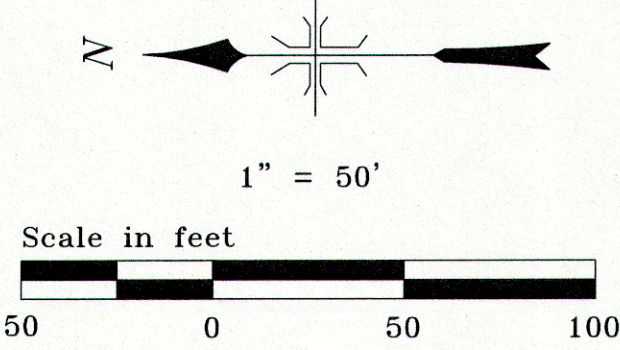
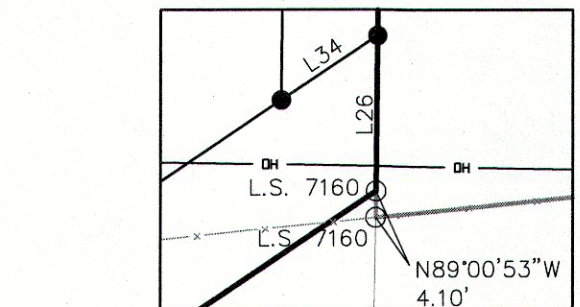
100 YEAR FLOODWAY IS PER FLOOD  
INFORMATION REPORT, A & S  
CONSULTANTS, APRIL 1978.

— = SLOPE EASEMENT



LOT SUMMARY	
RESIDENTIAL-32 UNITS	4.957 AC
ROADS	1.858 AC
OPEN SPACE TRACTS	1.367 AC
TOTAL	8.182 AC

NOTICE: According to Colorado Law (13-80-105 CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.



SUBDIVISION: <b>THE PRESERVE P.U.D.</b>	
CLIENT: <b>RIDGWAY RIVER DEVELOPMENT, LLC</b>	
ADDRESS & PHONE: <b>315 ADAMS RANCH ROAD TELLURIDE, CO 81435 970-728-5594</b>	
SHEET: <b>2 OF 3</b>	DRAWN BY: TWS, RDD DATE: 9/30/08 FILE: 0556-PR-PLAT JOB NO.: 0556
TYPE: <b>PRELIMINARY PLAT</b>	



THE PRESERVE P.U.D.  
LOCATED IN THE SW ¼ SECTION 16 TOWNSHIP 45 NORTH,  
RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF RIDGWAY, OURAY COUNTY, STATE OF COLORADO  
PRELIMINARY PLAT

Town of Ridgway Affordable Housing Plat Restrictions

Affordable Housing Plat Notes:

Lots numbered <insert lot #s on plat that are to be affordable and subject to this note> are required to have <insert # of dwelling units> dwelling units, which are subject to the following affordable housing deed restrictions:

I. Qualifications:

- a) Residency - On the day of application, the prospective owner of a property restricted by this plat note shall maintain his/ her sole residence and abode in Ouray County, Colorado, or provide written intent of his/ her desire and intent to do so within 30 days of purchasing the property. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation verifying residency within Ouray County, or residency within 30 days of application to purchase the property. Residency is defined as living in Ouray County 12 months per year.
- b) Income - The Household Income shall not exceed 150% of the current Area Median Income ("AMI") for Ouray County, as defined by the United States Department of Housing and Urban Development and as is most recently available at the time of application to purchase.
- c) Assets - The Household Net Assets shall not exceed two and one half (2½) times the original purchase price of the property. All household members' assets shall be included in the determination of Household Net Assets. Any member of a Household who has assigned, conveyed, transferred or otherwise disposed of assets within the previous two years without fair consideration in order to meet the net asset limitation shall be ineligible. Qualified buyers must not own any other property in Ouray County.
- d) Employment - at the time of purchase, at least one (1) person in the household shall earn the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation and/or payroll receipts verifying employment within Ouray County. Or, in lieu of this provision, one (1) individual member must be elderly or disabled and have been a full-time employee, defined as 1400 hours per year, in Ouray County for a minimum of five (5) years immediately prior to his or her retirement or disability.
- e) Propagation of Qualification - the owner and all occupants must continue to meet all requirements of and comply with all provisions of this plat note <insert plat note #> for the duration of occupancy and ownership of the property. If at such time the owner no longer meets the qualifications within this note, or the owner did not justly qualify to purchase the property at the time of purchase, the property shall be listed for sale and conveyed to a buyer qualified within the restrictions of this plat note. The highest offer between 90% - 100% of the maximum sale price must be accepted. If the property is not sold within 90 days, the non-qualified owner will contact the Town of Ridgway for assistance with the sale of the property.

Ridgway Housing Restrictions Continued

II. Re-Sale Restrictions

- a) Re-sale - The re-sale price of each property shall be limited to an annual price appreciation cap, with consideration given to inclusion of improvement expenditures that are subject to a building permit issued by the Town of Ridgway. The maximum sale price shall be the lesser value of the two alternatives below, is not a guaranteed value, and is identified as follows:
1. The Original Purchase Price of the Property plus an increase in price of three and two tenths percent (3.2%) per year from the date of purchase to the date of Owner's notice of intent to sell, delivered in writing to Town Hall, (simple, not compounded, and prorated at the rate of .25 percent per each whole month of any part of a year); or
  2. The amount based on the Consumer Price Index, All Items, the U.S. City Average, All Urban Consumers, Not Seasonally Adjusted (Index Base Period 1982-84=100) (CPI-U), or its successor index, published by the U.S. Department of Labor, Bureau of Labor Statistics, calculated as follows: the Original Purchase Price of the Property multiplied by the CPI-U last published prior to the date of the Owner's notice of intent to sell, delivered in writing to Town Hall, divided by the CPI-U as of the date of purchase (but in no event shall the multiplier be less than one).
- b) Capital Improvements - if the owner of the property makes any capital improvements to the property requiring a building permit during his/ her term of ownership, the cost of those capital improvements as indicated on the building permit may be added to the gross purchase price of the property for the purpose of computing the annual price appreciation cap created herein. Any costs of capital improvements to be added to the gross purchase price of the property, possibly including but not limited to upgrades during construction, shall require the prior, written approval of the Town of Ridgway, and are not deemed guaranteed for inclusion in the re-sale price. Additional costs that exist to increase the re-sale price of the property, including but not limited to closing costs or other costs outside of expenditures approved by the Town of Ridgway, shall not be included with the sale price of the property.
- Though not a complete listing, the following are particularly excluded from consideration as capital improvements and cannot be incorporated into the re-sale price of the property: Landscaping; Jacuzzis, saunas, steam showers and other similar items; Upgrades or additions of decorative items, including lights, window coverings and other similar items; Upgrades of appliances, plumbing and mechanical fixtures, carpet, floor coverings and other similar items included as part of the original construction or improvements or repairs needed to maintain existing fixtures, appliances, plumbing and mechanical fixtures, painting and other similar items, unless replacement is energy efficient or for safety or health reasons.

Ridgway Housing Restrictions Continued

- c) Calculation of Sale Price - For the purpose of calculating re-sale prices, the purchase price of each property shall be recorded on the deed of sale at the Ouray County Clerk and Recorder's office.
- d) Transfer of Property - upon transfer, the property may be sold only in accordance with the restrictions and obligations defined in this plat note, with full disclosure to qualified buyers, the title company and lending institution and any other affected parties. The property must not be transferred for use in a trade or business.
- e) Non-Qualified Sales - In the event that the property is sold, transferred and/or conveyed without compliance with the restrictions stated within this plat note <insert plat note #>, such sale, transfer and/or conveyance shall be wholly null and void and shall confer no title whatsoever on the purported transferee. Each and every conveyance of the property, for all purposes, shall be deemed to include and incorporate by this reference all terms and conditions of this plat, including, but not limited to, those provisions governing the sale, transfer or conveyance of the property.
- III. Additional Provisions
- a) Use & Occupancy - use and occupancy of the property is limited to the qualified buyer(s) and his or her family. Occupancy of the property must remain the sole and exclusive place of residence for the qualified buyer(s). The property may be used and occupied only in accordance with the provisions of this plat note and any applicable law (including zoning regulations).
- b) Renting and Leasing Prohibited - the property, in whole or in part, may not be rented or leased, either short or long term.
- c) Maintenance - the property must be maintained in a good, safe and habitable condition in all respects, except for normal wear and tear, and in full compliance with all applicable laws, ordinances, rules and regulations of any governmental authority with jurisdiction over matters concerning the condition of the property.
- d) Liens Prohibited - mechanic's liens are not permitted to be recorded against the property.
- e) Grievances and Appeals - if an applicant or owner feels that the provisions of this note have not been applied as intended, a grievance or appeal may be filed for hearing by the Town Council of the Town of Ridgway. The applicant must submit in writing to the Town Clerk a summary of the grievance or appeal with a requested action or remedy. The summary must be dated and must include the Applicant's name, address and telephone number. The application to be heard must be presented to the Town Clerk seven (7) days prior to the scheduled meeting of the Town Council and must include an application fee of \$25.00. The Town Council will make a determination on the appeal or grievance based on their understanding of the provisions of this plat note.

Ridgway Housing Restrictions Continued

- f) Waiver of Excise Tax - development excise taxes pursuant to RMC 3-4-1, et. seq., are hereby waived for all properties subject to the restrictions stated within this plat note <insert plat note number>.
- g) Waiver of Fees - the Town waives all "plan check fees" and building permit fees charged by the Town on all properties subject to this plat note <insert plat note number>.
- h) Administration and Enforcement - the provisions within this plat note are designed to be self-executing; however, the provisions may be administered and enforced by an outside agency at such time the agency is in existence and is endorsed by the Town of Ridgway to assume such responsibilities.
- i) Amendments - The Town or Ridgway or its housing authority retains the right, on any resale of property subject to these restrictions, to change or amend the deed restriction or substitute a new deed restriction for that of record, in its sole discretion.

IV. Initial Maximum Sale Price

There shall be an initial maximum sale price on every unit of affordable housing built by a developer on these affordable housing lots. The initial maximum sales price of a housing unit on any of these lots burdened by this plat note which house is built by a developer shall be equal to the developer's cost of acquiring and developing the lot and building the housing unit. Evidence of the developer's cost shall be submitted to the Town Manager who shall review and approve in writing the computation of the initial maximum sale price. The documents establishing the developer's cost must be approved by the Town Manager prior to any transfer of property. The guiding principle in determining the initial sales price of a unit is that the developer shall be constructing and selling units based on the literal and actual cost of the construction.

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SUBDIVISION: THE PRESERVE P.U.D.	
CLIENT: RIDGWAY RIVER DEVELOPMENT, LLC	
ADDRESS & PHONE: 315 ADAMS RANCH ROAD TELLURIDE, CO 81435 970-728-5594	
DEI-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2291 • (970) 249-2342 fax www.dei-mont.com • service@dei-mont.com	
SHEET: 3 OF 3	DRAWN BY: TWS,RDD FILE: 0556-PR-PLAT
DATE: 5/5/08 0556	DATE: 5/5/08 0556
TYPE: PRELIMINARY PLAT	



## STAFF REPORT

**Request:** Sketch Plan / Preliminary Plat  
**Subdivision:** Preserve PUD  
**Legal:** Savath Subdivision Part of Outlot A and Woodford Addition SW ¼ S: 16 T: 45 R: 8  
**Address:** TBD County Road 23  
**Parcel #:** 430516400007  
**Zone:** Residential  
**Applicant:** Del-Mont Consultants  
**Owners:** Ridgway River Development, LLC (RRD, LLC)  
**Initiated By:** Jen Coates, Town Manager; Joanne Fagan, Town Engineer; Shay Coburn, Town Planner  
**Date:** February 23, 2018

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**BACKGROUND:**

This request is for a combined Sketch Plan/ Preliminary Plat hearing for a residential Planned Unit Development (PUD) of 8.182 acres at the south aspect of the Town, along County Road 23 just east of the Ridgway Athletic Park.

The property on which this subdivision is to be located was annexed into the Town of Ridgway on May 25, 2006 pursuant to the Ordinance 05-10 adopted by the Town of Ridgway on December 14, 2005, the Annexation Map of the Woodford Addition recorded in Ouray County records at Reception Number 191631 on May 25, 2006, and the Agreement and Declaration of Covenants recorded at Reception Number 191629 on May 25, 2006. The property is zoned Residential (R) pursuant to Town of Ridgway Ordinance 07-13, adopted by the Town Council on October 10, 2007.

This property was previously approved for Preliminary Plat by the Planning Commission on July 25, 2006 and the Town Council on August 16, 2006. Since that time, some infrastructure work has been completed, including work in the river corridor subject to an Army Corps of Engineers permit, some subsurface utility and storm water infrastructure work, and some base roadway improvements. The extent of completed utility work has been submitted in an as-built survey by Del-mont dated 2/15/2018 to describe what has been completed since the prior approvals. In 2010, the representative for the property owner approached the Town to cease all work on the project due to the economy and expenses incurred with the project development. The Town worked with the developer to insure the property was clear of public health and safety issues as well as mitigating offsite impacts due to incomplete infrastructure, specifically surface and subsurface drainage challenges.

Pursuant to the Preliminary Plat requirements in Ridgway Municipal Code Section 7-4-5(B)(10): "Except as otherwise expressly provided by the Town Council, all conditions of approval shall be met within 90 days of such approval or the plat shall be deemed disapproved." In addition, pursuant to Final Plat requirements in Ridgway Municipal Code Section 7-4-5(C)(1)(c): No final plat may be scheduled for a Planning Commission hearing more than two years after approval of the preliminary plat, without resubmitting the preliminary plat for review pursuant to 7-4-5(B) unless;

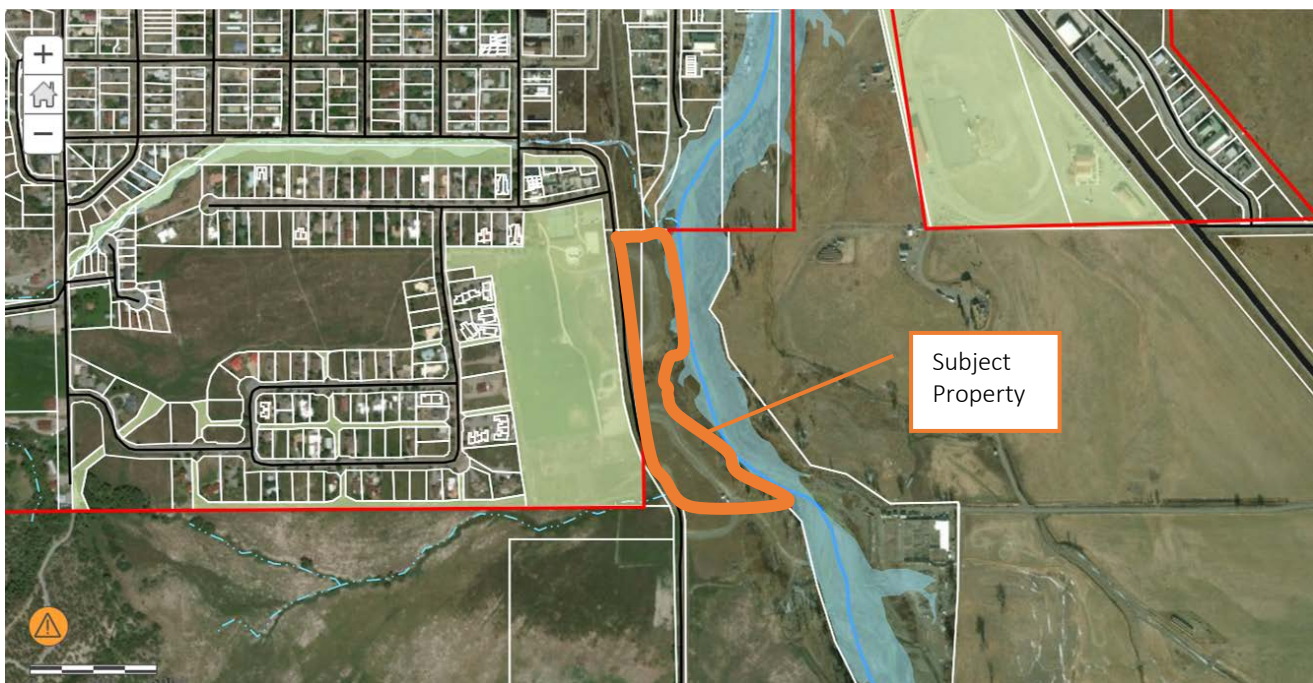
- (i) within two years of approval of a final plat of a previous filing, or
- (ii) the Town Council authorizes an extension for good cause shown, such as adverse market conditions, in conjunction with substantial progress on infrastructure and approval of a final plat of previous filings in accordance with an approved phasing plan.

The PUD was granted one, 1-year extension by the Town Council on 09/12/2007 at the request of the developer “to allow time for Army Corps of Engineers application process.” The Preliminary Plat approval subsequently expired pursuant to these Preliminary and Final Plat code sections as conditions of approval were not fully met within the 90-days of approval or the extension, and no further extension was requested for the prior Preliminary Plat approval.

Conditions of approval from August 2006 Town Council Preliminary Plat approval is included as Exhibit A to this report. This PUD was previously approved with a number of dimensional requirement variances, primarily lot sizes, and 4 deed restricted housing units on Lot 20, which is a restriction on ~12% of the total number of units.

The plat submitted for this hearing dated 9/30/2008 shows 25 residential lots with a total of 32 residential units, inclusive of 22 single family units, two 3-unit lots, and one 4-unit lot. The lots range in size from 3,793 square feet to 18,849 square feet. (Note: *Staff believes lot 19 is to be a 2-unit lot instead of a single family lot as shown on the submitted plat map, which would make a total of 33 units.*)

The request at this time is for Sketch Plan/ Preliminary Plat review pursuant to the Town’s subdivision regulations 7-4-5(A) and (B).



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## ANALYSIS

The Applicant has submitted the following with this request:

1. Public hearing application and fee;
2. Executed Fee Acknowledgement form;
3. Previously approved Preliminary Plat map, as amended, dated 09/30/2008 from Del-Mont Consultants, Inc. (plat map is dated after the 2006 approvals);
4. Engineering plans from Del-Mont, dated 09/30/2008, with the Town Engineer’s approval dated 10/16/2008;

5. Utech notes on as-built infrastructure with Del-Mont Engineering stamp on 06/12/2008;
6. Del-Mont survey of as-built infrastructure dated 02/15/2018;
7. Title Report dated 11/30/2017;
8. HOA Articles of Incorporation, Bylaws and Covenants;
9. Lambert Geotechnical Report dated 06/01/2006;
10. Army Corps of Engineers (ACOE) Permit from 10/31/2007 – to fill 1.3 acres of wetlands, then restore and develop another 1.3 acres of wetlands to mitigate for the loss of wetlands, and bank stabilization (installation of grade control structures, jetties and rip rap) along the reach of the Uncompahgre River that flows along the boundary of the subdivision;
11. Army Corps of Engineers Permit Amendment from January 24, 2008 – removing condition 7 of the original ACOE permit in order to accommodate a culvert location and noting no additional wetland impact;
12. Colorado Department of Public Health and Environment 401 Certification Letter dated 09/07/2007 – required for the work in the river corridor;
13. General Road and Utility Easement Agreement – draft emailed to Town Hall on 02/16/2018; and
14. Preserve PUD High-Water Mark survey from Del-Mont dated 01/09/2018.

The following were not submitted with this application and were required as conditions of approval with the previously approved preliminary plat in 2006:

1. Drainage and storm water calculations – these were submitted in 2008 and approved with the engineering plans on October 16, 2008. These need to be included with the final submittal and final subdivision files.
2. Hydraulic calculations – these were submitted after the 2006 preliminary plat approval, and were approved by the Town on 04/09/2008. These final calculations need to be included with the final submittal and final subdivision files.
3. Cut and Fill calculations – these were not found in the subdivision or engineering files and need to be submitted and included with this application.
4. A site application for the lift station approved by the Town and a permit issued by CDPHE is required prior to any work on the lift station. We have documentation that this application was submitted and not approved by CDPHE. This permit should be one of the first components to be completed with this development before re-starting any work as the site may need to be relocated if the required mitigation cannot be met.
5. Specifications and Design Calculations for the lift station - these were not found in the subdivision or engineering files and need to be submitted and included with this application.

In addition to items identified above, the following documents for this PUD have not been received at Town Hall:

1. Estimated costs of construction and financing of infrastructure and utilities;
2. An updated geotechnical report, supplement to the report, or other documentation from a geologist or a licensed qualified engineer describing current soils conditions as required by RMC 7-4-5(B)(6)(g);
3. Completion of work documentation from the Army Corps of Engineers for the 404 Permit.

\* \* \* \* \*



### SKETCH PLAN: RMC 7-4-5(A)(2)

Sketch plan submittal from Ridgway River Development, LLC via a letter to the Town dated January 10, 2006, presents the following information. If this is different for this submittal, the Applicant needs to present the updated information at this time:

- The project will retain and utilize all natural topography whenever possible.
- There is nominal fill and compaction for properties that fall within the flood plain.
- They are committed to reclaim the natural state of the river corridor and preserve the habitat and proclivity of the wildlife that have made their home on this land.
- Commitment to offsite improvements in paving CR 23 and Chipeta Drive.
- RRD, LLC purchased a fly over of the entire annexed property and will supply the town with updated topographical information and river location.
- A wetland evaluation report and survey will also be completed and wetland locations and the report will be provided to the Town.
- Estimated gallons of water and sewer per day:
  - Water: 10,500 gal/day plus 7480 gal/day for irrigation in summer
  - Sewer: 10,500 gal/day
- Construction costs: \$729,550.

According to the staff report dated March 28, 2006 for sketch plan review, there was a letter dated January 31, 2006 from the Ridgway Schools indicates the bus stop should be located at an area that is “not on a curve, nor at the entrance of the subdivision”. The Applicant should locate the bus stop in the preliminary plat submittal.

Updated topography for manmade features (work completed under the ACOE 404 permit) is needed.

RMC 7-6 Adequate Water Supply – this provision applies for new water use in an amount more than that used by 50 single-family equivalents. This proposed development has water use less than 50 single-family equivalents. This provision does not apply. There is however a provision in the Annexation Agreement for this property for “Good faith discussions with the Town related to the Town’s partial acquisition of Dallas Ditch irrigation water owned by Declarant”, which needs to be pursued.

There do not appear to be mineral rights holders in the title report, so notice requirements in RMC 7-4-5(A)(8), do not appear to be needed. Applicant should confirm this to be correct.

\* \* \* \* \*

### PRELIMINARY PLAT: RMC 7-4-5(B)

Staff has worked with the Applicant toward having a submittal that is in substantial conformity with the requirements in the code. While a number of documents and information either needs submitted or updated as of the date of this report, staff has determined the submittal to be substantially conforming as of February 16, 2018, which is 7 days prior to the final distribution of the agenda.

Pursuant to RMC 7-4-5(B)(3) the application for hearing and plat map have been sent to various entities.

**PLAT MAP:**

**Legal Description**

Pursuant to RMC 7-4-5(C)(3) the plat map needs to include the full legal description of the property. See the Woodford Addition Annexation map recorded at Reception No. 191631 in Ouray County Records on May 25, 2006. Also included shall be the legal description for the small parcel at the NW aspect of the Preserve PUD approximately 1.5 acres of the Savath Subdivision. This needs added for the Final Plat and is provided here for the benefit of the Owner.

**Plat Certificates**

Pursuant to RMC 7-4-5(C)(3) the following certificates will need to be added for modified for the Final Plat. They do not need added at this preliminary plat but are provided here for the benefit of the Owner and should be confirmed with staff prior to the Final Plat submittal:

The following certificates will need to be added to the Final Plat:

Engineer's Certificate:

This standard certificate needs to be added to page 1:

I, \_\_\_\_\_, a Registered Engineer in the State of Colorado, do certify that the streets, curb gutter & sidewalk, sanitary sewer system, the water distribution system, fire protection system and the storm drainage system for this subdivision are properly designed, meet the Town of Ridgway specifications, are adequate to serve the Subdivision shown hereon.

Date: \_\_\_\_\_  
Engineer                      Registration Number \_\_\_\_\_

Ouray County Treasurer's Certificate:

I certify that as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ there are no delinquent taxes due, nor are there any tax liens, against the property described herein or any part thereof, and that all current taxes and special assessments have been paid in full.

Date: \_\_\_\_\_  
Ouray County Treasurer

Lienholders Certificate: *(if there is a lienholder, this certificate needs added) – Town will provide language.*

Improvement District Certificate: *(if there is a district to be created for completion of concrete walk, this certificate needs added) – Town will provide language.*

Note: If not requiring concrete walk for the recreation trail on CR 23, the creation of an Improvement District to pay for the hard-surfacing of the trail along CR 23 at some point in the future.

Ouray County Board of County Commissioners Certificate: *(if the BOCC is to sign the plat in agreement with the current plat note 8)– Town will provide language.*



Note: Plat note 8 needs to have an associated certificate for Ouray County BOCC signature, which allows access to CR 23 outside of the Town.

The following certificates will need to be modified for the Final Plat submittal:

Surveyor's Certificate: needs updated to the Town's standard certificate as follows:

I, \_\_\_\_\_, hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statutes, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

Attorney's Certificate: needs updated to the Town's standard certificate as follows:

I, \_\_\_\_\_, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land herein platted and that title to such land is in the dedicator(s) and owners, and that the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Town Manager Certificate change to: Certificate of Improvements:

The undersigned, Town Manager of the Town of Ridgway, certifies that all required improvements are installed, available and adequate to serve each lot.

Date: \_\_\_\_\_  
\_\_\_\_\_  
Town Manager

### **Lot Frontage**

Minimum lot frontage for the Residential Districts is 50 feet. It appears that 5 of the 25 lots on the plat have less than 50' of lot frontage. Deviations such as this are permissible through the PUD process as identified in RMC §7-3-11(D), which allows for deviations to the dimensional requirements.

### **Lot Layout**

The configuration of the subdivision involves two short streets in a horse-shoe pattern. The southern-most access extends beyond the municipal and urban growth boundary, which are contiguous in this location, but no residential development occurs beyond either boundary. The inclusion of open space in the middle of the subdivision is beneficial to provide for wildlife passage and access to the river as well as some natural water filtration. The open space (Tract B) constitutes less than half of an acre, but effectively breaks up the subdivision into two distinct areas.

### **100-Year Flood Plain**

The 100-year flood plain is not shown on the map and needs to be added to the Final Plat map. Staff understands the currently available FEMA flood plain is outdated and not accurate at this time, although there are some efforts at the state level to have this updated. Prior to any Final Plat submittal, the 100-year flood plain will need to be accurately surveyed and indicated on the Final PUD Plat Map. In the interim, the Applicant has submitted a survey of the high-water mark completed by Del-Mont and dated 01/09/2018, which shows the high-water mark and the 25' (blue) and 75' (yellow) setback lines. The 100-year flood plain will likely extend into the subject properties more than the high-water mark, or at least be contiguous with the high-water mark as shown.

A few of the applicable provisions of the Municipal Code for the 100-year flood plain and river are:

RMC 7-4-5(A)(1)(b) and 7-4-5(A)(2)(e)(4), a sketch plan submittal requires: *showing the relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics; and Site problems, poor drainage, flood plain, wetlands or natural and geologic hazards.*

RMC 7-4-1(C)(6), puts forth the purpose of the subdivision regulations, includes: *To encourage development which limits hazards due to erosion, flood, soil conditions, and excessive slopes.*

RMC 7-4-7(H) Design Standards for subdivisions require: *Where water courses or ditches traverse the subdivision, lots and improvements shall be designed and provided to protect against flooding in accordance with the Town's Flood Plain Regulations.*

### **10' Utility Easement/ Slope Easements/ Other lines and contours**

The lines/contours on the map in the river corridor will need updated with the flood plain survey for final plat, or removed.

On page 2 of the map, there are 3 slope easements called out as Slope Easement A, B and C, which are offsite and outside of the Town boundary. Note 6 states these are to be maintained by RRD, LLC, which is a signatory to the plat map under the Dedication Certificate; however, having a separate entity be responsible for the maintenance of slope easements that impact the Preserve PUD Owners is almost certainly going to be problematic in the future. The Applicant will want to think this through and memorialize on this plat map some certain arrangement for these slope easements to be maintained.

Also on page 2, there is a 10' Utility Easement/Slope Easement labeled as "A", in the easement legend at the top left corner of the page. In the Certificate of Dedication and plat notes on page 1, the utility easements are dedicated to the town and the slope easements are being retained by Ridgway River Development LLC. This 10' Utility Easement/Slope Easement labeled as "A" needs some clarity on the plat as to who is responsible for it, and if it really needs to be a slope easement. For example, the Easement "A" shown along both sides of Heron Court and Preserve Drive are likely only utility easements and not slope easements. This is confusing as currently shown.

Also, the easements along the east side of the parcels do not appear to be called out on the plat map page 2. If it is intended to be a 10' utility easement along the east aspect, that needs clearly indicated. Same comment for the shared property lines. Some of the lines are called out as "F" drainage easements, and some are not. All need labelled if it is not clear what the lines represent.

There appears to be a north /south line across Lots 1 and 11 and Tract B that runs fairly straight and does not appear to be a contour line. It is east of CR 23 and is not clearly defined on the map. What is this line?

Please move the text on OS Tract B slightly. It is on top of the elevation text.

### **Recreation Path and Ditch Easement**

Tracts C, D, E and F along CR 23 are identified on the plat as a "recreation path". Staff would recommend an all-encompassing general utility and trail easement for this area. As such, it may be recorded as a recreation, landscape, bike path, utility easement to the extent applicable from the north boundary of the subdivision through the south leg of Preserve Drive. There are some utilities in this easement area.



Staff recommends a 10' wide recreation path/ trail easement along the north boundary of the PUD property, along Lot 20 where the deed-restricted units are planned, that will connect the recreation path along CR 23 into the Liddell Street right-of-way. There is already part of the CR 23 rec path, part of a 20' irrigation easement, and an 8' or 10' setback or utility easement in this location (it is not clearly indicated), which would make this a de-minimus modification on the proposed plat map. This easement should be dedicated to the Town, and will not require construction of a trail in this location by the developer.

### Plat Notes

Staff recommends adding/ modifying the following plat notes. Since 2006, the Town has standardized these notes to simplify efforts by developers and surveyors. These need to be added or modified for the final plat, and should be confirmed with staff at that time:

1. Note 2 references a Slope Easement D that does not appear to be on the plat map. This needs to be shown on the map as a slope easement or removed from this note if it does not exist.
2. Note 4 requires a Geotech study to be performed on all lots prior to issuance of a building permit, referencing the Geotech study completed for this subdivision. Staff recommends a reference to Section 4 as well, which addresses seasonally fluctuating ground water elevations. Specifically of note in the Geotechnical report are: groundwater levels, radon mitigation, settlement potential and surface voids on each lot, flooding from the river and deeply incised drainages but flooding potential was not included in the report, expansive soils, site and structure specific evaluation of each building site. Staff can provide language for this note.
3. Note 5 on gravity sewer may need updated if the cut and fill work changed any of the topography of lots substantially enough to allow for gravity sewer.
4. Staff and the Owner have been discussing an appropriate setback from the high-water mark. A setback that achieves the needed buffer to the river while providing for sufficient development of the parcels along the river is desired. Staff understands the Owner is working on a survey of the lots to inform setbacks that may be variable from lot to lot. At this time, Staff is proposing a minimum 10' setback from the high-water mark based on the 01/09/2018 Del-Mont survey map. Because the high-water mark is variable year to year (it moves on the ground). Staff recommends adding the following plat note for the definition of high-water mark and indication of 10' setback as follows: *All lots have an 8' rear setback from the property line abutting the Uncompahgre River (Lots: 1, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20). In addition, there is a 10' setback from the high-water mark for these same lots. Whichever setback is greater applies. The high-water mark line shown on this plat map was surveyed on \_\_\_\_\_, \_\_\_\_\_. An updated survey of the high-water mark is required with any building permit submittal received at Ridgway Town Hall 2 years past this survey date. HIGH-WATER MARK is defined as follows: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation.*
5. No lots will have driveways accessing CR 23, and all driveways for all lots will access either Heron Court or Preserve Drive. Driveways must access a minimum of 25 feet from the east end of the curb return on County Road 23. Lot 20 will not have more than a 24 feet curb cut. Driveways of the lots abutting CR 23 where Heron Court & Preserve Drive intersect CR 23 shall be located on

the east side of lot. Multi-family lots shall have one access point into the lot. Lot 12 shall be restricted to a single car driveway at 12' wide.

6. The street sections for Heron and Preserve show the following from east to west: 5' sidewalk, 4.5' space, 3' valley pan, two 12' drive lanes, 3' valley pan, and 12.75' to the edge of the west ROW. Parking on the ROW in the 12.75 should be accommodated as there will be no space for guest parking unless it is otherwise accommodated on each of the lots. Parking is not allowed on CR 23.
7. Pursuant to RMC 7-4-7(J)(4)(b) the following plat note shall be added:

*Natural Hazards and Mitigation:*

*The property platted hereon is in an area of steep slopes and may be subject to various natural hazards, including, but not necessarily limited to: landslides, rock fall, mud and debris flow, unstable or potentially unstable slopes, subsidence and expansive soil and rocks as identified and discussed in a report prepared for the subdivider by the \_\_\_\_\_ dated \_\_\_\_\_.*

*The Subdivider has provided the following mitigation or protective structures to mitigate such hazards: (1) \_\_\_\_\_ designed by \_\_\_\_\_, and constructed on the designated open space/common element, and 2) A \_\_\_\_\_ drainage channel, intended to mitigate mud and debris flows, designed by \_\_\_\_\_, and constructed in part on the drainage easement shown hereon, and (3) No development is allowed on the designated open space. The Town of Ridgway expresses no opinion on the adequacy of such mitigation.*

*Additional mitigation shall be required consistent with the above referenced report in the form of design considerations and engineered foundations for any structures to be constructed on the lots at the time of a building or site development permit.*

*The Town of Ridgway disclaims any responsibility or liability for damage or injury occurring as a result of such hazards or other acts of God. The owners of the lots and units platted hereon shall hold harmless, release, and defend and indemnify the Town of Ridgway, its officers and employees from and on account of any claim made or adjudged against them arising out of events related to natural hazards.*

*It shall be the joint and several responsibilities of the lot and unit owners platted hereon, to properly maintain such structures as designed. In the event of their failure to do so, the Town may cause such maintenance and repair and assess its costs to the lots and units platted hereon. Such assessment shall be a lien against said lots and units platted hereon, which may be collected in any lawful manner by the Town including certification as delinquent charges to the Ouray County Treasurer to be collected similarly as taxes against the lots and units platted hereon.*

8. Related to Plat Note 8 but separate and not included here, is the use of the proposed roadway (Preserve Drive) south of Town and the Urban Growth Boundary. The Applicant has submitted a separate document entitled "General Road and Utility Easement Agreement", which means the plat map needs another note that references this separate Easement Agreement and associated reception number for recording, date of recording etc. The proposed agreement from the



Applicant appears to contemplate this document will be signed and recorded with final plat. Staff suggests the easement be secured sooner than later to insure the roadway can be used as intended with this preliminary plat and proposed utility plan. At this time, there is no guarantee that the road will be accessible or usable by the current development for vehicles or utilities, although the configuration and utilities layout for the PUD assumes the road will be usable for these purposes. If access is not granted in the future, the Owner will certainly approach the town for an approval of a dead-end street, which was denied by the Town with an earlier proposed plan for the development. Not resolving this now will potentially create challenges and conflict in the future for the Town and the Developer. Also included in this Easement Agreement needs to be the use of property for the extension of the recreation path south of Town through Preserve Drive where it access CR 23.

9. Pursuant to RMC 3-4-1(D), this plat note needs added: *The maximum number of dwelling units allowed is as follows: 33 units (Note: 33 units if Lot 19 is a duplex unit, if not, 32 units are the maximum; also page 2 of the plat map with the total number of units need updated if it is 33 units). Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid, except for the 4 deed-restricted housing units for which the excise tax has been waived by the Town. In addition, each lot may have an "accessory dwelling unit" if compliant with Town code provisions as in effect from time to time, for which no excise tax has been paid".* Note: The Commission and Council will need to determine if Accessory Dwelling Units are an allowed use within this subdivision.
10. Add a plat note for Owner's Covenants. Applicant will need to verify that all covenants, including all covenants in the title report, are on the plat map: *The property platted herein, other than streets or other tracts dedicated to the Town, is subject to the (insert exact title of the applicable document) as recorded in the Ouray County Records at Reception No.\_\_\_\_\_.*
11. Add a plat note referencing prior easements and verify that all prior easements are shown on the plat map. Applicant will need to verify that all easements, including all easements in the title report, are on the plat map. Inclusive in this will need to be the easement from RRD LLC to use Preserve Drive south of the Town Boundary and Urban Growth Boundary and connecting into CR 23: *The property platted hereon is subject to the prior easements as shown hereon.*
12. Add a plat note on the Irrigation Easements:

*The irrigation easement(s) shown hereon shall be owned and maintained [by the owners of the lots encumbered by the easement, jointly and severally] [by an owners' association, or until such time as an owners' association is lawfully formed for such purposes, by the owners of all lots encumbered by the easement, jointly and severally] and shall not be impeded or altered in any way so as to impact the historic delivery of water, unless otherwise agreed by all owners of interest in said easements or any water rights associated therewith. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.*

13. For properties sharing driveways, the following Driveway Maintenance Plat Note is needed:

*Any driveways owned by: 1) the owners' association, if any, or 2) jointly held by the owners of more than one division of real property located in The Preserve PUD, or 3) subject to a reciprocal driveway use or access agreement or plat note, shall be jointly responsible for the maintenance of said driveways, unless said maintenance responsibilities are addressed by this subdivision's Covenants Conditions and Restrictions, if any, filed with the Ouray County Clerk and Recorder's Office for the County of Ouray, Colorado, in which case said driveway maintenance shall be as set forth in said Covenants Conditions and Restrictions. This provision shall run with the land in The Preserve PUD, and shall be a benefit and a burden to the owners of all lots final platted thereon, and shall be applicable to said owners, their successors, heirs, and assigns, and all parties claiming by through or under them.*

14. Add the following plat note for Common elements, Duplexes and Multi-unit parcels.

*a. The unit owners shall be individually and severally responsible for the maintenance and repair of all Common Elements, except any Limited Common Elements, which shall be subject to the maintenance and repair obligations of the respective unit.*

*b. The units depicted on this plat sharing a single lot shall have uniform exterior appearance. Future improvements, modifications and repair to the units' exteriors shall be done in accordance with any applicable covenants and regulations of the owners' association, and performed in such a manner as to ensure uniformity and compatibility of the exterior of the units.*

*c. Easements are reserved on, over, and under the Common Elements and the units as shown on the Plat, for construction, maintenance and repair of public utilities.*

15. Add the following plat note for the right to build between 10' – 75' of the high water mark. This note may need updated at the final plat to insure

*Pursuant to:*

- Completion of the terms of an approved Army Corps of Engineers (ACOE) 404 permit and final approval from the ACOE on work completed under that permit including wetlands mitigation and bank stabilization;*
- Submittal of a geotechnical study dated \_\_\_\_\_ (needs to be current) for the Preserve PUD;*
- Completion of storm water analysis and stormwater improvements for the Preserve PUD;*
- and*
- Completion of other related infrastructure under the prior approval on August 16, 2006 for the Preserve PUD;*

*The construction of residential units as described on this Preserve PUD plat map that meet the described setback from the high-water mark shall be a use-by-right, regardless of future zoning amendments for properties within this Preserve PUD in the Town of Ridgway that may require development in this zone to be a conditional use, and any future required ecological characterization studies otherwise needed in this 75' setback area shall not be required for properties within this Preserve PUD as approved and described on this plat map.*



Staff recommends adding/modifying the Certificate of Ownership and Dedication:

1. The Manager for RRD is shown as Rahn Zaccari, and needs updated;
2. Dedication certificate dedicates irrigation lines and ditches to the Town but these instead need to be dedicated to the Owner's Association or other entity in a plat note (maybe added to Note 3) as the Town does not maintain private irrigation systems;
3. Add dedication of sewer lift station to the Town of Ridgway, on a parcel large enough to allow excavation to the bottom of the wet well;
4. Add dedication of 10' rec path/ trail easement along north boundary of Lot 20 to the Town of Ridgway;

### **Plat Map Date**

When these updates are made to the plat map, the date on the map also needs updated.

### **Affordable Housing Notes**

Staff would like to work with the Applicant on improved language for this dedication of affordable housing. Some of the proposed notes appear onerous for the Town and the Applicant.

\* \* \* \* \*

## **ENGINEERING AND SITE DESIGN**

### **Wetlands Delineation and Material Availability**

The Applicant has completed at least some of the work permitted in the Army Corps of Engineers (ACOE) 2007-2008 permit for bank stabilization and wetlands mitigation. A completion and final approval by the ACOE is needed at this time. The Applicant has indicated that the ACOE permit was never finished and finalized so they don't have a completion letter, and they are making contact to find out where the permit stands and whether it is still active or if it expired. This needs resolution.

With the Preliminary Plat submittal in 2006, there was discussion regarding donation of the river bottom to the Town, with the caveat that there would need to be secured funding to accommodate maintenance of the river restoration for a number of years. The Town Staff was very hesitant at that time to consider any donation of the river corridor in this location because of the severity of impact from nearby gravel mining and the significant costs associated with restoration. There were no decisions or property dedications at that time for the Town to play a lead role in such an endeavor. While some of the riverway has encroached into this Preserve PUD property with some property lines inside the river, much of the river remains in the unincorporated area of Ouray County, outside the Town boundary. Staff does not recommend any Town ownership of the river in this location at this time.

### **Right-of-Way**

During the previous approvals, it was agreed that a 60' right-of-way with 10' easements and setbacks on each side (alleviating the 15' required setback for buildings) would be acceptable for Heron Court and Preserve Drive. This alternative was selected over the 50' right-of-way with 15' easements on each side. The PUD process, as detailed in RMC §7-3-11(D), allows for this deviation to the dimensional requirements.

### Access Easement to County Road 23 and Road/Utility/Recreation Trail Easement

As stated earlier in this report for plat notes 8 and 9, the Developer will need to secure an access easement for Preserve Drive/ CR 23 from Ouray County. In addition, an access, utility and recreation path easement is needed across the northern aspect of Ridgway River Development, LLC property (where Preserve Drive extends south beyond the PUD and the Town boundary and into unincorporated Ouray County). Staff understands that Ridgway River Development, LLC owns this property so this should not be difficult, but does need formalized with the appropriate written approvals. This access should be secured now to ensure a reconfiguration of the development will not be required if this access is denied.



### Recreation Path

During the previous hearings for this subdivision, the Applicant indicated they intended to complete a crushed gravel surface instead of concrete. The discussion evolved into a possible extension of the time period during which a concrete sidewalk would be constructed and the establishment of a special improvement district to fund the project.

Staff understands that this recreation path was to be hard surfaced, at least at the time of connection to recreation path to the north or to the Athletic Park. The staff recommendation is to have the path constructed and hard surfaced at this time, prior to approval of any final plat. The sidewalks internal to the subdivision are planned to be concrete and having this section along CR 23 as a gravel walk will be burdensome and require more maintenance. Note 3 on the plat currently excludes this concrete recreation path from the purview of the Homeowner's Association for maintenance. Does this mean the Homeowners Association will maintain any gravel path until such time the concrete is completed? This is not clear and will need to state any gravel path will be the maintenance obligation of the Homeowner's Association. An alternative to concrete, but less preferable one, would be to have it roughed in, and hard surfaced at the time of direct, abutting connection of a concrete path to the north or south, which will necessitate an improvement district, with the costs passed on to the respective lot owners. It seems that some connection is already at hand, however, with the path that now exists within the Athletic Park, which could justify having the path completed and surfaced as a subdivision improvement. More discussion should occur on this particular matter. If any costs are passed on to future owners, the deed-restricted property owners need to be exempted from participating in these costs.

### Landscape Plan

A landscape plan is submitted and included a 12' landscape area just east of the recreation path along CR 23, with a 1" irrigation tap using untreated water, and "trees and shrubs in landscape area by owner". The Annexation Agreement requires the use of non-potable water for the irrigation of this property, which is accessible from the Town's Athletic Park. Staff suggest agreement on a number of trees and shrubs as well as species, and memorializing that on the engineering plans, page 9.



### **Gravity Sewer, Lift Station and CDPHE Permit**

With the original submittal and approval in 2006, only the second floor of the houses along the river corridor will be able to gravity to the sewer. Plat note 5 is intended to put buyers on notice of the potential need for individual privately-owner lift stations. At this time, and in follow up to the cut and fill work that was previously employed, it will be helpful to affirm that this is still correct. A revised topo of the lots showing any completed cut and fill work will be helpful to understand the current topography. This does not need to be on the preliminary plat map but a supplement to the engineered drawings as the development moves past preliminary plat.

Tract G is listed as the lift station site at the southern end of the property. Staff would recommend that this tract be dedicated to the Town if the Town is going to accept, own and maintain the station. In this case, this dedication will need to be included in the dedication language on the plat. Another concern regarding this site is the size of the parcel and if it is large enough at 1768 square feet to excavate to the bottom of the wet well and easily access equipment for maintenance and replacement.

The engineering files reveal the Town working with the Development Team on the site application to CDPHE for the lift station in 2008 - 2009, inclusive of posting the property and the Town agreeing to own and operate the lift station. In 2009 there is documentation that CDPHE did not approve the application due to setbacks and nuisance issues and that the town preferred moving the station than them including odor control. The Town Engineer's records from December 9, 2008, state the following:

*Larry Reschke notified us that CDPHE determined that the lift station proposed for the Preserve does not meet the separation requirements in WQSA #7. He requested input from the Town about odor control options. I am looking into some of the options he suggested as well as a couple of other options, but I think it would be good to first explore if there is a practical way to achieve the recommended separation.*

As noted above, it looks like the Town asked the Developer to move the station farther south rather than add odor control to meet the CDPHE setback requirements. The farther the lift station can be from the residents, the better that is likely to be for all parties. Although the lift station was conditionally approved by the Town in 2008, the conditions were not met and it appears that the permit was denied by CDPHE. With this, staff recommends that the Developer's engineer review their plans, specifications, and calculations and then resubmit for Town review. The site will need to be posted again and a new site application prepared, signatures obtained and once the Town and other required parties have approved the documents, they need to be submitted to CDPHE for their review and consideration.

### **Utilities**

As built utility drawings were submitted for review on February 15, 2018, including the installed storm water and groundwater management systems. The Town Engineer has some clarifying questions that should be addressed and recorded at this time to insure these are as complete and accurate as possible.

Estimated water and sewer consumption as required under RMC 7-4-5(B)(6)(i) is not present. Earlier in this report, staff puts forth the estimates presented for sketch plan review in 2006. The Applicant should confirm these figures remain correct at 10,500 gal/day for each, plus 7480 gal/day for summer irrigation.

### **Individual Lot Access**

It is prudent to restrict the number of driveways for the lots with multiple units so each lot has one curb-cut and one driveway off of Heron Court accessing all of the units. Additionally, in order to mitigate potential

visual impairment at the intersection of County Road 23, it may be a good idea to identify setbacks from this intersection for the affected driveways (Lots 1, 2, 11, 20, 21, 25). This is proposed in the plat note section of this report.

### **Cut & Fill and Setback from Uncompahgre River**

This PUD and ACOE permit included a significant amount of cut and fill. The developer stated in the previous sketch plan review that much of the fill material would be imported from across the river. It is unclear at this time if all the cut and fill work that was approved in the ACOE 404 permit is completed. The topography and drainage for this property is challenging.

A site visit in January 2018 revealed bank erosion along the Uncompahgre River with some undercutting of the bank and with some of the property lines being beyond the bank and in the river way, specifically at the south aspect of the PUD (see photo at end of report). For purposes of health, safety and welfare, as well as compliance with the Town's Master Plan and 2011 Land Use Element to protect the river corridor, which is being considered now with the development of a River Overlay District, Staff recommends a setback from the high-water mark on these properties along the river, where no building will occur. This is included in the plat note section of this report.

### **Geotechnical Report**

Applicant has resubmitted the geotechnical report from 2006. On February 19, 2018 staff contacted Dennis Lambert, the owner of the firm that authored the geotechnical report. Mr. Lambert indicated that the reports become "stale" over time and in particular if there were changes to the site such as cut and fill, utility installations, road construction, etc. the 2006 report will not be current. He did indicate that they could do a supplement or update to the report and may not need to generate a completely new report, and it would be a minimum of 8 weeks before they could have such work completed, at this time. They will want to talk with the development team about the work completed since the completion of the report in 2006.

### **Drainage (groundwater and storm water)**

The developer installed some onsite and offsite drainage infrastructure to facilitate de-watering of the property including management of ground water, which is problematic for this property. In the Utech notes provided by the developer for this submittal, it appears that not all of the drains were installed, as a field decision. The as-builts show some monitoring wells were installed. It may be helpful to review the monitoring well data before finalizing this work. This system will need finally inspected and approved by the Town when completed and prior to final plat consideration, and any final adjustments incorporated. In addition, the engineering files for the subdivision indicate Lambert was to inspect some of the installation of the drains and provide a letter that they were constructed in accordance with the recommendations in the geotechnical report. This inspection and letter need to be provided to the Town. The previously approved drainage and storm water calculations from October 2008, need to be included with this submittal.

### **Roads and Streetlights**

In addition to paving Heron Court and Preserve Drive, the Applicant agreed to provide hard-surfacing of roads within the subdivision and roads that access the subdivision (Chipeta Drive from Lena Street to CR 23 and CR 23 from Chipeta Drive through the southernmost access point of Preserve Drive). It was agreed that 3" of asphalt would be the minimum. While that may have been appropriate if completed in the 2006 – 2010 time frame, and likely remains appropriate for Chipeta Drive, 4" may be needed if County Road 23 is not paved in the somewhat near term.



The engineering plans show 2 street lights at the north intersections of Heron Court and Preserve Drive where they intersect CR 23, as these are primary roadway intersections as well as the intersections of the pedestrian pathway along CR 23. Staff recommends 2 additional streetlights for each of the south intersections at CR 23.

#### **SMPA Powerline**

The power line crossing Lots 10 and 4 appears to seriously restrict the development potential of Lot 4 and somewhat on Lot 10. From the title report, this appears to now be an underground easement recorded in Ouray County records on at Reception No. 207582 on 06/07/2012. The engineering plans include a note that the power is to be relocated and the existing easement vacated prior to final plat. The Applicant should confirm the plans for this easement at this time, affirm any relinquishment or relocation of the easement, and reflect that accurately on the final plat map.

\* \* \* \* \*

#### **OTHER SUBMITTAL REQUIREMENTS**

##### **Home Owners Association documents**

The Applicant has submitted for review the HOA CC&Rs, declarations and bylaws. Additionally, any common elements will need to be delineated on the plat map. The Town Attorney has reviewed these documents and has minor edits to provide to the Applicant.

\* \* \* \* \*

#### **ANNEXATION AGREEMENT**

There are a number of terms in the 2006 Annexation Agreement (*Agreement and Declaration of Covenants recorded at Reception Number 191629 on May 25, 2006*) that need follow up and follow through, abbreviated as follows:

1. Storm water drainage system;
2. Looped Town water main with specifications;
3. Extension of Town sewer system;
4. Paved town streets with curb, gutter, sidewalk;
5. Extension of the Town's untreated water system for irrigation;
6. Street lights, stop signs etc.
7. Connecting recreation path to the Ridgway Athletic Park and construction of Uncompahgre Riverway Trail;
8. Extension of all utilities for current and future development;
9. Hard-surfacing of CR 23 and Chipeta;
10. Escrowed funds required for sewer system upgrades needed to handle the sewage generated from the development – this was required upon commencement of construction of the infrastructure;
11. No more than 50 residential units;
12. Minimum 10% affordable housing units to be developed by Declarant;
13. Good faith discussions with the Town related to the Town's partial acquisition of Dallas Ditch irrigation water owned by Declarant.

## STAFF RECOMMENDATION

There are a number of items required by the Town that have not been received or completed with this submittal, and that are identified in this report. While there remains a significant amount of work, staff is recommending approval of this preliminary plat submittal, with a number of conditions required to be met after any approval of the Town Council for this preliminary plat, and some to be met before any preliminary plat public hearing with the Town Council. Many of the plat map related changes are needed for the final plat, and much of the missing or deficient information may be resolved at the administrative and engineering level. Only a few items are needed for the Town Council deliberation and decision. In addition, some of the infrastructure work is already completed, which defines some of the extent and design of the final subdivision plat map. Staff recommends any preliminary plat approval have the following conditions, many of which are conditions from the 2006 preliminary plat approval:

1. Approval of deviation for front yard setback on each lot to be 10' as opposed to the required 15' identified in RMC §7-3-10;
2. Approval of lot frontage deviations to be less than the 50' required by RMC §7-3-10, but not less than 35' as defined on the preliminary plat, as provided for in RMC 7-3-11(D)(1);
3. Approval of increased residential densities pursuant to RMC 7-3-11(D)(2) considering the significant public benefit through the dedication of deed-restricted affordable housing and the off-site public infrastructure improvements through the paving of CR 23 and Chipeta Drive;
4. Approval of deviations to dimensional requirements for roadway width and front setbacks as provided for in RMC 7-3-11(D)(1);
5. Identify a location for the bus stop on the engineering plans in conformance with School District requirements;
6. Specifications and design calculations for the lift station, approved by the Town Engineer;
7. A site application for the lift station approved by the Town Engineer and CDPHE and a final permit issued by CDPHE. This permit should be one of the first components to be completed with this development before re-starting any work as the site may need to be moved if the required mitigation cannot be met;
8. Add 2 streetlights to engineering plans where the south legs of Heron Court and Preserve Drive intersect CR 23;
9. Completion of the recreation path along CR 23 as concrete sidewalk. If the Commission and Council do not require sidewalk, then the path needs to include, at a minimum, prepared base with crushed gravel 8-foot wide with hard surfacing required when there is continuity for the Uncompahgre Riverway through an Improvement District, and the Homeowner's Association needs to assume the maintenance and repair work. An engineering plan should detail what will be built now and what will be covered by the District with the recreation path continuing to the southernmost road. The District creation will need to be a plat note on the plat map providing for such creation. If any costs are passed on to future owners, the deed-restricted property owners need to be exempted from participating in these costs.



10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.
11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.
12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23. Option to consider: Asphalt on CR 23 be 4" thick minimum, if not paved by \_\_\_\_\_.
13. Sidewalks on Herron and Preserve Streets shall be constructed only on the east side of the street.
14. SMPA Powerline easement resolution and any correction made on plat map: undergrounding of three phase powerline for San Miguel Power Association shall run through the Preserve PUD property heading south. Formal abandonment of that easement will be needed for any reasonable construction envelope on Lot 4.
15. Determination by Town Council, with any recommendation from the Planning Commission, to waive excise taxes on 4 deed-restricted affordable housing units;
16. Determination by Council, with any recommendation from the Planning Commission, on whether or not Accessory Dwelling Units are allowed on the lots in the subdivision, with update to the affected plat note(s);
17. Revised topo map showing completed cut and fill work and any updated gravity sewer options for lots along the east side of the development;
18. An updated geotechnical report, supplement to the report, or other documentation from a geologist or a licensed qualified engineer describing current soils conditions as required by RMC 7-4-5(B)(6)(g), and including a letter from Lambert (the author of the original 2006 geotechnical study) indicating drain lines were installed according to plan;
19. Certificate of Ownership and Dedication and other Plat Certificates: revised and/or added as indicated in this report;
20. Plat Notes: revised and /or added as indicated in this report, including but not limited to:
  - a. Updating notes 4 and 5: Geotech Study References and Gravity Sewer
  - b. Addition of a definition for high water mark and a 10' setback from the high water mark
  - c. Addition on note regarding completion of improvements and construction within 75' of the high-water mark and ecological survey exemption

- d. Driveway access note
  - e. On street parking
  - f. Natural Hazards and Mitigation
  - g. Excise tax and number of residential units
  - h. Reference to prior easements and including the proposed General Road and Utility Easement Agreement
  - i. Note referencing all covenants and associations
  - j. Irrigation Easement Note
  - k. Shared Driveways Note
  - l. Clarification on Slope Easements A, B and C located in unincorporated Ouray County and the ownership and maintenance therefor, and reconciliation of Slope Easement D on pages 1 and 2 of the plat map
  - m. Common Elements, duplexes and multi-unit parcels
  - n. Others plat note updates/additions referenced in this report
21. Letter of completion of work from the Army Corps of Engineers (ACOE) for completion of 404 permit as required by the ACOE, or other ACOE closure of the permit and work;
  22. Clarification on Lot 19 as a duplex lot instead of “1 unit” shown on the submitted plat map (*this was a condition of approval from the prior approval and will make for 33 units total*);
  23. Recreation path easement 10’ wide along the north boundary of Lot 20 dedicated to the Town of Ridgway;
  24. Agreement on a number of trees and shrubs as well as species, and memorializing this on the engineering plans;
  25. Revisions to the Bylaws, CCRs as recommended by the Town Attorney;
  26. Satisfactory completion of terms and requirements of annexation agreement “Agreement and Declaration of Covenants” recorded at Reception No. 191629 on May 25, 2006, and including but not limited to good-faith negotiations on Dallas Ditch irrigation water rights as described in this Agreement; and
  27. Estimated costs of construction and financing of infrastructure and utilities, and Developer and Town meet prior to any restart of the work and establish a re-start construction plan, scope of work to be completed and tested, and an inspection schedule.

The following conditions to be completed before any preliminary plat public hearing with the Town Council:

28. Confirm water and sewer usage figures;
29. Resolution on Affordable Housing notes to propose to Town Council; and
30. Incorporate into the subdivision approval file:
  - a. Final drainage and storm water calculations – approved on 10/2008;
  - b. Final hydraulic calculations – approved on 4/9/2008;
  - c. Final cut and fill calculations – Town does not have these on file, needed from Applicant;



Uncompahgre  
River



Preserve PUD  
property



Posted Notice for Planning Commission Hearing on Feb 27, 2018



2<sup>nd</sup> Posted Notice for Planning Commission Hearing on Feb 27, 2018



Site visit: East of Preserve Drive where the lot lines surpass the bank and enter into the river corridor



## **EXHIBIT A: Town Council Preliminary Plat Approval Conditions from August 16, 2006**

The conditions placed upon this approval are as follows:

1. Approval of the deviation for front yard setback on each lot to be 10 foot as opposed to the required 15 foot identified in R.M.C.§7-3-10, but not less than 37 feet as defined by Preliminary Plat.
2. Approval of lot frontage deviations to be less than the 50 feet required by R.M.C.§7-3-10.
3. A completed geotechnical report reviewed and approved by the Town Engineer.
4. Drainage and storm water calculations submitted to approved by the Town Engineer.
5. Hydraulic calculations submitted to and approved by the Town Engineer.
6. Cut and fill calculations submitted to and approved by the Town Engineer.
7. A site application for the lift station approved by the Town and Colorado Department of Public Health and Environment.
8. Acceptable specifications and design calculations for the lift station.
9. Dedication of the lift station to the Town of Ridgway.
10. Continued cooperation with the Army Corps of Engineers (ACOE) and appropriate wetlands mitigations as identified by the ACOE including an approved 404 Permit.
11. Completion of the recreation path to include prepared base with crushed gravel 8 foot wide with hard surfacing required when there is continuity for the Uncompahgre Riverway through a Special Improvement District (SID). An engineering plan should detail what will be built now and what will be covered by the SID with the recreation path continuing to the southernmost road.
12. Resolution of the gravity sewer, specifically for the east side of the north loop of the subdivision. The plat will include language stating anything below street grade will not gravity serve on the sewer service.
13. Dedication of Tract G to the Town, to provide a large enough tract for the lift station.
14. The south end of Preserve Drive will require access approval from the County as it is their jurisdiction. This roadway from the Town boundary to the south service road will then be dedicated to the Town. The recreational path will also continue to the south road.
15. 3 inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.
16. Lot frontage on Lots 11-19 (the east side of Heron Court) be adjusted to provide lot sizes with a minimum frontage of 37 feet to accommodate separate driveways.

17. Lot 19 will be a duplex lot.

18. Lots 11, 20, 21 and 25 and Lot 1 on Preserve Drive cannot have the driveways accessing onto County Road 23. Driveways must access a minimum of 25 feet from the east end of the curb return on County Road 23. Lot 20 will not have more than a 24 feet curb cut.

19. Review and approval by the Town Attorney.

20. Dedication of Parcels C, D, E and F, containing recreation paths, to the Town.

21. Plat Notes shall contain the geo-technical study.

22. Sidewalks on Herron and Preserve Streets shall be constructed only on the east side of the street.

23. All recreation paths on the west side of the subdivision shall be hard surfaced.

24. Under grounding of three phase line for San Miguel Power Association shall run through the property heading south.



## AGENDA ITEM #16



To: Honorable Mayor Clark and Ridgway Town Council  
From: Joanne Fagan, Town Engineer  
Preston Neill, Town Manager  
Date: September 8, 2022  
Agenda Topic: **Resolution No. 22-08, a Resolution of the Town Council of the Town of Ridgway, Colorado, Amending the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction**

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#### BACKGROUND:

In 1992 the Town adopted infrastructure standards to ensure that all construction of infrastructure within the Town's right of way and easements would be constructed in a manner that protected the Town from excessive operation and maintenance costs. The standards are intended to control the design, construction, quality of materials, use, location, and maintenance of all public improvements and private improvements of common ownership including, but not limited to, sanitary sewer systems, water supply systems, storm drainage systems, wire utilities, streets, pedestrian facilities, open space, parking lots, use of town easements and appurtenances thereto; and ensure that when said facilities are transferred to the Town's ownership that they will be free from all defects and in suitable working order to provide the service capabilities anticipated with such a facility while protecting public and private interests.

The Town has adopted amendments to the 1992 Standards on several occasions to meet changes in regulations and technology, most recently in 2020. The current version of the standards (dated June 2020) can be viewed in its entirety on the Town's website at <https://townofridgway.colorado.gov/resources/plans-documents-and-studies>. Scroll to the bottom of the webpage and click on the "Town Standard Specification & Typical Drawings for Infrastructure" accordion to view all the sections.

#### PROPOSED UPDATES:

The following changes are proposed to be incorporated into the Town of Ridgway Standard Specifications and Typical Drawings for Infrastructure Construction:

- TOC – Page 1 – Item #10. Correct the spelling of "Construction"
- TOC – Page 1 – Item #14. Add 14.06 Staking Requirements
- TOC – Page 1 – Item #14. Add 14.07 Removal of Abandoned infrastructure
- Division 1 – Page 8 – Sub-section 8.06, remove the "++" in the 7th line.
- Division 1 – Page 10 – Sub section 8.13, 4th line from top of the page, between pressure reducing station and etc. add "large meter installations".
- Division 1 – Page 10 – Sub-section 8.14. Add the following to the end of last sentence: "Including but not limited to providing dust control and maintenance of roads within and used for transport to the project."
- Division 1 – Page 10 – Sub-Section 9.02. Add the following at the end of this sub-section: "Horizontal control (coordinates, bearings and distances) shall be based on the Ouray County coordinate system and vertical control (elevations) shall use K-19 having an elevation of 6987.74 or K-19A with an elevation of 6989.74".
- Division 1 – Page 10 – Sub-Section 9.03, after the first sentence add the following sentence: "Plans shall be able to be printed on 11 x 17 paper at 50% scale and the minimum size of the text at 50% scale shall be 0.06".





- Division 1 – Page 10 – Sub-Section 9.03, add to the 4th to last sentence regarding sewer plans: “...and sewer lines shall be stationed from downstream end to the upstream end. The town will provide the numbering for the manholes”.
- Division 1 – Page 10 – Sub-Section 9.03 add to the 3rd to last sentence regarding street plans: “Streets shall be stationed from south and west to north and east”.
- Division 1 – Page 10 – Sub-Section 9.03 add to the end of the last sentence: “as shall all easements”.
- Division 1 – Page 13 – Sub-Section 13.04. Testing – Add a new sentence after the first sentence in this sub section that reads: “If testing will cause disruption in service to any users, Contractor shall provide notice to those whose service will be disrupted as required in Sub Section 15.02 of this section”.
- Division 1 – Page 13 – Sub-Section 14.01- Add the following at the end of the sub-section: “Equipment and construction activities shall not begin before 7 am or work continue past 6 pm unless more stringent requirements are detailed elsewhere in the project documents.”
- Division 1 – Page 14 – Add new Sub-Section 14.06 Staking Requirements that reads: “Basic surveying and control and stationing will be provided by licensed land surveyors retained by the Developer/Contractor. Basic control shall be set with stakes, spikes, shiners, or crosses set at the surface and on an offset from the proposed work. Benchmarks and offset stakes shall be provided within 50 feet of each valve, hydrant, control valves, service taps, manhole and all appurtenances, and for grade and offset stakes on the ground at least at 50 ft intervals and each change in angle or elevation which the Contractor shall use to confirm his location and elevation while installing the work. The Contractor shall transfer line and grade from these control points to the construction work in a manner approved by the Town, in order to allow for spot checks by the Town's representative. The preservation/restoration of stakes and other line and grade references is the responsibility of the Contractor.”
- Division 1 – Page 14 – Add 14.07 Removal of Abandoned infrastructure that reads: “For all lines that are no longer in use and when new construction will replace existing infrastructure, unless otherwise approved by the Town for unusual cause, the abandoned infrastructure shall be removed.”
- Division 1 – Page 19 – Record (as Built) Drawings and Operation and Maintenance Data, Sub Section 19.01. Revise the 3rd sentence to read: “Water service connections shall also include distance from the closest valve box and for sewer services the distance from the manhole and the depth from the sidewalk to the invert of the service and other appurtenances. Depths and elevations shall be recorded at each main line pipe station as well”.
- Division 1 – Page 19 – Record (as Built) Drawings and Operation and Maintenance Data, Sub Section 19.01, C. Change the last sentence to read: “The vertical datum shall be based on K-19 with an equation to relate to NAVD88”.
- Section 02200 – Page 8 - Sub section 307 A, Grade Stakes. Change the second sentence to read: “These stakes shall be locate the pipelines both horizontally and vertically for sewer and water and at least horizontally for all other infrastructure”.
- Section 02712 – Page 3 – Sub section 8.02, Service Connections. Modify this paragraph to read: “8.02 Domestic water service lines and fire service lines shall be installed perpendicular to the main. Domestic water service lines shall typically be located 10 feet inside the uphill property line. When two service lines are not in separate trenches, the minimum separation between the two lines shall be 24” for lines up to ¾”, 30” for lines up to 2” and for all other lines the separation shall be at least 3 feet. All taps larger than 2” shall be installed using a tee in the main. Tapping sleeves are not allowed. Any variance of this layout will require justification and approval of the Town. Meter cans shall be set in the public right of way at property line, or if the sidewalk is at property line either just inside the front utility easement, or just to the street side of the sidewalk. Service lines shall be stubbed across the property line through



the width of the utility easement with the end sealed with a watertight seal and marked in foot increments full depth with a 2 x 4 painted blue and brought to grade and marked with the depth to the service line. Place a steel T post behind the 2 x 4 post to protect it.”

- Section 02712 – Page 2 – Sub-section 7, Hydrants. Modify the paragraph to read:  
7.01. Fire hydrants shall be placed at the intervals recommended by the State Insurance Services Office, generally, at one per block and where lots are not in blocks or in longer blocks at least at 500 foot intervals and such that hydrants are within 250 ft of property lot lines and habitable structures are entirely within 300 ft of hydrant. Hydrants shall also be located to facilitate flushing and draining even if that necessitates reducing the spacing. Hydrant leads shall be a minimum of six inches in diameter and run in a straight line from the tee in the main to the hydrant location. Leads shall serve only the hydrant and the line from the water main to the hydrant may not be tapped or connected to for other purposes. Auxiliary valves shall be installed on all hydrant leads in conformance with typical drawings. Fire hydrant bottom valve size shall be at least five inches. Nozzle size and threads shall be confirmed with the requirements of the Ridgway Fire District.”
- Section 02712 – Page 4 – Sub section 11 Removal of Abandoned Infrastructure. Delete this section. It is now addressed in Division 1 sub section 14.07.
- Section 02713 – Page 2 – Sub section 2.01 and 2.02 – Add: “All fittings shall be epoxy lined.”
- Section 02713 – Page 2 – Sub section 2.04, Water Service Materials. Revise sub section 2.04 A through E to read:  
“A. Corporation Valve: Corp valves shall be A.Y. McDonald #5182 brass, Mueller 300 ball corporation valve B25028N with AWWA IP thread inlet and Mueller 110 conductive compression outlet CTS OD tubing. Valves shall be AWWA C - 800 and NSF 61 certified.  
B. Service Saddles: Service Saddles shall be Mueller BR2B bronze saddle with brass straps and O - Ring sealed outlet, sized for the pipe to which it will be connected with the correct tap size and thread. Saddles shall be AWWA C - 800 and be NSF 61 certified. Only this model will be allowed.  
C. Meter Setters: Meter setters shall be A.Y. McDonald 731-412-WDQQ44 ONLY, with compression brass connections, with ball valve shutoff and dual check valve. Meter setters shall be AWWA C - 800 and NSF 61 certified. Meter setters for 1-1/2” taps shall be Ford VBHH76-xxB-11-66-NL.  
D. Water Service Backflow Preventor: Mueller M - 98 Angle Dual check valve or can be incorporated into meter setter.  
E. Meter Can: Meter cans shall be Bingham Taylor MMP 24” diameter Carson Oldcastle 24” diameter insulated can with white interior. The Town may also consider Sigma 20 x48” that tapers when acceptable 24” diameter cans are not available.
- Section 02713 – Page 3 – Sub Section 2.05 Gate Valves. Modify the text for Acceptable Models to read: “Mueller is accepted (Only this product will be accepted by the Town unless developer can demonstrate very extenuating circumstances. In the event an extenuating circumstance is proven and accepted by the Town, a valve in the M&H / Kennedy family meeting or exceeding the quality and serviceability of the Mueller may be authorized by the Town.
- Section 02713 – Page 4 – Sub section 2.09. Change Acceptable Model to “Super” (not Modern) Centurion.
- Section 02713 – Page 5 – Add Sub sections 2.20 to read as follows:  
“2.20 Casing Pipe – Casing pipe shall be at least 120 psi or SDR 45 PVC pipe. Note that concrete encasement is prohibited.”
- Section 02713 – Page 7 – Sub Section 3.04. Change space for staking to 50’ to match sub section 14.06 of the General Requirements.





- Section 02713 – Page 9 – Modify first full paragraph to read:  
“Tracer wire shall be fastened to all pipes at no less than 5’ intervals and shall be fastened to and be looped up to the surface at all valves, hydrant, and other metallic structures along the line. Tracer wire shall be 10 gauge. Marking tape at least 6" wide labeled "water" shall be placed 12" above pipes of all materials. At the completion of segment of pipe installation and backfill, the electrical continuity shall be tested and confirmed. Continuity shall be demonstrated to the Town prior to acceptance of the work”.
- Section 02733 – Page 1 – Sub section 3.06 of Manhole Spacing and Design. At the end of that sub section add the following: “Where pipes of different size come into or exit a manhole, the tops of the pipes shall be at the same elevation so that the smaller pipe is not subject to submergence from the larger pipe”.
- Section 02733 – Page 6 – Sub-section 3.04. Change the staking distances to 50 ft to match sub section 14.06 of the General Requirements.
- Replace the current Seep Line Cleanout detail for the one attached correcting the wrong title on the detail and add note about location.
- Replace the current  $\frac{3}{4}$ " – 1" meter typical drawing with the one attached which adds a curb stop outside the meter can to the detail.
- Replace the current 1-1/2" – 2" meter typical drawing with the one attached which adds a base to the manhole and shows an eccentric rather concentric manhole shape.
- Replace the current manhole typical drawing with the one attached which adds a base to the manhole and shows an eccentric rather concentric manhole shape.
- Typical Drawings, Encasement Detail, Add Note 5 to read: “Concrete encasements are prohibited except where expressly authorized in writing by the Town.
- Replace the current road layout detail with the one attached which updates the road details as noted on the detail to better reflect current desires for more on street parking.
- Typical Drawings, Typ road section Detail. Add a note to require 6" of class 6 under the gutter pan and that gutter pan width is 3' on local residential streets and 4' on collector and commercial streets.
- Typical Drawings, Curb, Gutter Sidewalk Detail. Add a note to require 6" of class 6 under all concrete and a note that clarifies that all concrete shall be CDOT Class D.

**RECOMMENDED MOTION:**

“I move to approve Resolution No. 22-08, a Resolution of the Town Council of the Town of Ridgway, Colorado, Amending the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction.”

**ATTACHMENT:**

Resolution No. 22-08

## **RESOLUTION NO. 22-08**

### **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, AMENDING THE TOWN OF RIDGWAY STANDARD SPECIFICATION AND TYPICAL DRAWINGS FOR INFRASTRUCTURE CONSTRUCTION**

**WHEREAS**, the Town of Ridgway's set of engineering design standards is formally referred to as "Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction"; and

**WHEREAS**, the Town Council adopted by Resolution No. 01-03 on April 11, 2001 the Town of Ridgway Standard Specifications, General Requirements and Typical Drawings for Infrastructure dated 1992 and updated in 1995; and

**WHEREAS**, subsequently the same was amended by Resolution No. 01-04 on July 11, 2001, by Resolution No. 06-03 on June 14, 2006, and again by Resolution No. 20-06 on June 10, 2020; and

**WHEREAS**, the Town Engineer has prepared changes and additions to said standard specification and typical drawings; and

**WHEREAS**, the purpose of these standards is to provide minimum standards to safeguard life, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use, location, and maintenance of all public improvements and private improvements of common ownership including, but not limited to, sanitary sewer systems, water supply systems, storm drainage systems, wire utilities, streets, pedestrian facilities, open space, parking lots, and appurtenances thereto; and

**WHEREAS**, the purpose of these standards is also to ensure that the Town receives public facilities which are constructed with the care and materials such that the facility meets or exceeds the normal service life requirements for similar installations; and

**WHEREAS**, these standards are intended to ensure that when said facilities are transferred to the Town's ownership that they will be free from all defects and in suitable working order to provide the service capabilities anticipated with such a facility while protecting public and private interests.

**NOW THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Ridgway, Colorado that the attached document, labeled as Exhibit A and titled "Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction, Addendum #1 – September 14, 2022", shall be added to, and shall amend the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction dated June 2020.



ADOPTED AND APPROVED this \_\_\_\_\_ day of September, 2022.

\_\_\_\_\_  
John Clark, Mayor

ATTEST:

\_\_\_\_\_  
Pam Kraft, Town Clerk

# EXHIBIT A

## TOWN OF RIDGWAY STANDARD SPECIFICATION AND TYPICAL DRAWINGS FOR INFRASTRUCTURE CONSTRUCTION

### ADDENDUM #1 – SEPTEMBER 14, 2022

- TOC – Page 1 – Item #10. Correct the spelling of “Construction”
- TOC – Page 1 – Item #14. Add 14.06 Staking Requirements
- TOC – Page 1 – Item #14. Add 14.07 Removal of Abandoned infrastructure
- Division 1 – Page 8 – Sub-section 8.06, remove the “++” in the 7th line.
- Division 1 – Page 10 – Sub section 8.13, 4th line from top of the page, between pressure reducing station and etc. add “large meter installations”.
- Division 1 – Page 10 – Sub-section 8.14. Add the following to the end of last sentence: “Including but not limited to providing dust control and maintenance of roads within and used for transport to the project.”
- Division 1 – Page 10 – Sub-Section 9.02. Add the following at the end of this sub-section: “Horizontal control (coordinates, bearings and distances) shall be based on the Ouray County coordinate system and vertical control (elevations) shall use K-19 having an elevation of 6987.74 or K-19A with an elevation of 6989.74”.
- Division 1 – Page 10 – Sub-Section 9.03, after the first sentence add the following sentence: “Plans shall be able to be printed on 11 x 17 paper at 50% scale and the minimum size of the text at 50% scale shall be 0.06”.
- Division 1 – Page 10 – Sub-Section 9.03, add to the 4th to last sentence regarding sewer plans: “...and sewer lines shall be stationed from downstream end to the upstream end. The town will provide the numbering for the manholes”.
- Division 1 – Page 10 – Sub-Section 9.03 add to the 3rd to last sentence regarding street plans: “Streets shall be stationed from south and west to north and east”.
- Division 1 – Page 10 – Sub-Section 9.03 add to the end of the last sentence: “as shall all easements”.
- Division 1 – Page 13 – Sub-Section 13.04. Testing – Add a new sentence after the first sentence in this sub section that reads: “If testing will cause disruption in service to any users, Contractor shall provide notice to those whose service will be disrupted as required in Sub Section 15.02 of this section”.
- Division 1 – Page 13 – Sub-Section 14.01- Add the following at the end of the sub-section: “Equipment and construction activities shall not begin before 7 am or work continue past 6 pm unless more stringent requirements are detailed elsewhere in the project documents.”
- Division 1 – Page 14 – Add new Sub-Section 14.06 Staking Requirements that reads: “Basic surveying and control and stationing will be provided by licensed land surveyors retained by the Developer/Contractor. Basic control shall be set with stakes, spikes, shiners, or crosses set at the surface and on an offset from the proposed work. Benchmarks and offset stakes shall be provided within 50 feet of each valve, hydrant, control valves, service taps, manhole and all appurtenances, and for grade and offset stakes on the ground at least at 50 ft intervals and each change in angle or elevation which the Contractor shall use to confirm his location and elevation while installing the work. The Contractor shall transfer line and grade from these control points to the construction work in a manner approved by the Town, in order to allow for spot checks by the Town's representative. The preservation/restoration of stakes and other line and grade references is the responsibility of the Contractor.”



## EXHIBIT A

- Division 1 – Page 14 – Add 14.07 Removal of Abandoned infrastructure that reads: “For all lines that are no longer in use and when new construction will replace existing infrastructure, unless otherwise approved by the Town for unusual cause, the abandoned infrastructure shall be removed.”
- Division 1 – Page 19 – Record (as Built) Drawings and Operation and Maintenance Data, Sub Section 19.01. Revise the 3rd sentence to read: “Water service connections shall also include distance from the closest valve box and for sewer services the distance from the manhole and the depth from the sidewalk to the invert of the service and other appurtenances. Depths and elevations shall be recorded at each main line pipe station as well”.
- Division 1 – Page 19 – Record (as Built) Drawings and Operation and Maintenance Data, Sub Section 19.01, C. Change the last sentence to read: “The vertical datum shall be based on K-19 with an equation to relate to NAVD88”.
- Section 02200 – Page 8 - Sub section 307 A, Grade Stakes. Change the second sentence to read: “These stakes shall be locate the pipelines both horizontally and vertically for sewer and water and at least horizontally for all other infrastructure”.
- Section 02712 – Page 3 – Sub section 8.02, Service Connections. Modify this paragraph to read: “8.02 Domestic water service lines and fire service lines shall be installed perpendicular to the main. Domestic water service lines shall typically be located 10 feet inside the uphill property line. When two service lines are not in separate trenches, the minimum separation between the two lines shall be 24” for lines up to  $\frac{3}{4}$ ”, 30” for lines up to 2” and for all other lines the separation shall be at least 3 feet. All taps larger than 2” shall be installed using a tee in the main. Tapping sleeves are not allowed. Any variance of this layout will require justification and approval of the Town. Meter cans shall be set in the public right of way at property line, or if the sidewalk is at property line either just inside the front utility easement, or just to the street side of the sidewalk. Service lines shall be stubbed across the property line through the width of the utility easement with the end sealed with a watertight seal and marked in foot increments full depth with a 2 x 4 painted blue and brought to grade and marked with the depth to the service line. Place a steel T post behind the 2 x 4 post to protect it.”
- Section 02712 – Page 2 – Sub-section 7, Hydrants. Modify the paragraph to read:  
7.01. Fire hydrants shall be placed at the intervals recommended by the State Insurance Services Office, generally, at one per block and where lots are not in blocks or in longer blocks at least at 500 foot intervals and such that hydrants are within 250 ft of property lot lines and habitable structures are entirely within 300 ft of hydrant. Hydrants shall also be located to facilitate flushing and draining even if that necessitates reducing the spacing. Hydrant leads shall be a minimum of six inches in diameter and run in a straight line from the tee in the main to the hydrant location. Leads shall serve only the hydrant and the line from the water main to the hydrant may not be tapped or connected to for other purposes. Auxiliary valves shall be installed on all hydrant leads in conformance with typical drawings. Fire hydrant bottom valve size shall be at least five inches. Nozzle size and threads shall be confirmed with the requirements of the Ridgway Fire District.”
- Section 02712 – Page 4 – Sub section 11 Removal of Abandoned Infrastructure. Delete this section. It is now addressed in Division 1 sub section 14.07.
- Section 02713 – Page 2 – Sub section 2.01 and 2.02 – Add: “All fittings shall be epoxy lined.”
- Section 02713 – Page 2 – Sub section 2.04, Water Service Materials. Revise sub section 2.04 A through E to read:  
“A. Corporation Valve: Corp valves shall be A.Y. McDonald #5182 brass, Mueller 300 ball corporation valve B25028N with AWWA IP thread inlet and Mueller 110 conductive compression outlet CTS OD tubing. Valves shall be AWWA C - 800 and NSF 61 certified.

## EXHIBIT A

B. Service Saddles: Service Saddles shall be Mueller BR2B bronze saddle with brass straps and O - Ring sealed outlet, sized for the pipe to which it will be connected with the correct tap size and thread. Saddles shall be AWWA C - 800 and be NSF 61 certified. Only this model will be allowed.

C. Meter Setters: Meter setters shall be A.Y. McDonald 731-412-WDQQ44 ONLY, with compression brass connections, with ball valve shutoff and dual check valve. Meter setters shall be AWWA C - 800 and NSF 61 certified. Meter setters for 1-1/2" taps shall be Ford VBHH76-xxB-11-66-NL.

D. Water Service Backflow Preventor: Mueller M - 98 Angle Dual check valve or can be incorporated into meter setter.

E. Meter Can: Meter cans shall be Bingham Taylor MMP 24" diameter Carson Oldcastle 24" diameter insulated can with white interior. The Town may also consider Sigma 20 x48" that tapers when acceptable 24" diameter cans are not available.

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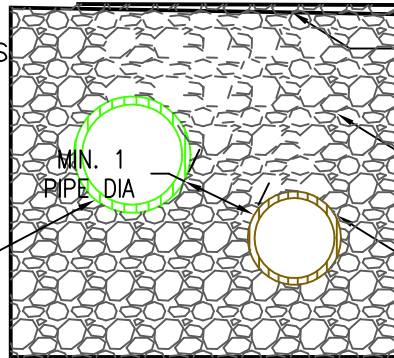
## EXHIBIT A

- Typical Drawings, Encasement Detail, Add Note 5 to read: "Concrete encasements are prohibited except where expressly authorized in writing by the Town."
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# EXHIBIT A

HEIGHT OF WRAP ENOUGH TO  
ENCLOSE SEWER & SEEP LINES  
WITH 8" MIN ROCK BELOW  
AND 12" ABOVE PIPES

SEWER MAIN (SIZE &  
MATL PER APPD PLANS)

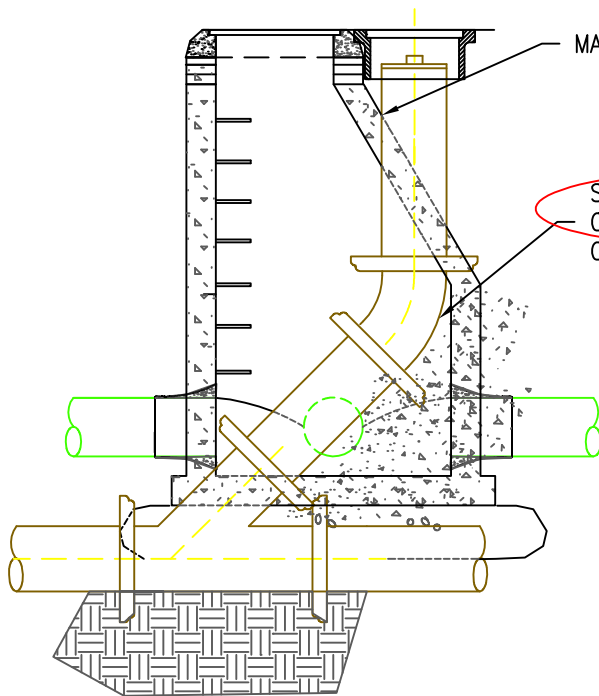


12 OZ MIN. NON WOVEN GEOTEXTILE  
SURROUNDING SCREENED ROCK  
PIPE BEDDING.

3/4" - 1-1/2" SCREENED ROCK  
6" LIFTS COMPACTED TO 95%  
STD PROCTOR

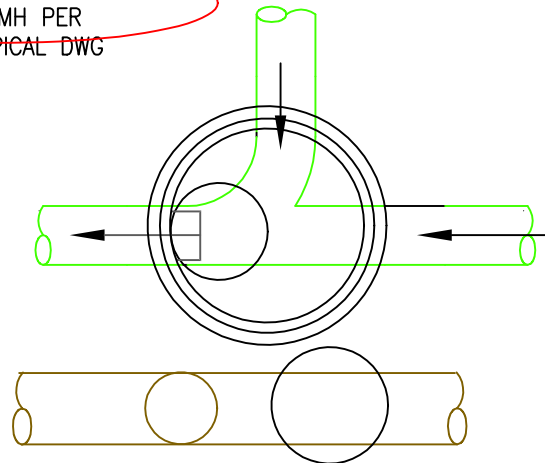
PERFORATED HDPE  
(SEEP LINE.).

## SEWER W/GEOTEXTILE BEDDING DETAIL



MANHOLE PER MANHOLE TYPICAL DWG

SEEP CLEANOUT TO THE SIDE  
OF SANITARY MH PER  
CLEANOUT TYPICAL DWG



## SEEP CLEANOUT SEWER MANHOLE

N.T.S.



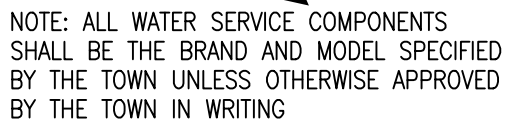
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RIDGWAY, CO 81432  
970.626.5308  
[www.town.ridgway.co.us](http://www.town.ridgway.co.us)

**SEWER / SEEP  
DETAIL**

DATE: 9/10/22

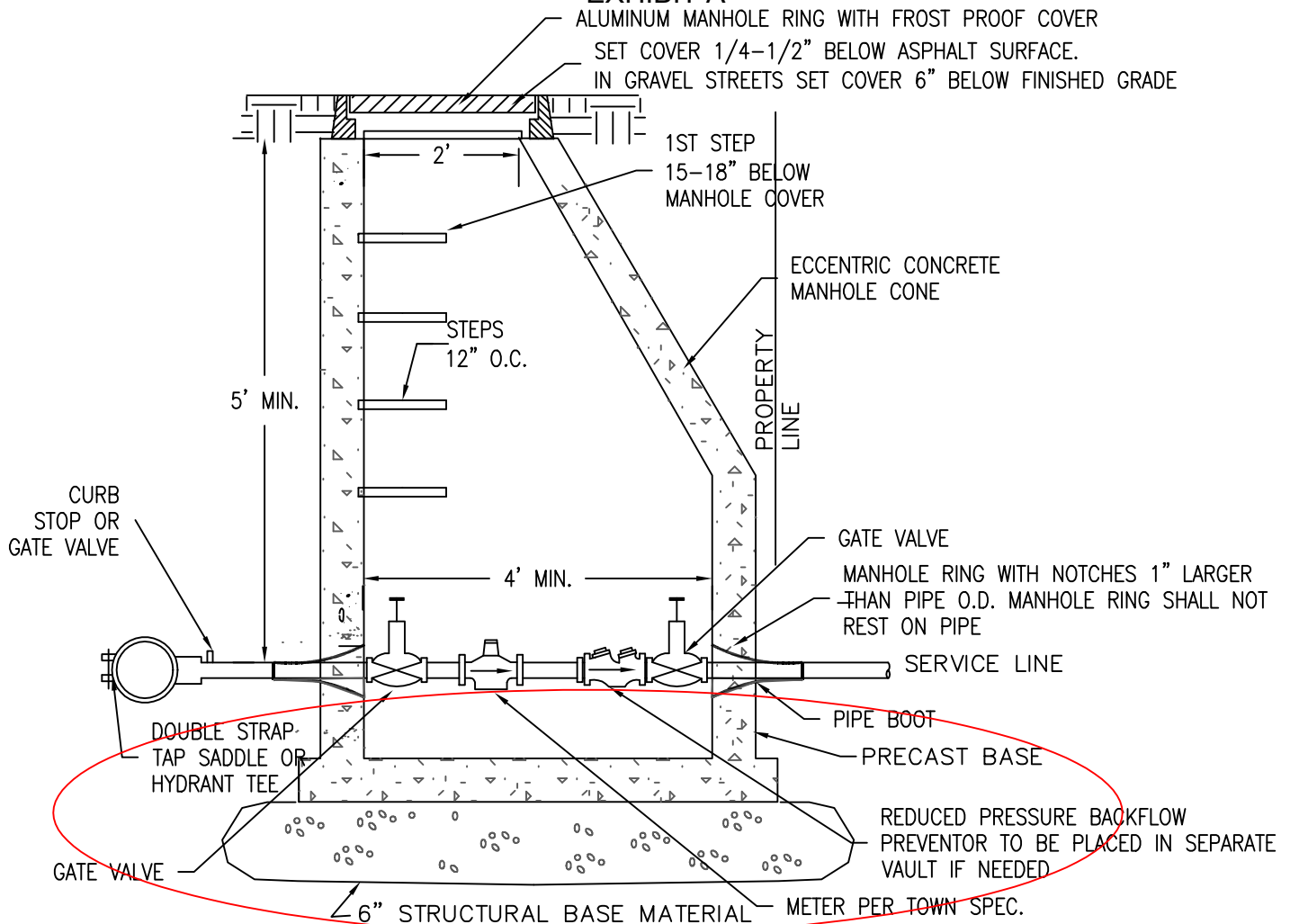
SHEET:



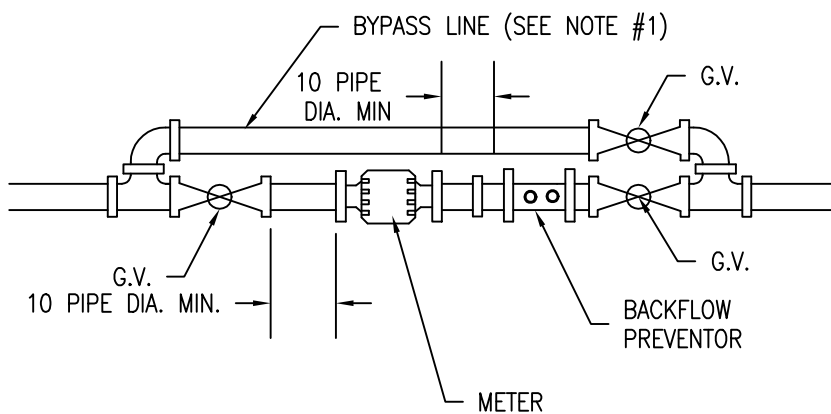


## 3/4" - 1" METER DETAIL

SHEET:

**EXHIBIT A****NOTES:**

- 1) BYPASS LINE ONLY REQUIRED ON METERS 2" & GREATER
- 2) METER SHALL BE INSTALLED IN A VAULT SIZED TO ALLOW CONVENIENT IN PLACE MAINTENANCE OF METER VALVES, AND APPURTENANCES
- 3) IF SERVICE LINE SIZE EXCEEDS 25% DIA. OF MAIN LINE SIZE, A HYDRANT TEE & FE X MJ GATE VALVE SHALL BE INSTALLED FOR THE SERVICE LINE CONNECTION
- 4) REQUESTS FOR SERVICE CONNECTIONS AND/OR METERS IN EXCESS OF 1" REQUIRES JUSTIFICATION AND TOWN APPROVAL
- 5) ALL MATERIALS SHALL CONFORM WITH TOWN STANDARDS



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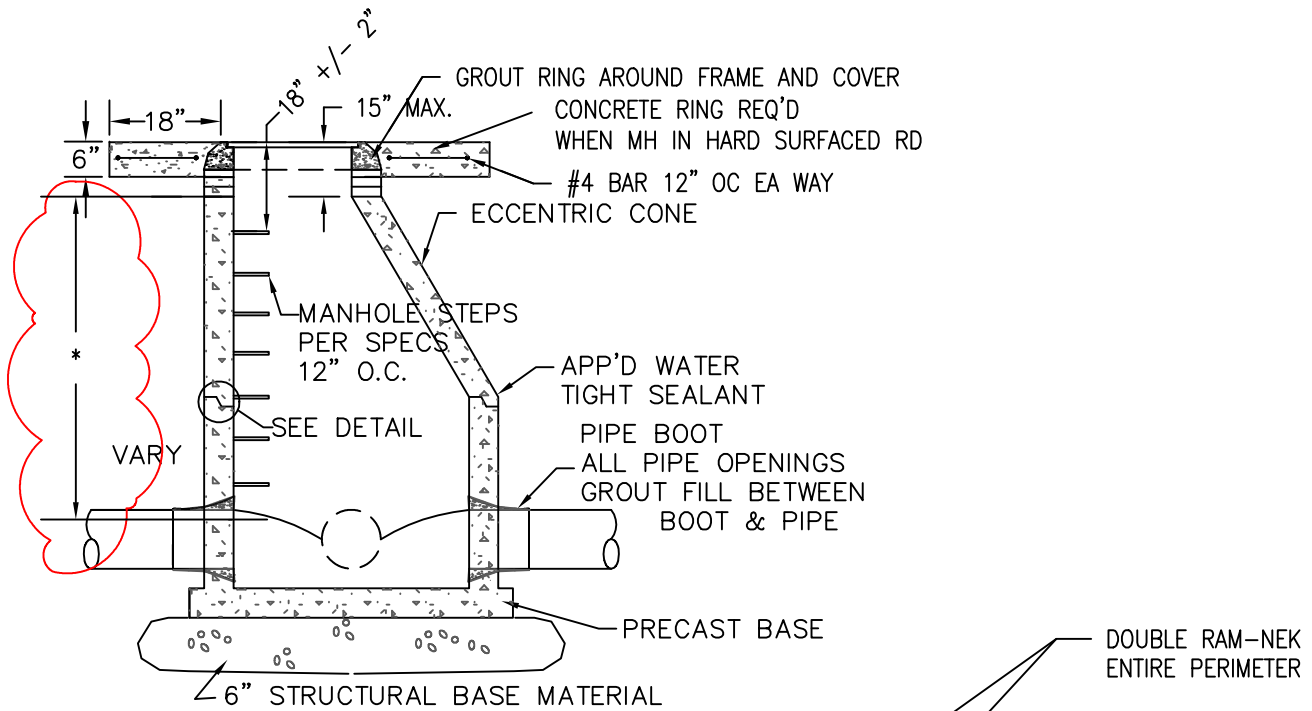
## 1-1/2 - 2" METER DETAIL

DATE: 9/10/22

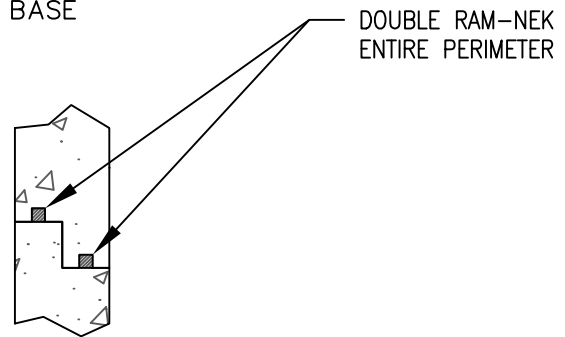
SHEET:



# EXHIBIT A



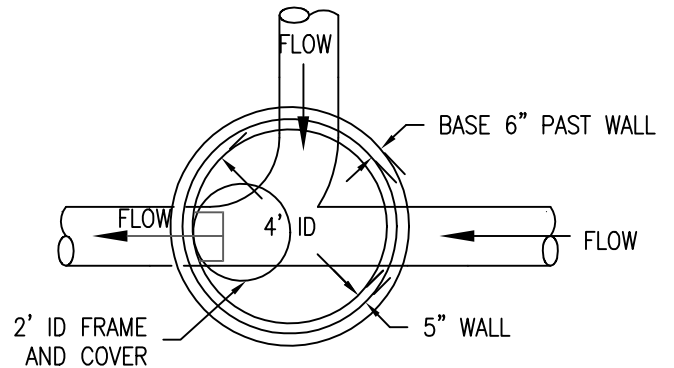
\* THE HEIGHT FROM THE BENCH TO THE TOP OF CONE MUST BE AT LEAST 48" OR VERTICAL WALLS ARE REQUIRED



DETAIL  
N.T.S.

## NOTES:

1. MIN. DROP THRU MANHOLE SHALL BE 0.1 FT FOR STRAIGHT RUNS & 0.2 FT FOR 90° BENDS
2. IF NEEDED TO PASS THE REQ'D VACUUM TEST, COAT EXTERIOR OF MANHOLE WITH COAL TAR EPOXY.
3. CONCRETE GROUT IS REQUIRED BETWEEN THE FRAME AND COVER ON ALL MANHOLES. THE LARGER CONCRETE RING SHOWN ABOVE IS ONLY REQUIRED WHEN THE COVER IS BROUGHT TO GRADE IN HARD SURFACED ROADWAYS



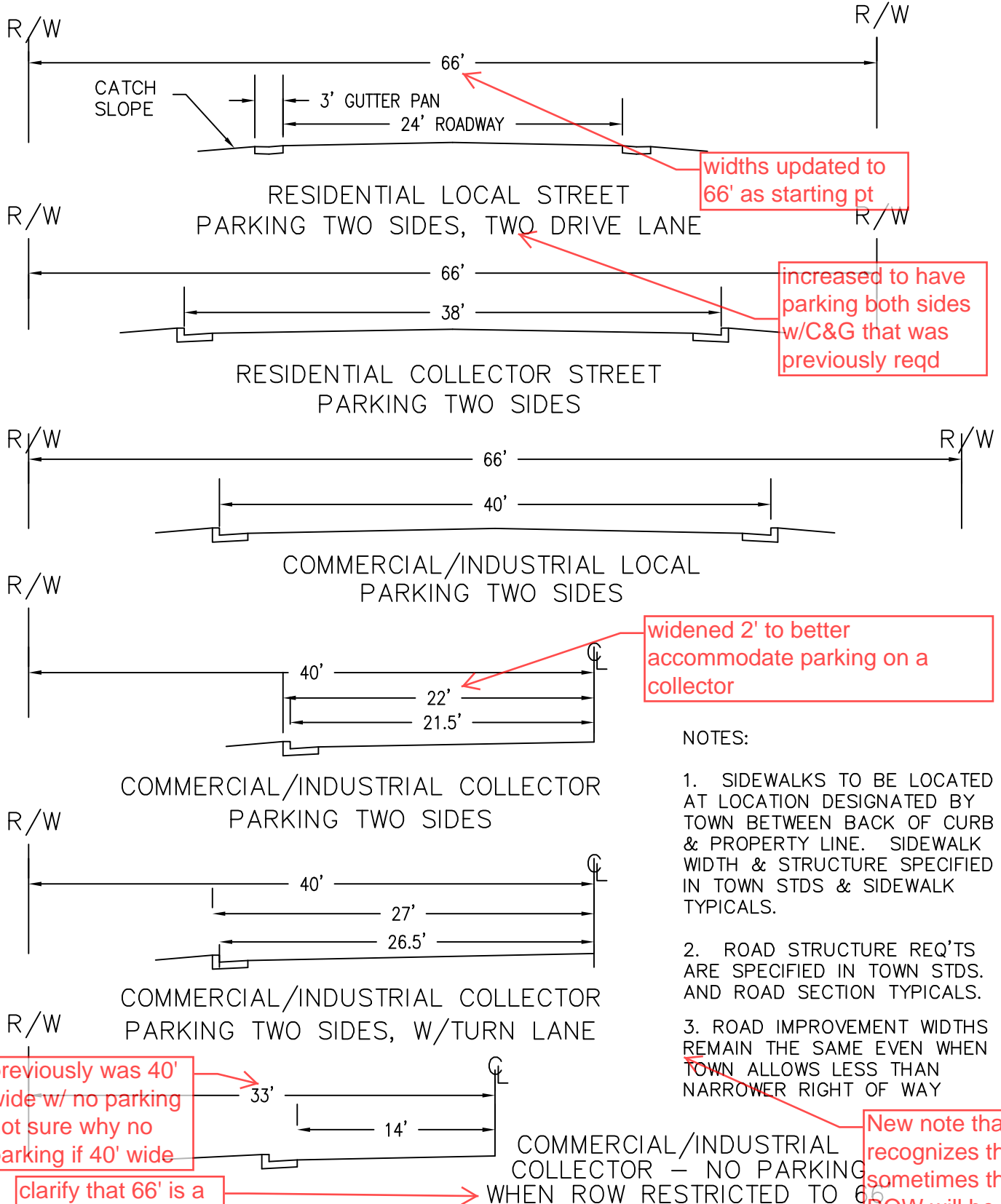
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## MANHOLE DETAIL

DATE: 8/22/22

SHEET:

# EXHIBIT A



## NOTES:

1. SIDEWALKS TO BE LOCATED AT LOCATION DESIGNATED BY TOWN BETWEEN BACK OF CURB & PROPERTY LINE. SIDEWALK WIDTH & STRUCTURE SPECIFIED IN TOWN STDS & SIDEWALK TYPICALS.
2. ROAD STRUCTURE REQ'TS ARE SPECIFIED IN TOWN STDS. AND ROAD SECTION TYPICALS.
3. ROAD IMPROVEMENT WIDTHS REMAIN THE SAME EVEN WHEN TOWN ALLOWS LESS THAN NARROWER RIGHT OF WAY



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## ROAD LAYOUT DETAIL

DATE: 8/22/22 SHEET:



## AGENDA ITEM #17



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: September 9, 2022  
Agenda Topic: **Review and action on employment agreement for municipal court judge services with Lane Thomasson, Ouray County Court Judge in the 7th Judicial District**

---

**SUMMARY:**

The February 2022 Ridgway Municipal Court sessions were the last for Ouray County Court Judge Zachary Martin. He resigned from the role of Ouray County Court Judge and moved away to start a new job. In March, Council adopted Resolution No. 22-04, approving alternate judges (Anna Cooling and Jock Fleming) to serve as interim Municipal Court judges for the Town of Ridgway until there is an appointment of a Municipal Court Judge for the Town of Ridgway.

On April 7<sup>th</sup>, Governor Polis appointed Lane Thomasson to fill the vacancy created by Judge Martin on the Ouray County Court in the 7<sup>th</sup> Judicial District. Staff has been in discussions with Ms. Thomasson and is recommending that she be appointed as Municipal Court Judge.

Attached to this memo for Council's consideration is an Employment Agreement between the Town of Ridgway and Ms. Thomasson.

**ATTACHMENT:**

Employment Agreement





### **EMPLOYMENT AGREEMENT**

THIS AGREEMENT is entered between the Town of Ridgway, Colorado ("Town") and Lane Thomasson ("Employee").

1. Employee is a licensed Colorado Attorney, appointed as the Ouray County Court Judge in May of 2022.
2. Employee has been appointed by the Town Council as Municipal Court Judge in accordance with Article VII of the Town of Ridgway Home Rule Charter.
3. Employee has the requisite knowledge and skill to serve as the Ridgway Municipal Court Judge.
4. In consideration of the proper performance of the work, the employee shall be paid on the following basis:

\$ 138/month.

5. This Agreement shall commence as of September 14, 2022. Employee shall serve at the pleasure of the Ridgway Town Council pursuant to the Town Charter. Employee may terminate this Agreement at any time by giving written notice to the Town of termination.
6. Employee shall be subject to the applicable provisions of Town Personnel Regulations, except employee shall not be eligible for health and life insurance benefits, vacation, sick leave, paid holidays, retirement plans or other employee benefits.
7. Employee shall perform duties as a Municipal Judge in accordance with the Town's Charter and Ordinances, and applicable provisions of Colorado Statutes and rules of the Colorado Supreme Court, and as Administrative Hearing Officer pursuant to Section 2-4 of the Ridgway Municipal Code.
8. Employee and the Town, and the Employee's law firm, Hockersmith and Whitmore, LLC shall execute a Waiver of Conflict of Interest acknowledging Employees continual practice of law in and around the Town.

THIS AGREEMENT is dated \_\_\_\_\_.

### **TOWN OF RIDGWAY**

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Employee

## AGENDA ITEM #18



## AGENDA ITEM #19