

Ridgway Town Council
Regular Meeting Agenda
Wednesday, April 12, 2023

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/82458732871?pwd=OEZpMDNLaXQ0QzU0eU9wcUdhRkh2UT09>

Meeting ID: 824 5873 2871

Passcode: 535362

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

5:30 p.m.

ROLL CALL Councilors Kevin Grambley, Polly Kroger, 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 March 8, 2023.
2. Register of Demands for April 2023.
3. Renewal of Liquor Store license for Ridgway Liquors.
4. Request for water leak adjustment for Account 3690.2/Lee.

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.

5. Update from Artspace regarding Ridgway Space to Create - Andrew Michaelson, Artspace.

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

6. Proclamation: International Dark Sky Week - Mayor Clark.
7. Request from Vista Park Development, LLC to waive the requirement to pay for all water and sewer taps prior to recording Final Plat - Joe Nelson for Vista Park Development, LLC.

8. Review and action on request from Alpine Homes-Ridgway, LLC regarding infrastructure work related to the Riverfront Village project - Jake Cantor, Cantor Fund Management, LLC.
9. Presentation regarding updates to the Town of Ridgway's Zoning and Subdivision regulations (i.e., Chapter 7 Updates) - Katie Kent and TJ Dlubac, Community Planning Strategies.
10. Review and action on Landlord Consent, Estoppel and Agreement between the Town of Ridgway, Artspace Ridgway Limited Partnership, and Colorado Housing and Finance Authority - Town Attorney.
11. Review and action on Subordination, Non-Disturbance and Attorney Agreement between Artspace Projects, Inc., the Town of Ridgway, and Colorado Housing and Finance Authority - Town Attorney.
12. Resolution No. 23-07 Release of Property Use Covenant - Town Attorney.
13. Review and action on Temporary Access Agreement between the Town of Ridgway, Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum - Town Attorney.
14. Review and action on Agreement for Transportation System Grant Management between the Town of Ridgway, Colorado, the City of Ouray, Colorado, the County of Ouray, Colorado, and Montrose County Senior Citizen's Transportation Inc. - Town Manager.
15. Review and action on Intergovernmental Agreement between the Town of Ridgway and Ouray County for use of Ridgway Community Center for emergencies - Town Manager.
16. Resolution No. 23-05 Expressing Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213 - Town Manager.
17. Resolution No. 23-06 Supporting Updates to the Colorado Communities for Climate Action Policy Statement - Town Manager.
18. Ratification of letters related to Ouray County Multi-Jurisdictional Hazard Mitigation Planning effort - Town Manager.
19. Annual appointment of Mayor Pro Tem and review of Council representation on commissions, committees and boards - 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.

20. 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 on specific legal questions regarding the possible purchase and/or condemnation of 539 Marion Overlook, Ridgway, CO.

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 Kroger
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
Home Trust of Ouray County - 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, May 3, 2023 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
MARCH 8, 2023

CALL TO ORDER

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

The Mayor called the meeting to order at 5:30 p.m. In attendance Councilors Grambley, Kroger, Lakin, Schuyler, Mayor Pro Tem Meyer and Mayor Clark. Councilor Thomas was not present for the roll call.

CONSENT AGENDA

1. Minutes of the Regular Meeting of February 8, 2023.
2. Minutes of the Workshop Meeting on February 13, 2023.
3. Register of Demands for March 2023.
4. Renewal of Restaurant Liquor License for True Grit Cafe.

ACTION:

It was moved by Mayor Pro Tem Meyer, seconded by Councilor Lakin and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC COMMENTS

Clark Gilbert, President of the Ridgway Pickle Ball Club, reported the organization has received a 5013C non-profit status; and has raised \$14,000 and looking into grant opportunities for construction of pickle ball courts. He inquired into the time frame for preparation of the Parks Master Plan, and asked if the group could meet with staff to discuss the plans.

Town Manager Neill reported the request for proposals will be published in early summer and no other funds have been budgeted for the project, and offered to set a time to meet with the organization.

Kyle Ronemus thanked the Council for "making Town dog friendly" and reported there are daily gatherings of approximately 20 dogs and 30 owners in the Athletic Park, noting "everyone is diligent about cleaning up after their dogs". He made a cash donation to the parks department to cover the cost of purchasing dog waste bags, and offered to assist in clean up of the park.

Luke Stock, member of Ameri-Corp Volunteers in service to Ameri-Corp Vista explained he is serving a one year term with the Tri-County Health Network assisting in "community health needs". He asked for Council recognition of the organization during the annual recognition of volunteers in Southwest Colorado, which will be held next week.

PUBLIC REQUESTS AND PRESENTATIONS

5. Request to use public rights-of-ways for the annual Fete de la Musique and Ridgway 1-K events

The Town Clerk presented a request from Weehawken Creative Arts and The Sherbino to use public rights-of-ways for the annual Fete de la Musique on June 25th and Ridgway 1-K on October 7th.

ACTION:

Councilor Lakin moved to approve the special event permit for the Ridgway 1-K event on October 7th, and Councilor Kroger seconded the motion. On a call for the vote the motion carried unanimously on a roll call vote.

ACTION:

Moved by Councilmember Lakin, seconded by Councilor Grambley and unanimously carried on a roll call vote to approve the special event permit for Fete de la Musique on June 25th.

PUBLIC HEARINGS

6. Emergency Ordinance extending a temporary moratorium on the acceptance of applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments and Rezoning Applications

Staff Report from the Town Manager dated 3-2-23 presenting an emergency ordinance to extend the temporary moratorium on new development applications.

Manager Neill reported on August 10, 2022 Council approved an ordinance to place a temporary moratorium on development applications, after receiving concerns from staff about the overwhelming and unprecedented number of applications in the review queue, which was placing a strain on staff resources. As part of the moratorium process the consulting planner and staff have been presenting changes to the Zoning and Subdivision regulations located in Chapter 7 of the Municipal Code, to the Planning Commission. He reported the moratorium was set for four months, to expire on March 31st. Code revisions have not been completed and staff is recommending extending the moratorium to July 14th to allow time to finalize revisions.

Speaking from the audience Bob Kelly inquired about exceptions for affordable housing projects.

ACTION:

Councilmember Schuyler moved to adopt Emergency Ordinance No. 01-2023 Extending a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments and Rezoning Applications; and Declaring an Emergency, Councilor Grambley seconded, and on a roll call vote the motion carried unanimously.

7. Emergency Ordinance extending the expiration date of the San Miguel Power Association, Inc. franchise

Town Attorney Nerlin reported staff has been in discussions with San Miguel Power Association regarding the franchise agreement set to expire in April. He requested Council grant a three month extension of the existing agreement, to allow time for development of a new agreement.

ACTION:

Mayor Pro Tem Meyer moved, and Councilor Lakin seconded to adopt Emergency Ordinance No. 02-2023 Extending the Expiration Date of the San Miguel Power Association, Inc. Franchise, and Declaring and Emergency. The motion carried unanimously on a roll call vote.

POLICY MATTERS

8. Request to deviate from infrastructure requirements relative to the Riverfront Village project

Staff Report from the Town Manager dated 3-7-23 presenting a request from the developer of Riverfront Village to deviate from Municipal Code requirements.

The Town Manager explained Alpine Homes-Ridgway LLC, developers of Riverfront Village have requested to deviate from code requirements for items required to be completed before final plat application, and contained in the subdivision improvements agreement. The developer is requesting to file for final plat prior to required electricity improvements being completed. He noted if Council approves the request, the Subdivision Improvements Agreement would need to be amended, and a deviation would need to be made to Municipal Code 7-4-6(B)(1).

Developers representative Joel Kanter explained infrastructure installation is expected to be completed in June, except for installation of electrical transformers which San Miguel Power (SMPA) has said can not be installed until November due to "supply chain issues". He noted this is a "time issue out of our control", which "may increase our construction costs" if the project is placed on hold until SMPA can install the transformers. Project Manager with FCI Constructors, John Morgan, noted the company will be boring under the highway for the connection, even though the transformers will not be installed until late fall.

Councilor Thomas joined the meeting at 6:05 p.m.

There were comments from the Council.

ACTION:

Councilor Schuyler moved to allow the requested deviation from the Municipal Code for Riverfront Village. Councilor Lakin seconded, and the motion carried on a roll call vote.

9. Award of bid for Granular Activated Carbon Water Treatment equipment

Town Engineer Joanne Fagan explained last month the Town published a call for proposals to install granular activated carbon treatment equipment at the water plant. One bid was received for \$335,749 from Filter Tech Systems Inc. She reported the project is budgeted at \$400,000 which includes staff installing piping to and from the equipment, with estimated material cost of \$35,000.

There were questions from the Council.

ACTION:

It was moved by Mayor Pro Tem Meyer, with a second from Councilor Kroger to direct staff to negotiate a contract for the bid received from Filter Tech Systems, for a total project cost not to exceed \$400,000. The motion carried unanimously on a roll call vote.

10. Intergovernmental Agreement with Ouray County for Noxious Weed Management and Control Services

Staff Report dated 3-2-23 from the Town Manager presenting an Intergovernmental Agreement (IGA) with Ouray County for Noxious Weed Management and Control Services.

The Town Manager explained the IGA is for this calendar year, for services by the County Vegetation Manager to continue conducting surveys of noxious weeds on all Town property, and make recommendations for appropriate treatment, then conduct herbicide treatments.

Speaking from the audience, Vicki Hawse expressed opposition to “chemical use unless absolutely necessary” and asked the Council to “not make it a long term process”.

There were comments by the Council.

ACTION:

Councilmember Grambley moved to approve the Intergovernmental Agreement between Ouray County and the Town concerning Noxious Weed Management and Control Services as presented, Councilor Schuyler seconded the motion which carried unanimously on a roll call vote.

11. Discussion regarding dedicated revenue source to address housing challenges

Staff Report dated 3-2-23 from the Town Manager presenting potential dedicated revenue sources for affordable housing.

Manager Neill reported at a Workshop Meeting on February 15th the Council discussed possible funding mechanisms for a dedicated revenue source for affordable housing and directed staff to research taxes in other communities that impact residential property that are not being used as a primary residence or rental such as a second home or vacant home tax; revenue impacts of a short term rental tax at rates between 9% and 15%; revenue impact of increased lodging tax at rates between 4% and 7%; further explore an Inclusionary Zoning Fee-in-Lieu that would allow developers looking to construct market rate housing developments to either provide on-site affordable units or pay fees in lieu thereof. Staff was unable to locate any communities in the State that have a second home/vacant home tax, though one was found in Canada, and two in California. A short term rental tax would require owners of properties that short term rent to remit the proposed tax as well as the existing lodging tax amount which is currently set as 3.5% per room per night; inclusionary zoning fees are being discussed by the Planning Commission during the proposed updates to Chapter 7 of the Municipal Code.

There was discussion by the Council.

SPEAKING FROM THE AUDIENCE:

Jake Niece, Board Member of the Ouray County Home Trust, noted the non-profit organization will need matching funds for grant applications to provide funding to construct a housing project in Town.

Andrea Sokolowski with the Ouray County Home Trust suggested the Council consider the number of times they present a ballot question to the voters, noting "most voters want to know what the money will be used for".

Tanya Ishikawa, Ridgway Area Chamber of Commerce Board Member reported the board has engaged in conversations with lodging owners and they feel a lodging tax of 5-7% "will not impact" rentals. The Board feels a 60/40 split of the taxes, at 6%, would be sufficient to support the Chamber.

There were comments and discussion by the Council.

SPEAKING FROM THE AUDIENCE:

Doug Canright noted a developers fee in lieu "should be enough to pay for a unit".

Ken Miller opposed taxing second homeowners, and noted he feels voters would not approve such a tax; and stated "the market should dictate affordable housing" and he is opposed to "use of tax money for that".

Lodging owner, Bob Kelly, supported a "goal oriented approach" to affordable housing and suggested a study be conducted to determine "a target", noting "voters would need to have a good idea of what they are voting on". He stated "the Chamber is not helping with affordable housing" and suggested asking them to "tone down" advertising, noting "we don't feel we need it to grow our business". He stated if "the tax rate is raised it would affect our business"; "targeting" one type of business "is not fair".

There was discussion between the Council and Mr. Kelly.

There was discussion by the Council. Consensus was to direct staff to conduct more research on a second homeowners tax; invite the Chamber of Commerce to participate in discussions regarding their needs and a proposed increase in lodging taxes; pursue the short term rental tax concept.

12. Letters of support for the Home Trust of Ouray County's Congressional Directed Spending Request

Andrea Sokolowski with the Ouray County Home Trust requested letters of support to send to State Senators Hickenlooper and Bennett supporting the non-profit organizations application for \$1,197,525 from Congressionally Directed Spending Requests, for conceptual design, tap fees and repayment of a Department of Local Affairs acquisition loan.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Kroger and unanimously carried by a roll call vote to approve sending the letters of support for the Home Trust of Ouray County for a Congressional Directed Spending Request.

12. Request for letter of support for San Miguel Power Association planning grant application to the Microgrids for Community Resilience Grant Program

Councilor Schuyler requested a letter of support for San Miguel Power Association application for a State Microgrids for Community Resilience Planning Grant Program.

ACTION:

Moved by Councilor Lakin, seconded by Councilor Grambley to approve the letter of support for San Miguel Power Association planning grant application to the Microgrids for Community Resilience Grant Program the motion carried on a roll call vote with Councilor Schuyler abstaining.

13. Letter of support for Ouray County request for Congressionally Directed Spending Dollars

The Town Manager presented a request from Ouray County for a letter of support for Congressionally Directed Spending Dollars to construct a crossing over Corbett Creek.

ACTION:

Moved by Councilor Kroger to approve the letter of support for the Ouray County application for Congressionally Directed Spending Dollars, second by Mayor Pro Tem Meyer, the motion carried unanimously on a roll call vote.

14. Resolution Canceling the April Regular Election

The Town Clerk presented a resolution canceling the April 4th Regular Election. She explained there were three vacant Councilmember seats, and only three candidates filed nomination petitions by the deadline. She has cancelled the election and declared the candidates elected, the candidates were incumbents Polly Kroger, Beth Lakin and Russ Meyer.

ACTION:

It was moved by Mayor Pro Tem Meyer to approve Resolution No. 23-04 Canceling the April Regular Election. Councilmember Schuyler seconded and the motion carried unanimously on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill highlighted some items contained in the monthly Managers Report.

Councilor Schuyler presented an update from the Sustainability Committee; Mayor Clark on the Communities that Care Coalition; and Councilor Kroger on the Parks, Trails and Open Space Committee.

15. Administer oath of office to newly elected Councilmembers

The Town Clerk administered the oath of office to newly elected Councilmembers Polly Kroger, Beth Lakin and Russ Meyer.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

Town of Ridgway
Register of Demands
April 2023

Name	Memo	Account	Paid Amount
Region 10		Alpine-Operating Account	
	Enter. Zone - Oct-Dec 2022	781POO · Events & Festivals	-96.52
TOTAL			-96.52
Verizon Wireless		Alpine-Operating Account	
		741POO · Telephone	-61.05
		943SOO · Telephone	-135.71
		934WOO · Safety Equipment	-155.75
		843GO3 · Telephone	-203.50
		543GOO · Telephone	-91.40
		643GO2 · Telephone	-61.05
		552GOO · GIS Mapping - admin	-10.00
		952SOO · GIS Mapping - sewer	-10.01
		952WOO · GIS Mapping - water	-50.02
		830GO3 · Computer	-160.04
TOTAL			-938.53
Fishbone Graphics & Screen Pr...		Alpine-Operating Account	
	shirts	781POO · Events & Festivals	-4,303.20
TOTAL			-4,303.20
Hartman Brothers Inc		Alpine-Operating Account	
		661GO2 · Vehicle & Equip Maint & Repair	-8.48
		961SOO · Vehicle & Equip Maint & Repair	-8.47
		961WOO · Vehicle & Equip Maint & Repair	-8.47
TOTAL			-25.42
UNCC		Alpine-Operating Account	
		915WOO · Dues & memberships	-18.06
		915SOO · Dues & Memberships	-18.06
TOTAL			-36.12
Ridgway Office & Mercantile		Alpine-Operating Account	
	zoning map	540GOO · Printing & Publishing	-7.50
	Fuse happy hour prints	532GOO · Creative/Main Street Program	-15.00
TOTAL			-22.50
Amerigas		Alpine-Operating Account	
	propane - wtr plant	942WOO · Utilities	-3,075.33
TOTAL			-3,075.33
Scott's Printing & Design		Alpine-Operating Account	
	hats	883GO3 · Uniforms	-190.15
TOTAL			-190.15

Town of Ridgway
Register of Demands
April 2023

Name	Memo	Account	Paid Amount
Browns Hill Engineering & Con...		Alpine-Operating Account	
	computer at plant	914WOO · Consulting & Engineering Ser...	-902.75
TOTAL			-902.75
Honnen Equipment Company		Alpine-Operating Account	
	2/22-3/21 loader	662GO2 · SnowRemoval Equip&Services	-4,692.00
TOTAL			-4,692.00
Rocky Mountain Aggregate & C...		Alpine-Operating Account	
	Frederick St culvert	632GO2 · Supplies & Materials	-1,013.10
	Frederick St culvert	632GO2 · Supplies & Materials	-1,005.67
	Frederick St culvert	632GO2 · Supplies & Materials	-519.97
		635GO2 · Gravel & Sand	-3,403.29
		635GO2 · Gravel & Sand	-2,642.64
TOTAL			-8,584.67
Ferguson Waterworks		Alpine-Operating Account	
	landscape fabric - Frederick St culvert	632GO2 · Supplies & Materials	-228.24
	plumbing repair parts - wtr plant	931WOO · Maintenance & Repairs	-106.41
TOTAL			-334.65
Black Hills Energy-Town Hall		Alpine-Operating Account	
		742PO1 · Utilities - c cntr/t hall	-89.94
		842GO3 · Utilities	-89.93
		542GOO · Utilities	-89.93
TOTAL			-269.80
Black Hills Energy-PW Building		Alpine-Operating Account	
		742POO · Utilities	-98.22
		642GO2 · Utilities	-98.22
		942SOO · Utilities	-98.22
		942WOO · Utilities	-98.21
TOTAL			-392.87
Black Hills Energy-PW Office		Alpine-Operating Account	
		642GO2 · Utilities	-26.89
		942SOO · Utilities	-26.89
		942WOO · Utilities	-26.88
TOTAL			-80.66
Black Hills Energy-Hartwell Park		Alpine-Operating Account	
		742POO · Utilities	-71.60
TOTAL			-71.60

Town of Ridgway
Register of Demands
April 2023

Name	Memo	Account	Paid Amount
Black Hills Energy-Lift Station		Alpine-Operating Account	
		942SOO · Utilities	-28.86
TOTAL			-28.86
Black Hills Energy-Broadband		Alpine-Operating Account	
		783PO1 · Broadband Station	-14.89
TOTAL			-14.89
Hach Company		Alpine-Operating Account	
	metal probe - plant	932WOO · Supplies & Materials	-501.95
TOTAL			-501.95
Ouray County Road & Bridge		Alpine-Operating Account	
	2/27/23-3/22/23	560GOO · Gas & Oil	-66.15
	2/27/23-3/22/23	660GO2 · Gas & Oil	-310.73
	2/27/23-3/22/23	760POO · Gas & Oil	-72.45
	2/27/23-3/22/23	960WOO · Gas & Oil	-392.95
	2/27/23-3/22/23	960SOO · Gas & Oil	-359.25
	2/27/23-3/22/23	860GO3 · Gas & Oil	-811.75
TOTAL			-2,013.28
Valley Restoration & Constructi...		Alpine-Operating Account	
	boiler #1	782PO1 · Visitor Center	-11,847.60
TOTAL			-11,847.60
San Miguel County Sheriff's Off...		Alpine-Operating Account	
		5030GO1 · Juvenile Diversion	-8,000.00
TOTAL			-8,000.00
USABlueBook		Alpine-Operating Account	
	bulkhead fitting - plant	931WOO · Maintenance & Repairs	-75.33
	valve & dispenser - plant	932WOO · Supplies & Materials	-146.20
TOTAL			-221.53
Consolidated Electrical Distrib...		Alpine-Operating Account	
	fuses - plant	932WOO · Supplies & Materials	-477.27
TOTAL			-477.27
Dana Kepner Company Inc		Alpine-Operating Account	
	MXUs (54)	988WOO · Taps & Meters	-12,043.08
	fire suppression tap locks	932WOO · Supplies & Materials	-975.00
	meters (108)	988WOO · Taps & Meters	-24,498.72
TOTAL			-37,516.80

Town of Ridgway
Register of Demands
April 2023

Name	Memo	Account	Paid Amount
San Miguel Power Assoc, Inc.		Alpine-Operating Account	
	2/19/23-3/19/23	542GOO · Utilities	-76.96
	2/19/23-3/19/23	783PO1 · Broadband Station	-142.61
	2/19/23-3/19/23	638GO2 · Street Lighting	-369.60
	2/19/23-3/19/23	642GO2 · Utilities	-308.21
	2/19/23-3/19/23	742POO · Utilities	-360.86
	2/19/23-3/19/23	742PO1 · Utilities - c cntr/t hall	-76.96
	2/19/23-3/19/23	842GO3 · Utilities	-76.96
	2/19/23-3/19/23	942SOO · Utilities	-2,822.98
	2/19/23-3/19/23	942WOO · Utilities	-798.84
TOTAL			-5,033.98
Friends of Colorado Avalanche ...		Alpine-Operating Account	
		5138GO1 · Friends CO Avalance Info	-3,500.00
TOTAL			-3,500.00
Xerox Financial Services		Alpine-Operating Account	
	Xerox lease - Feb 2023	948SOO · Office Equipment - Leases	-7.63
	Xerox lease - Feb 2023	948WOO · Office Equipment - Leases	-15.26
	Xerox lease - Feb 2023	548GOO · Office Equipment - Leases	-129.75
TOTAL			-152.64
Bruin Waste Management		Alpine-Operating Account	
	animal resistant can	516GOO · Refuse Collection Franchise	-157.36
TOTAL			-157.36
Montrose Ford-Nissan Inc		Alpine-Operating Account	
	oil change - Tahoe	860GO3 · Gas & Oil	-87.22
TOTAL			-87.22
Community Planning Strategie...		Alpine-Operating Account	
	Feb 2023	513GOO · Planning Consulting	-12,176.75
	Mar 2023	513GOO · Planning Consulting	-10,501.25
TOTAL			-22,678.00
Caselle Inc		Alpine-Operating Account	
	May 2023	914SOO · Consulting & Engineering Servs	-164.50
	May 2023	914WOO · Consulting & Engineering Ser...	-164.50
TOTAL			-329.00
Skaggs Companies, Inc.		Alpine-Operating Account	
	bulletproof vest	832GO3 · Equipment & Supplies	-948.19
TOTAL			-948.19

Town of Ridgway
Register of Demands
April 2023

Name	Memo	Account	Paid Amount
ASAP Signs		Alpine-Operating Account	
	repair Liddell signs	639GO2 · Street Signs	-30.00
TOTAL			-30.00

STAFF REPORT

Subject: Request for water leak adjustment - Account #3690.2
Initiated By: Wanda Taylor, Customer Service Clerk
Date: April 6, 2023

BACKGROUND:

Attached is a request for a water leak adjustment at 500 A & B Chipeta Drive, from David Lee. The leak was located in unit B when a broken toilet was discovered. This created excess usage of 92,000 gallons. The leak was repaired immediately after being notified by staff of excess water use.

ANALYSIS:

Pursuant to Municipal Code Section 9-1-23 the Council has the authority to make water leak adjustments. The language is as follows:

9-1-23: WATER BREAK ADJUSTMENTS.

(A) The Town Council shall have authority to make an equitable adjustment to a water bill when the bill is extraordinarily high due to an undiscovered break downstream of the customer's meter if the break was not caused by the customer's negligence and the customer did not have a reasonable opportunity to discover the break more quickly than it was discovered.

(B) No adjustment shall be allowed unless the customer submits a written request for the adjustment within fifteen days of the mailing of the bill in question and unless the leak has been repaired.

(C) The adjustment shall not reduce the customer's bill below the cost to the Town of producing the water supplied through the meter.

The customer used 112,000 gallons in September and was billed \$1,562.00. This calculates to 92,000 gallons over the base allotment; based on the leak adjustment rate of \$11.00 for each 1,000 gallons after 20,000 gallons of usage. The customer can be awarded a water leak adjustment credit of \$336.00.

FINANCIAL CONSIDERATIONS:

There is a loss in revenue when the water rate is decreased.

ATTACHMENT: Email from David Lee dated April 6, 2023

Wanda Taylor

From: David Lee <dsmlee@gmail.com>
Sent: Friday, April 7, 2023 8:36 AM
To: Wanda Taylor
Subject: Re: Water Break Adjustment

To the Town Council of Ridgway:

There was a water leak at 500 Chipeta Drive this past month, causing significant water usage. The account number is 3690.2.

The water leak was caused by a leaking toilet, which was fixed over this past weekend. Wanda Taylor alerted us to the high water usage on 4/3/2023. We are grateful for her help and assistance. Thankfully the leak had already been taken care of. Water meter readings from 4/3/2023 and 4/6/2023 confirm that the water issue has been resolved.

We would like to request a water break adjustment for our water bill.

We appreciate your consideration in this matter.

Respectfully,
David Lee

AGENDA ITEM #5

AGENDA ITEM #6



TOWN OF RIDGWAY, COLORADO OFFICAL PROCLAMATION

Proclaiming the week of April 15-22, 2023, as “INTERNATIONAL DARK SKY WEEK”

WHEREAS, the Town of Ridgway was named a International Dark-Sky Association “Dark Sky Community” in July 2020; and

WHEREAS, the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and

WHEREAS, light pollution has scientifically-established economic and environmental consequences, which result in significant impacts to the ecology and human health of all communities; and

WHEREAS, the Town of Ridgway has shown exceptional dedication to the preservation of the night sky through the implementation and enforcement of a quality outdoor lighting ordinance, dark sky education, and citizen support of the dark skies; and

WHEREAS, the experience of standing beneath a starry night sky inspires feelings of wonder and awe, and encourages a growing interest in science and nature, especially among young people and out-of-area visitors within the local communities; and

WHEREAS, the International Dark-Sky Association recognizes April 15-22, 2023, as International Dark Sky Week; and

WHEREAS, the International Dark-Sky Association is the globally-recognized authority on light pollution, and has created International Dark Sky Week to raise awareness of light pollution, and provide free education, resources, and solutions to the public to encourage the protection and enjoyment of dark skies and responsible outdoor lighting.

NOW THEREFORE, BE IT PROCLAIMED by the Town Council of the Town of Ridgway, Colorado that:

1. That the Town of Ridgway honors and recognizes April 15-22, 2023, as International Dark Sky Week.
2. The Town Council calls upon the citizens of Ridgway to observe this important week and raise awareness and support for protecting our precious dark sky resources.

Dated this 12th day of April, 2023.

By: _____
John Clark, Mayor

Attest: _____
Pam Kraft, Town Clerk

AGENDA ITEM #7



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 5, 2023
Agenda Topic: **Request from Vista Park Development, LLC to waive the requirement to pay for all water and sewer taps prior to recording Final Plat**

On February 8, 2023, Council approved the Vista Park Commons-P.U.D. Subdivision Final Plat and PUD finding that the criteria set forth in RMC §7-4-5(C)(8)(b) have been met with the following conditions:

1. The Subdivision Improvement Agreement (SIA) for Vista Park Commons P.U.D. shall be approved by the Ridgway Town Council prior to the Final Plat and PUD being recorded with the Ouray County Clerk and Recorder's Office.
2. Applicant shall address all outstanding review comments in the comment letter dated January 20, 2023, and submit the necessary documentation for review prior to the final plat and PUD being recorded with the Ouray County Clerk and Recorder's Office.

The SIA was approved by Council on February 8th and subsequently executed by the Town and applicant. Staff is still awaiting a new submittal from Vista Park Development, LLC to confirm that all outstanding review comments have been addressed. Staff is also awaiting the submittal of the plat mylars with the required development team signatures.

One of the requirements of the Final Plat phase of the Town's Subdivision Procedure is that the following be submitted with the plat (per RMC 7-4-5(C)(5)(g)): "Applications for water and sewer taps adequate to serve the proposed use for each lot on the final plat, provided however, this shall not apply to subdivisions for which tap prepayment agreements have been approved prior to September 15, 1992." Furthermore, according to RMC 7-4-5(C)(8)(b), prior to plat recording, the applicant is required to pay "all costs due to date pursuant to subsection 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.

Staff recommends not granting the applicant's deviation request.

AGENDA ITEM #8



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 5, 2023
Agenda Topic: **Review and action on request from Alpine Homes-Ridgway, LLC regarding infrastructure work related to the Riverfront Village project**

ACTION BEFORE COUNCIL:

Council is asked to consider a request by the developer of the Riverfront Village project to deviate from Ridgway Municipal Code requirements.

BACKGROUND:

In January 2023, the developer of the Riverfront Village project submitted a request letter to Town staff concerning various elements of the infrastructure work related to the Riverfront Village project. That request letter is appended to this memo as Attachment A. Staff's response letter, which is attached to this memo at Attachment B, took the position that some of the items listed in the developer's request letter will need to be properly completed before a Final Plat application, accompanied by a Subdivision Improvements Agreement (SIA) guaranteeing construction of all other necessary improvements and as-builts, can be considered by the Town Council.

In early March, the developer submitted another request, appended to this memo as Attachment C, for the Town to allow for a Final Plat application to be submitted and considered by the Town Council prior to the required electricity improvements being completed. At the March 8, 2023 Town Council meeting, Council approved the requested deviation, expressing understanding of the supply chain issues the development team is experiencing related to the delivery of the transformers, which were ordered in July 2022.

The developer has now submitted another request, appended to this memo as Attachment D, for the Town to allow for Final Plat application to be submitted and considered by the Town Council prior to the following improvements being completed:

- Street signs, stop signs, or similar traffic control devices
- Street lights (poles and bollards)
- Drywells related to the storm drainage system

While staff's position is memorialized in Attachment B, staff further offers that the treatment units (i.e., drywells) need to be in place as that is the mechanism for water quality treatment. Staff would be willing to review an alternative/temporary solution to provide water quality detention and treatment if the development team feels the drywells would be negatively impacted during vertical construction.

If Council were to approve any portions of the request, the required improvements would need to be memorialized in the SIA. This would deviate from RMC Section 7-4-6(B)(1) as it states that, *"No final plat shall be approved or recorded until the subdivider has properly completed, and the Town has approved, the street base, lights and traffic control devices, and water, sewer, electricity, gas, telephone, and drainage system as adequate to serve each lot..."*

ATTACHMENTS:

Attachment A – Developer SIA Request dated January 20, 2023
Attachment B – Staff Response Letter dated February 8, 2023
Attachment C – Developer Request Email dated March 3, 2023
Attachment D – Developer Request Email dated March 23, 2023



Preston Neill
201 North Railroad Street
Ridgway Colorado, 81432

20 January 2023

Preston,

In our recent meetings with the Town, we have been discussing the timing and status of the completion of certain elements of the site infrastructure work stated on Exhibit B/Development Agreement, which elements were generated from the Ridgway Town code and would be elements of the infrastructure work that would be installed as a pre-condition to the recordation of the Final Plat. We also understand that the code allows for an owner to propose and the Town to review and approve the use of Subdivision Improvement Agreement (SIA) that would be executed by the owner and the Town simultaneously with the final plat. The SIA would allow for the completion of certain of the site infrastructure work contemplated on Exhibit B/Development Agreement and the Ridgway code at a stipulated time after the plat recordation. The SIA would include the provision of a mutually agreeable security element (such as a bond) to insure the timely completion of those elements of the site infrastructure work after final plat recordation.

We are currently envisioning that a bulk of the Exhibit B/Development Agreement Site Infrastructure work would be completed on or about March 1, 2023, except for the items noted in this letter, which we would like to incorporate in an SIA. We would like to target that date for recording the plat and the SIA. That would also be the time that we would begin vertical construction of the project, assuming that the Town has issued a building permit for that work.

We are requesting that the Town authorize the Owner to use an SIA covering the remaining items noted below.

A copy of Exhibit B is attached. The following is a status update of the Exhibit B/Development Agreement Site Infrastructure:

Item 1 will be completed by March 1.

Item 2, 3 and 4 is generally completed, provided that underground utilities will be ongoing at approximately 90% complete as of the March 1st date. Material will be in the ground, but final testing and town/state inspections will be ongoing. At the end of January we hope to tie in the sewer and water lines. Then will be working on service lines in February.

Item 5. **Electricity, telephone and CATV.** *Transformers and conductors will not be installed due to supply chain timing. SMPA has received payment from Owner. All conduits will be in place for Telephone and CATV for 3rd party installation at the time buildings are dried in.*

Item 6. **Streets within and adjacent to the subdivision as necessary to provide access to each lot. Existing streets maintained by the Town for public use shall be improved by the subdivider to the extent necessary to provide access to abutting lots and to provide proper drainage, grade, and sidewalk grade. Streets shall be paved in circumstances where required by Town street specifications. Streets shall be dedicated to the Town.** *In the town preconstruction meeting it was agreed that paving would not need to be in place although the class 6 road base will be completed. FCI would like to install temporary roads consisting of aggregate base course for use during construction to be able to get equipment around the project and control dirt leaving the project. Final roadways to be completed following vertical construction.*

ATTACHMENT A

Item 7. **Street signs, stop signs, or similar traffic central devices.** *It is the contractor's practical concern for signage to be installed ahead of the vertical construction due to potential obstacles of construction activity and susceptibility to damage. We request a delay in the sequence of all signage installation.*

Item 8. **A storm drainage system.** *Storm drainage system will not be completed at this time. This project relies on sheet drainage across the site to drywells. Sheet drainage will not function correctly until the entire site is complete, including final grading, asphalt, grass, and drywell construction. FCI will leave construction storm water management BMPs in place until project is complete and will remain in compliance with the state stormwater regulations per the state stormwater permit.*

Item 9. **Street lights.** *All underground electrical and light posts would otherwise be completed for plat approval, but the installation of these items appear to the owner to be premature and could get damaged during the construction of buildings. We request a delay in the sequence of all fixture installation.*

Item 10. **Curb and gutter shall be provided along paved streets and where required by Town specifications. Concrete sidewalk shall be provided along all abutting streets except when the Planning Commission and Town Council determine that sidewalk is necessary on only one side of a local street because of the shortness of the street, unusual topographical factors or other circumstances which alleviate the need for such sidewalk. In those cases where the proper grade of the sidewalk cannot be determined, the Planning Commission and Town Council may authorize the execution and recording of an agreement on forms provided by the Town to join in an improvement district to install the sidewalk at such time as sidewalk construction becomes feasible instead of immediate construction.**

In pre-construction meeting with Town it was discussed whether this would be needed for plat approval. It is a practical concern that sidewalk and curb and gutter if installed this early will most likely be damaged during construction. These items typically are completed as the buildings are being completed along with final grading prior to landscaping. We request a delay in the sequence of all site concrete installation.

Item 11. **Public Trail.** **Public trail easements shall be provided and constructed as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time, and including the Uncompahgre RiverWay Trail. The Town may waive this requirement if the property at issue has existing trail easements dedicated to the Town of Ridgway.**

Falling into the same category and concern as no. 10 above, it is a concern that completing the riverwalk prior to vertical construction is a concern for damage due to the construction of the adjacent structures. We request a delay in the sequence of the concrete river trail and retaining wall installation

If acceptable, we will work on an SIA, that would include a list of items to be completed, estimated completion times, estimated completion costs and proposed collateral.

This concludes our request.

Regards,

Jim Kehoe on behalf of Alpine Homes LLC, Ridgway CO



Exhibit B
(Schedule of Infrastructure Improvements)

1. Survey monuments.
2. A sewer collection system connected to the Town's sewage system shall be required and dedicated to the Town.
3. A domestic water distribution system connected to the Town's system and dedicated to the Town.
4. A fire prevention system.
5. Electricity, telephone and CATV.
6. Streets within and adjacent to the subdivision as necessary to provide access to each lot. Existing streets maintained by the Town for public use shall be improved by the subdivider to the extent necessary to provide access to abutting lots and to provide proper drainage, grade and sidewalk grade. Streets shall be paved in circumstances where required by Town street specifications. Streets shall be dedicated to the Town.
7. Street signs, stop signs or similar traffic control devices.
8. A storm drainage system.
9. Street lights.
10. Curb and gutter shall be provided along paved streets and where required by Town specifications. Concrete sidewalk shall be provided along all abutting streets except when the Planning Commission and Town Council determine that sidewalk is necessary on only one side of a local street because of the shortness of the street, unusual topographical factors or other circumstances which alleviate the need for such sidewalk. In those cases where the proper grade of the sidewalk cannot be determined, the Planning Commission and Town Council may authorize the execution and recording of an agreement on forms provided by the Town to join in an improvement district to install the sidewalk at such time as sidewalk construction becomes feasible instead of immediate construction.
11. Public trail easements shall be provided and constructed as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time, and including the Uncompahgre RiverWay Trail. The Town may waive this requirement if the property at issue has existing trail easements dedicated to the Town of Ridgway.

ATTACHMENT B



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

February 8, 2023

Jim Kehoe
1521 Easy Rider Lane #102
Boulder, CO 80304

SENT VIA E-MAIL: jim@keostudioworks.com

RE: Riverfront Village Final Plat/SIA Request

Dear Jim,

I am writing in response to your request letter dated January 20, 2023, concerning various elements of the infrastructure work related to the Riverfront Village project. We appreciate the time you took to provide updates on the required improvements as identified in Section 7-4-6(A) of the Ridgway Municipal Code ("RMC"), and we're impressed to hear that the bulk of the required infrastructure work will be completed in March 2023.

Of the items listed in your request letter, which correspond to the improvements list in RMC 7-4-6(A), items 5, 7, 8 and 9 give our staff team pause. RMC Section 7-4-6(B)(1) is quite clear that, *"No final plat shall be approved or recorded until the subdivider has properly completed, and the Town has approved, the street base, **lights and traffic control devices**, and water, sewer, **electricity**, gas, telephone, and **drainage system** as adequate to serve each lot..."* This is a provision that the Town has always held all developments to as they have made their way through the Town's subdivision procedure. Staff does not support your requested deviations from RMC requirements in items 5, 7, 8 and 9. Staff takes the position that these items will need to be properly completed before a Final Plat application, accompanied by a Subdivision Improvements Agreement ("SIA") guaranteeing construction of all other necessary improvements and as-builts, can be considered by the Ridgway Town Council.

We recognize and appreciate the hard work your team has put forth to move the Riverfront Village project forward, and we are willing to consider an SIA that conforms to the Town Code. Town staff will continue to be available and attentive to your team as you navigate the remaining phases of the Town's subdivision procedure.

Sincerely,

Preston Neill
Ridgway Town Manager

ATTACHMENT C

From: Joel Cantor <joel@cantorpartners.com>
Sent: Friday, March 3, 2023 2:51 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Cc: Matt Aupperle <maupperle@fciol.com>; Jonathan Morgan <jmorgan@fciol.com>; Jake Cantor <jake@cantorpartners.com>; Glenn Becker <glenn@cantorpartners.com>
Subject: Fwd: San Miguel Power Assn Check (attached)

Hi Preston:

FCI met with Western Gravel which has replaced their superintendent with a new person to move the project along quicker. It appears we will, pending the town's review, have all the items required for the preliminary plat completed in May. The only item holding us up is the transformers which we ordered back in July 2022 and paid in full \$287,000 (see attached check) to the utility which says they won't have them in until October or maybe later. We cannot just sit with a staffed-up trailer cost \$70k per month in general conditions while we wait for transformers that we paid for already. I am asking if you can waive this contingency as we already paid for them in full and waiting will damage the project and drive up dramatically the cost of the units or kill the project entirely. I understand that the town wants to ensure developers finish what they've promised, but this is not the case here. If you click on our website you can see we are not a small group and are not capital constrained. Bank of America has committed to funding the build once we go vertical and keeps asking when we are starting. I would gladly get you a letter from BofA showing they committed to fund this project. Funding isn't the issue, it's the utility holding up the job for items we ordered early on, paid in full, and don't need the transformers as we frame-up the buildings.

Let me know what you need from us to get this squared away.

Have a nice weekend.

Joel

Joel A. Cantor
CEO | [Cantor Real Estate Funds LP](#)

ATTACHMENT D

From: Jake Cantor <jake@cantorpartners.com>

Sent: Thursday, March 23, 2023 10:38 AM

To: Preston Neill <pneill@town.ridgway.co.us>

Cc: Glenn Becker <glenn@cantorpartners.com>; Matt Aupperle <MAupperle@fciol.com>; Jonathan Morgan <jmorgan@fciol.com>; Jim Kehoe <jim@keostudioworks.com>; Colt Skidmore <cskidmore@fciol.com>

Subject: Request to be on the next Ridgway Town Council Agenda

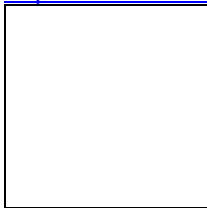
Good morning Preston,

I hope you are doing well. I am reaching out to you because I want to request to see if we could get back on the agenda for the next Ridgway Town Council monthly meeting. We want to request to waive a few minor requirements for our final plat approval that were listed out in Exhibit B of the development agreement and add them to our SIA. Specifically number 7, street signs, stop signs, or similar traffic central devices, as these will be in the way/most likely destroyed during vertical construction. As well as number 9, street lights (poles and bollards) as these will be in the way/most likely destroyed during vertical construction. We also would like to request a minor portion of number 8, storm drainage system, specifically the drywells. These will be destroyed during vertical construction and will need to be redone anyways. Also, these will not function correctly without the landscaping completed.

Please let me know what you think and if we could get on the agenda for the next town council meeting.

Thanks,
Jake

Jake Cantor | Development Associate
CANTOR FUND MANAGEMENT, LLC
C: 813-403-9646
jake@cantorpartners.com
<https://www.cantorfunds.com>



AGENDA ITEM #9

To: Ridgway Town Council

From: Katie Kent, *CPS, Contracted Town Planner*
TJ Dlubac, *CPS, Contracted Town Planner*

Cc: Preston Neill, *Ridgway Town Manager*

Date: April 12, 2023

Subject: Ridgway Municipal Code, Chapter 7, Land Use Regulations Update

In response to Ordinance No. 01-2022 establishing a temporary moratorium, effective through July 31, 2023, Town staff, consultants, and the Planning Commission have spent the past several months updating Chapter 7 Planning and Zoning, of the Ridgway Municipal Code (RMC).

PROJECT OBJECTIVES:

At the project kickoff, the following were identified as the primary objectives of this update:

- ✓ Clarify the zoning and subdivision review process
- ✓ Remove contradictions and duplication between Code sections
- ✓ Create a structure that can easily be updated to adapt to changing trends and needs

To reach these objectives, CPS provided a scope of work that included:

- ✓ Update land use application submittal, review, and approval procedures
- ✓ Evaluate ancillary sections of the RMC to ensure there are no contradictions
- ✓ Draft updates to Ch. 7 addressing the three objectives
- ✓ Provide the Town with a graphic illustrating the application process
- ✓ Develop internal guidelines for staff to use to process applications
- ✓ Identify standards and best practices for the Planning Commission and Town Council to consider addressing in the future.

The intent is to restructure Chapter 7 to better delineate and separate the three functions of the code:

- 1) **Administration:** This function includes the legal authority, interpretation, administration, and enforcement provisions of the code. Includes general administration, nonconforming uses and structures, enforcement provisions, etc.
- 2) **Procedures:** This function includes all the procedures for various review processes. This ties to standards that are required for specific application types as well as the enforcement clauses and provisions as necessary. Includes application review procedures, nonconforming uses and structures, flow charts, etc.
- 3) **Standards:** This is the meat of a code. This has all the standards that need be met ranging from subdivision design, infrastructure improvements, zoning district standards and uses, to use requirements. Includes zoning district standards, use standards, development standards, subdivision standards, nonconforming uses and structures, etc.

WHAT'S HAPPENED SO FAR:

Project kickoff with PC	September 22, 2022
Ridgway Development Review Team meeting	November 4, 2022
Update to PC	November 29, 2022
Ridgway Development Review Team meeting	December 8, 2022
Scenarios workshop with PC and development community	January 10, 2023
Project Check-In with Town Manager	January 27, 2023

Updated Draft revisions presented to PC	January 31, 2023
Conversation with PC re. outstanding concerns/questions	February 28, 2023
Update and discussion with PC re. Industrial Uses	March 28, 2023
Work session with TC to review updates	<i>April 12, 2023</i>

POLICY CHANGES:

Through the project, certain changes that could be made which were of a larger scale, referred to as policy changes, were presented by Staff and reviewed by the Planning Commission. The following were identified as policy changes:

1. The zoning and subdivision regulations now each contain one comprehensive table (Tables T-4.1 and T-5.1) which states each application type and the process that it is required to go through.
2. A Land Use Table (Table T-4.3) was created which clearly shows which uses are allowed in each zone district. This comprehensive table allows a user to determine if a use is allowed by-right, conditional use, or not at all, without having to look under each zone district section of the Code.
3. A new application process, Site Plan review (§7-4-3(H)), was created for development other than single-family, duplex, and certain additions. This review process ensures that the application is complying with all zone district requirements, site design standards, performance standards, public improvement requirements, and any additional applicable standards within the Town Code.
4. Planned Unit Developments (PUDs) were pulled out of the existing subdivision regulations and refocused on being a zoning overlay process, not a subdivision process. PUD application procedures and standards are now located within Section 6.
5. Performance Standards were relocated from individual zone districts to a general performance standards section (§7-4-5) that is applicable town-wide.
6. Ridgway currently has Commercial Design Standards adopted through a separate document. These have been relocated to be within the Town Code (§7-4-10).
7. Industrial Design Standards have been created and inserted within the Town Code (§7-4-11). These are basic standards, similar to the existing Commercial Design Standards.
8. Industrial Districts have been renamed for clearer understanding. These will be modified on the zoning map also. No change in zone district boundaries is being proposed. I-1 Light Industrial-1 District will be Light Industrial (LI) and I-2 Light Industrial – 2 District will be General Industrial (GI).
9. Industrial Uses were given three broad categories: light, medium, and heavy. Definitions were added to Section 9 so that it is clear which type of industrial use falls under which category.

UPDATED DRAFTS:

The following updated draft versions are being provided to the Town Council for review.

- ✓ Section 1 *General Provisions*
- ✓ Section 2 *Planning Commission*
- ✓ Section 3 *Board of Adjustments*
- ✓ Section 4 *Zoning Regulations*
- ✓ Section 5 *Subdivision Regulations*
- ✓ Section 6 *Planned Unit Development*
- ✓ Section 8 *Annexations*
- ✓ Section 9 *Definitions*

Chapter 7: Land Use Regulations

Section 1 General Provisions

7-1-1 INTERPRETATION OF THE PROVISIONS OF THESE LAND USE REGULATIONS

- (A) The provisions of these Land Use Regulations shall be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.
- (B) These Land Use Regulations shall be interpreted in a manner to further its underlying purposes.
- (C) If a conflict occurs between provisions of these Land Use Regulations, or between ~~provisions of these Land Use Regulations~~, other town regulations, and a state statute or other applicable codes and regulations, the more restrictive provision controls unless otherwise specified by these Land Use Regulations, or preempted by a direct conflict with state statute.
- (D) Unless otherwise specified in these Land Use Regulations, the requirements of these Land Use Regulations are presumed to apply to actions related to a change in land use as defined herein.

7-1-2 RULES OF CONSTRUCTION OF LANGUAGE

- (A) Words and phrases shall be read in context and construed according to common usage. Words and phrases that have acquired a technical or particular meaning, by legislative definition or otherwise, shall be construed accordingly.
- (B) The particular controls the general.
- (C) The word "shall" is always mandatory.
- (D) The words "may" and "should" are permissive.
- (E) Unless the context clearly indicates otherwise, words used in the singular number include the plural and words used in the plural number include the singular.
- (F) If there is a conflict between figures and words expressing a number, the words govern.
- (G) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

7-1-3 COMPUTATION OF TIME

- (A) In computing a period of days, the first day is excluded and the last day is included unless the last day of any period is a Saturday, Sunday or legal holiday, in which case the last day shall be the next working day.
- (B) Unless otherwise specified in these Land Use Regulations, the term "days" shall refer to business days.

7-1-4 STATUTORY VESTED PROPERTY RIGHTS

(A) Purpose

The purpose of this Section is to provide procedures necessary to implement a program of legislated vested rights similar, but not necessarily identical, to that called for by the provisions of Article 68 of Title 24, C.R.S. The provisions of said Article 24-68, to the extent inconsistent with the provisions of this Chapter, including but not necessarily limited to the provisions of C.R.S. 24-68-102.5(1), are hereby superseded.

(B) General Provisions

- (1) As used in this Section, "Site-Specific Development Plan" means a plan approved by the Town pursuant to this Section which has been submitted to the Town by a landowner or his

representative describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. Such plan may consist of one or more of the following:

- (2) An approved Final Planned Unit Development Plan;
- (3) An approved Subdivision Final Plat;
- (4) An approved Conditional Use;
- (5) An approved change in a nonconforming use; or
- (6) Annexation Agreements or Development Agreements executed by the Town which specifically provide that they should be part of a Site-Specific Development Plan.
- (7) Neither a Sketch Plan, a Preliminary Subdivision Plat nor a Preliminary PUD Plan may qualify as a Site-Specific Development Plan. An approved Zoning Variance, final architectural plans, public utility filings, or final construction drawings and related documents and methods for construction of improvements shall not, in and of itself constitute a Site-Specific Development Plan although it may be an additional element of a Site-Specific Development Plan which is specified in paragraph (1) above.
- (8) A Site-Specific Development Plan for any development shall include all of the items identified in paragraphs (1) and (2), above, to the extent applicable to the development.
- (9) None of the items identified in paragraphs (1) and (2) shall be considered a Site-Specific Development Plan until approved, pursuant to the procedures of this Section in addition to the procedures applicable to such individual items. Such procedures may be pursued contemporaneously.

(C) Procedures

- (1) A landowner desiring approval of a Site-Specific Development Plan shall submit an application, therefore, on forms provided by the Town indicating each element of such plan and shall submit a copy of each element as approved by the Town together with any other information necessary to determine with reasonable certainty the type and intensity of use for the property.
- (2) Upon receipt of a properly completed application with fee, the Town shall schedule a public hearing and publish notice thereof.
- (3) Following the Hearing, the Town Council may approve the Site-Specific Development Plan if it is consistent with the requirements of this Section.
- (4) Following approval, the Town shall cause a Notice describing generally the type and intensity of the use approved, and the description of the property affected. Such notice shall be published not more than 14 days after approval.
- (5) The Site-Specific Development Plan shall be deemed approved upon the effective date of the Town Council's action. In the event amendments to any of the elements of the Site-Specific Development Plan are subsequently proposed and approved, the effective date of such amendments for purposes of the duration of vested property rights shall be the date of approval of the original Site-Specific Development Plan.

(D) Limitations:

- (1) Approval of a Site-Specific Development Plan pursuant to this Chapter shall be deemed to create a vested property right which shall be subject to the provisions and limitations of 24-68-103(1)(b) and (c), 104 and 105, C.R.S., when inconsistent with any provision of this Chapter.
- (2) Failure of any landowner to request a hearing and approval of various elements of the development plan as a Site-Specific Development Plan shall constitute a waiver and no vested right shall be deemed to have been created by the Town's approval of such elements.

- (3) Approval of a Site-Specific Development Plan may be revoked by the Town Council following notice and hearing on account of breach of any condition of approval of the various elements of the plan or any ordinance or regulations of the Town applicable to the various approvals or the various elements of the plan.
- (4) The provisions of all duly adopted zoning ordinances and other land use and development ordinances and regulations and master plans, as amended from time to time, shall apply in accordance with their terms, to all property and pending applications and proceedings except to the extent otherwise specifically provided in the adopting legislation, and except to the extent otherwise provided for an approved Site-Specific Development Plan pursuant to paragraph (A) above.

7-1-5 ADEQUATE PUBLIC WATER SUPPLY

(A) Purpose

The purpose of this Section is to provide procedures necessary to implement a program to ensure adequate public water supplies similar, but not necessarily identical, to that called for by the provisions of Part 3 of Article 20 of Title 31, C.R.S. The provisions of said C.R.S. 31-20-301 et seq., to the extent inconsistent with the provisions of this Section, are hereby superseded.

(B) General Provisions

As used in this Section, "Development Permit" means any preliminary or final approval of an application for rezoning, conditional use permit, subdivision, PUD, building permit, site plan, development plan or similar application for new construction; which includes new water use in an amount more than that used by 50 single-family equivalents.

(C) Procedures

- (1) Unless the Town has authorized use of a water supply other than that of the Town, in a pre-annexation agreement or by other official action of the Town, a landowner desiring approval of a Development Permit shall submit with the application a report complying with C.R.S. 29-20-304(1) with respect to the Town's water supply, until such time as the Town has adopted a water supply plan conforming with C.R.S. 29-20-304(3).
- (2) If the Town has previously authorized Tri County Water Conservation District water or other source of supply, the applicant shall submit, the report, letter, or plan complying with C.R.S. 29-20-304(1). The Town shall have no obligation to approve any source of supply other than that of the Town.
- (3) No development permit shall be approved until the Town has determined in its sole discretion that the documents required by subsections (1) and (2) have been properly submitted and that the water supply for the proposed development, as such may be modified, will be adequate to meet its water supply requirements.

(D) Applicability

The provisions of this Section 7-1-6 shall apply to all new and pending applications for a development permit submitted after May 29, 2008, except for pending subdivisions or PUDs with an unexpired and approved preliminary plat, unless materially changed to increase water supply requirements. The determination of the adequacy of water supply for subdivisions or PUDs shall be made at the sketch plan stage unless material changes occur after sketch plan approval, in which case the determinations shall be made at the next stage of review and approval. The determination for other applications shall be made prior to approval of the application.

7-1-6 FEES AND COSTS

(A) Application Fees

- (1) Any application must be accompanied by the appropriate fees. A schedule of fees is available through the Town of Ridgway.
- (2) The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees within this Chapter 7 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

(B) Reimbursement of Costs

In addition to the application fees, the applicant shall reimburse the Town for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.

7-1-7 ENFORCEMENT AND ADMINISTRATION

- (A) The Town Manager or designee, shall be responsible for the interpretation, administration and enforcement of the provisions of these Regulations, as amended, the Official Zoning Map, as amended, and of any decisions entered by the Planning Commission, Board of Adjustment or Town Council, pursuant to this Section.
- (B) No building permit, occupancy permit, or other permit or license shall be issued, nor shall any other action of approval be taken or allowed by the Town for any property which is not in compliance with the provisions of these Land Use Regulations, and any decision issued pursuant hereto.
- (C) Whenever necessary to make an inspection to enforce any of the provisions of these Land Use Regulations, or any provision of a decision entered, pursuant to this Section, or whenever there is reasonable cause to believe that a violation of any provision of these Land Use Regulations, or of any decision issued, pursuant to this Section exists, the Marshal, Town Manager or designee, Building Inspector, or their authorized representative, shall have the right to enter upon such building or premises at all reasonable times for purposes of inspection or to perform any other duty imposed by this Section. Prior to entering the property, they shall provide 24-hour written or verbal notice. Prior to entry, they shall identify themselves and request permission to enter from the occupant or person in charge of the premises if they can be found by reasonable efforts. If entry is refused, they shall have recourse to any remedy provided by law to secure entry.
- (D) The Town may maintain an action in a court of competent jurisdiction to enjoin any violation of these Land Use Regulations or of the terms of any decision entered pursuant to this Section.
- (E) Any action which reduces the area of any site, lot or tract in violation of the minimum dimensional requirements of these regulations shall be unlawful.
- (F) It shall be unlawful to violate any of the provisions of these Land Use Regulations, or the terms of any decision entered pursuant to this Section. Any person convicted of such a violation may be punished by a fine of up to \$300.00. Each day any violation continues shall constitute a separate violation.
- (G) Continuing Violations of this Section, the terms of any decision issued pursuant to this Section, or any subdivision plat restrictions, are hereby declared to be a nuisance and may be abated in any lawful manner.

Section 2 Planning Commission

7-2-1 ESTABLISHMENT [SAME AS EXISTING 7-1-1]

- (A) The Ridgway Planning Commission is hereby created to consist of seven members. Five members shall be appointed by the Mayor to serve six-year terms, which will expire at one-year intervals. The Mayor and one member of the Town Council, appointed by the Mayor, shall be ex-officio members, and shall serve for the period of their incumbency. Any vacancy shall be filled by the Mayor for remaining term.
- (B) All members shall be qualified electors of the Town.
- (C) The Mayor may appoint an alternate who may serve and vote in the absence of any of the regular members. Such alternate shall serve a two-year term ending on December 31st of the odd-numbered years.

7-2-2 BY-LAWS AND RULES OF PROCEDURE

The Planning Commission may adopt By-Laws and Rules of Procedure as necessary for the conduct of business not in conflict with this Town Code, Town Charter, or State law.

7-2-3 POWERS AND DUTIES

The Planning Commission shall have the following powers and duties:

- (A) To discharge duties specified for a Planning Commission or Zoning Commission in any Town ordinance or Town Code.
- (B) To make recommendations to the Town Council upon referral or otherwise concerning matters related to planning, zoning and land use regulation.
- (C) To make recommendations for the adoption of, or amendments to, a master plan.

7-2-4 REMOVAL OF MEMBERS

Members may be removed for malfeasance in office by the Mayor. If any member, other than the Mayor, misses any more than five meetings in any calendar year, they shall be automatically removed and a replacement shall be appointed by the Mayor.

Section 3 Board of Adjustment

7-3-1 CREATION

- (A) The Board of Adjustment is hereby created to consist of seven members. Five members shall be appointed by the Mayor to serve six-year terms, expiring at two-year intervals. The Mayor and one member of the Town Council appointed by the Mayor shall be ex officio members and shall serve for the period of their incumbency. Any vacancy shall be filled by the Mayor for the remaining terms.
- (B) All members shall be qualified electors of the Town.
- (C) The members of the Board of Adjustment and Planning Commission may be the same.
- (D) The Mayor may appoint an alternate who may serve and vote in the absence of any of the regular members. Such alternate shall serve a two-year term ending on December 31st of the odd-numbered years.

7-3-2 BY-LAWS AND RULES OF PROCEDURE

The Board of Adjustment may adopt By-Laws and Rules of Procedure, as necessary, for the conduct of its business not in conflict with this Section, other ordinances of the Town or State law.

7-3-3 POWERS AND DUTIES

The Board of Adjustment shall discharge duties as specified for a Board of Adjustment in the Town Land Use Regulations, other Town ordinances and State law.

7-3-4 REMOVAL OF MEMBERS

Members may be removed for malfeasance in office by the Mayor. If any member, other than the Mayor, misses any more than five meetings in any calendar year, they shall be automatically removed, and a replacement appointed by the Mayor.

FORMAT GUIDE:

Chapter 7 – Chapter Name

Section 6 Section Name

7-6-1 HEADER 1

Body Style 1

(A) Header 2 TOC

(A) Header 2 Body

Body Style 2

(1) Header 3

Body Style 3

(a) Header 4 TOC

Body Style 4

(i) Header 5

Body Style 5

Header 6

Header 7

1. Header 8

Annotation

Definitions

Chapter 7: Land Use Regulations

Section 4 Zoning Regulations

7-4-1 – GENERAL PROVISIONS

- (A) This Section, as amended from time to time, together with the Official Zoning Map as adopted and amended from time to time, may be cited as the Town's Zoning Regulations.
- (B) The purpose of these Zoning Regulations is to promote public health, safety and welfare.
- (C) Whenever there is any conflict between these Zoning Regulations and any other ordinance, code provision, regulation, or law, the more restrictive or higher standard shall apply.
- (D) These Zoning Regulations and the Official Zoning Map shall constitute a part of the Town's Comprehensive Master Plan. These Zoning Regulations are enforceable in accordance with Subsection 7-1-7, Enforcement and Administration. However, the Master Plan is advisory in nature.
- (E) This Section lays out the application types, requirements, and review procedures for requests associated with zoning changes and land use approvals within the Town of Ridgway. These common review procedures provide the foundation for specific review and approval procedures. See those specific sections to determine which of these common review procedures apply to individual applications for development review.
- (F) Multiple Applications
 - (1) Concurrent Review Permitted. Where multiple applications concern the same property, the Town Manager or designee, may permit concurrent review of applications for efficiency and practicality.
- (G) Continued Work on Application. Applicants shall continuously and diligently pursue their application(s). An applicant who fails to respond to staff comments or requests for a period of four (4) months shall be administratively withdrawn by the Town Manager or designee. An applicant may request, in writing, an extension to the Town Manager or designee. The Town Manager or designee may allow such extension if it is determined that good cause exists to extend the application time frame.

7-4-2 ZONING MAP

- (A) The 1993 Revised Zoning Map of the Town, as such may be amended from time to time, may be known or cited as the "Official Zoning Map" of the Town.
- (B) The regulations for the various districts provided for in this Section shall apply within the boundaries of each such district as indicated on the Official Zoning Map. The district boundaries, as shown on the Official Zoning Map, shall be construed to follow the center lines of streets, to follow platted lot lines or the lines of undivided parcels of property, or to follow the Town limits, whenever a boundary is shown as approximately in the vicinity of such lines. Distances may be determined by the scale of the map.
- (C) No single lot shall be divided by a district (i.e., zoning, sanitation, fire, etc.), municipal or county boundary line.

7-4-3 ZONING APPLICATIONS AND REVIEW PROCEDURES

- (A) This Section outlines the review procedures that are common to all applications regulated within Section 7-4-3, Zoning Application and Review Procedures, unless otherwise stated in this Chapter. Table T-4.1 identifies the various application types and associated review procedures regulated by the Zoning Regulations. The submittal requirements, review procedures, and approval criteria for each application type are laid out in subsequent sections of this Chapter as identified in Table T-4.1. All documents and materials identified in

this Section, and the particular application type section shall be required. Table T-4.1 - Zoning Application Types and Processes.

Table T-4.1 – Zoning Application Types and Processes

	Pre-Application Meeting (§7-4-3(B)(1))	Completeness Review (§7-4-3(B)(3))	Referrals (§7-4-3(B)(4))	Notice of Hearing (§7-4-3(B)(6))	Town Manager or designee	Planning Commission (§7-4-3(B)(7))	Town Council (§7-4-3(B)(7))	BOA (§7-4-3(B)(7))
I R=Required; O=Optional; PH=Required Public Hearing; Rec=Recommendation; D=Decision								
Map Amendment (§7-4-3(C))	O	R	R	R Posting	Rec	R PH / Rec	R PH / D	
Text Amendment (§7-4-3(D))	O	R	R	R Posting Publication	Rec	R PH/Rec	R PH / D	
Conditional Use Permit (§7-4-3(E))	R	R	R	R Posting	Rec	R PH / D		
Minor Amendment to Conditional Use Permit (§7-4-3(F))	R	R	O		Rec	R PH/D		
Temporary Use Permit (§7-4-3(G))	O	R	O	R Posting	Rec	R D		
Site Plan (§7-4-3(H))	R	R	O	R Posting	Rec	R PH/Rec	R PH/D	
Administrative Adjustment (§7-4-3(I))	O	R	O		D			
Variance (§7-4-3(J))	R	R	R	R Posting	Rec	R PH / D		
Appeal (§7-4-3(K))	O	R	O	R Posting	Rec			R PH / D

(B) General Application Review Procedures

The following procedures shall apply to all classifications of development applications which are required under this Chapter.

(1) Pre-Application Meeting

If the applicant or Town Manager or designee, requests a pre-application meeting, the following process shall be followed:

- (a) Prior to the formal submission of the application, the applicant shall contact the Town Manager or designee to schedule and request a pre-application meeting. Following receipt of a request, the pre-application meeting should be set for a date within ten (10) ~~business~~ days of the date of the applicant's request. The Town Manager or designee shall advise the applicant of the date and time of the pre-application meeting.

- (b) The applicant shall be prepared to discuss the proposed application with the Town Manager or designee. The applicant is encouraged to present such plats, plans, diagrams, or other preliminary information sufficient to allow a conceptual review of the proposed application.
- (c) The purpose of the pre-application meeting is to assist the applicant in understanding the town's application review processes and to allow the Town Manager or designee to determine the applicable process(es) and regulations for the proposed application.

(2) Application Submittal Requirements

All of the following information and materials shall be submitted to the Town of Ridgway in a form acceptable to the Town Manager or designee. Additional information and materials required to be submitted for each specific application type identified in Table T-4.1 are set forth in subsequent sections of this Chapter and shall also be submitted in order to receive a determination of completeness.

(a) Basic Application Materials

The following materials are required for all applications regulated by Chapter 7, Section 4 Zoning Regulations, unless waived by the Town Manager or designee.

- (i) Application Form. An application form for the request shall be obtained from the Town. Completed application forms and accompanying materials shall be submitted to the Town by the owner or applicant.
 - a. Authorized Agent. If the applicant is not the owner of the land based on Ouray County Assessor records, the applicant shall submit a letter signed by the owner consenting to the submission of the application(s).
 - b. Applicant is Not the Sole Owner. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by all owners or an association representing all the owners, by which all owners consent to or join in the application.
- (ii) Fees. All application fees shall be in compliance with Section 7-1-6, Fees and Costs.
- (iii) Proof of Ownership. Proof of Ownership in the form of a copy of the property deed or a title commitment which has been issued within sixty (60) days of the application submittal along with copies of all documents listed in the exceptions.
- (iv) Legal Description. Legal description of the property subject to the development application.
- (v) Mineral Interest Owners. List of all mineral interest owners with interests severed from the subject property.
- (vi) Vicinity Map. A map locating the project limits, parcel(s), and property within Ridgway. The vicinity map shall clearly show the boundaries of the subject property and all property within a three-mile radius of the subject property.
- (vii) General Written Narrative. A general written narrative identifying the development team, existing conditions of the property, proposed uses, density, lot layout, end users, financing, public dedications (including rights-of-way, parks, open space, infrastructure), and describing the purpose of the project, how the request meets the applicable approval criteria, furthers the goals and objectives specified in the Master Plan, and identifying any potential impacts on adjacent properties and public infrastructure and how those impacts are proposed to be mitigated.

(3) Completeness Review

When a completeness determination is required pursuant to Table T-4.1, the following shall apply:

- (a) Within ten (10) days following receipt of an application, the Town Manager or designee shall administratively review the application and determine whether it includes all the application content requirements of the Ridgway Municipal Code for the requested application type.
- (b) All plans, reports, maps, and other information required for the application type must be complete and legible. A failure of the application to meet the requirements of the Zoning Regulations and this Ridgway Municipal Code may delay the processing of the application until the application is sufficient and deemed complete.
- (c) When the Town Manager or designee determines that the application is complete as submitted, the Town Manager or designee shall process the application for review in accordance with the provisions set forth in this Chapter 7, Land Use Regulations.
- (d) In the event the Town Manager or their designee determines that the application is incomplete, the Town Manager or designee shall inform the applicant in writing of the deficiencies in the application. No further processing of the incomplete application shall be undertaken until the Town Manager or designee, determines that the applicant has remedied the application's deficiencies.

(4) Referral Agencies

In accordance with Table T-4.1, applications shall be referred to any of the below referral agencies the Town Manager or designee determines is necessary to the complete and comprehensive review of the request. Referral of applications to other agencies shall be for a minimum time frame of fourteen (14) days. However, the time frame for review and comment may be extended if the application presents technical issues which require additional review, additional information is provided by the applicant, or the application is modified. Referral agencies include, but are not limited to, the following:

- (a) Bureau of Land Management (BLM)
- (b) Colorado Department of Transportation (CDOT)
- (c) Colorado Division of Reclamation, Mining & Safety
- (d) Colorado Division of Water Resources
- (e) Colorado Parks and Wildlife
- (f) Colorado State Forest Service
- (g) Ditch companies
- (h) Fire Protection District(s) or department(s)
- (i) Ouray County Departments (Assessor, Clerk & Recorder, Attorney, Health Department, Building Department, Road & Bridge, Sheriff Office, etc.) as appropriate
- (j) Town of Ridgway Departments (Town Clerk, Town Attorney, Engineering Department, Building Department, Public Works Department, Police Department, etc.) as appropriate
- (k) Water Conservation District(s)
- (l) San Miguel Power Authority
- (m) School district(s)
- (n) Soil Conservation District
- (o) Utility service providers and districts

- (p) US Army Corp of Engineers
- (q) US Environmental Protection Agency (EPA)
- (r) US Forest Service
- (s) Any other entity or agency deemed necessary by the Town Manager or designee

(5) Staff Report

The Town Manager or their designee shall review the application to determine if the proposal satisfies the applicable standards. Once all review comments have been adequately addressed by the applicant, the Town Manager or designee shall prepare a staff report discussing whether the applicable standards of the Ridgway Municipal Code have been satisfied. The staff report should identify issues raised through staff and referral agency review, potential mitigation requirements, any recommended conditions for approval, and any additional information pertinent to the review of the application.

(6) Notice Requirements

All public notices of hearings required by these Zoning Regulations shall include the date, time, place, and purpose of the hearing, a general description of the property affected, and any other information deemed appropriate to apprise the public of the general nature of the action proposed. Errors or inaccuracies in the notice shall not be deemed sufficient cause to postpone or invalidate a hearing except where such errors are substantive in material and are found to have reasonably misled or misinformed the public.

(a) Notice by Posting

When notice by posting is required for a public hearing by Table T-4.1, notice of the hearing shall be posted at Town Hall ten (10) days before the hearing and posted on the subject property in a location that is visible from each street frontage abutting the property, for at least ten (10) days prior to the hearing in addition to any other notice required by Town regulations.

(b) Notice by Publication

When notice by publication is required for a public hearing by Table T-4.1, notice of the hearing shall be published in the designated newspaper of the Town of Ridgway at least ten (10) days before the date of the hearing.

(c) Mineral Estates Notice.

Per 24-65.5-103, C.R.S. if the surface estate and mineral estate are severed, the owners of severed mineral estates shall be entitled to notification of not less than thirty (30) days before the date scheduled for the public hearing for the application. A copy of the notice shall be given to the Town along with the applicant's certification of compliance with said notification requirements. Provided this notice is not required if notice was previously sent and such certification previously provided with respect to the same surface development, or the application is only platting an additional single lot, unless a mineral estate owner has requested notice pursuant to 24-6-402(7), C.R.S.

(7) Public Hearings

When an application requires a public hearing before the Planning Commission, the Town Council, or the Board of Adjustment in accordance with Table T-4.1, the following shall apply:

- (a) The Town shall set the date and time of a public hearing. Notice of the public hearing shall be issued in accordance with Table T-4.1 and Section 7-4-3(B)(6), Notice Requirements.

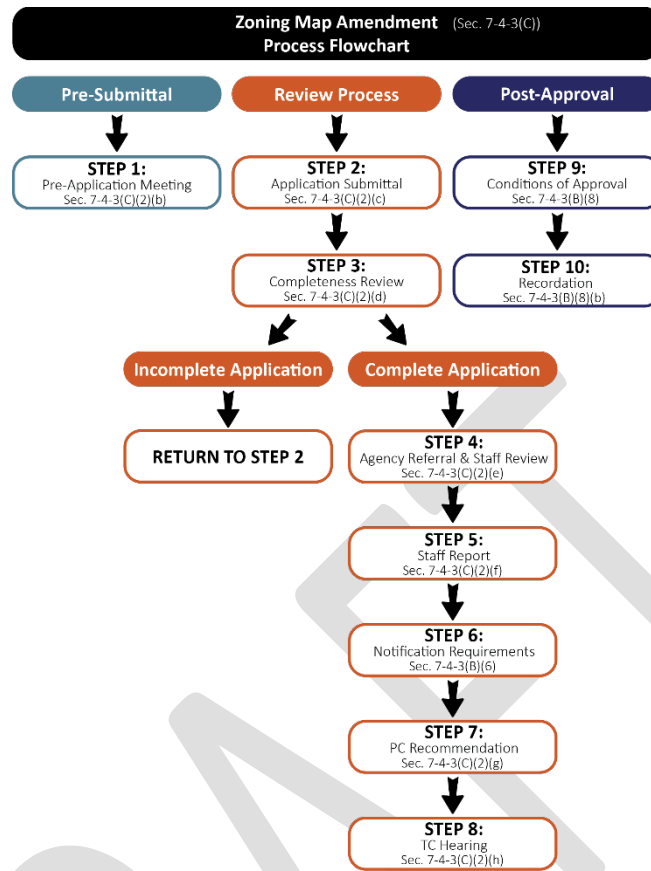
- (b) At the public hearing, the reviewing body shall review the application for conformance with the applicable review standards and approval criteria for the request.
 - (c) Any public hearing or other action of the body may be continued or postponed at any time to a specified date and time in order to permit preparation of additional information for further review by the reviewing body.
 - (d) When required, the Planning Commission recommendation shall be forwarded to the Town Council. Following a public hearing, the Town Council shall approve, approve with conditions, or deny the application or continue the matter to a date certain.
 - (e) The applicant shall bear the burden of presenting sufficient competent evidence at the public hearing to support the standards for approval set forth by this Ridgway Municipal Code. Any decision by the reviewing body to recommend, or to act to, approve, conditionally approve, or deny an application shall be based upon a consideration of all evidence presented during the public hearing. Where evidence presented is contradictory, the reviewing body shall weigh such evidence and judge the credibility and sufficiency of the evidence prior to rendering a decision.
- (8) Post Approval
- (a) Review. Prior to recording of the approved documents, the applicant shall submit all final documents reflecting any conditions of approval to the Town Manager or designee for final review and acknowledgement.
 - (b) Recording. ~~Any documents~~Ordinances, resolutions, plats, and other documents as stated throughout this section, shall be required to be recorded with the Ouray County Clerk and Recorder shall be fully executed by the applicant and filed for execution by the Town and recorded. Recording of all documents shall be completed within ninety (90) days from the date of approval by the approving body.
 - (c) Effective Upon Recording. The approval does not become effective until all approved documents have been properly recorded with the Ouray County Clerk and Recorder.

(C) Zoning Map Amendment

- (1) General Provisions.
- (a) Amendments to the Official Zoning Map may be made by an ordinance enacting a revised map or by an ordinance amending portions of the Official Zoning Map by specifying the legal description of the property to be rezoned. A copy of the Official Zoning Map, as amended from time to time, shall be maintained in the Town Clerk's office available for public inspection. Periodically, copies of the Official Zoning Map, as amended, may be reproduced and made available to the public.
 - (b) Rezoning may be requested or initiated by the Town, the Planning Commission, or the owner of any legal or equitable interest in the property or his representative. The area considered for rezoning may be enlarged by the Planning Commission on its own motion over the area requested in the application as part of its recommendation.
 - (c) Legislative Zoning: Comprehensive review and reenactment of all or a significant portion of the Official Zoning Map shall be a legislative action and shall not be required to meet any criteria set out in this Subsection.
- (2) Review Procedures.
- (a) Review Flowchart.

The flowchart F-4.1 depicts the zoning map amendment application review process described in greater detail in this section.

Figure F-4.1, Zoning Map Amendment Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for a zoning map amendment request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All materials set forth in Section 7-4-3(B)(2), Application Material Requirements.
- (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other pertinent or necessary information.
 - a. A general written narrative describing the purpose of the project;
 - b. The source and quantity of water required for the proposed use(s) within the project;
 - c. The method of wastewater treatment and anticipated quantity of wastewater generated;
 - d. When water or wastewater service would be provided by a municipality or a water or sanitation district or other public entity, written confirmation that such entity is willing and able to provide such service;
 - e. A description of any natural or man-made hazard within or in the vicinity of the land within the application and a statement describing how the anticipated

impact of such hazards would be mitigated if the proposed request requires such mitigation;

- f. A vicinity map showing to scale the proposed project area in relationship to the surrounding municipal and unincorporated area;
- g. A description of any unique features, such as historical sites, unique landforms or scenic vistas, contained within the project area.

(iii) Site Improvement Plan.

- a. The size of the map shall be of a size that is legible for reasonable review and interpretation, as determined by the Town Manager or designee;
- b. A scale that is one (1) inch equals two hundred (200) feet or another suitable scale if approved by Town Manager or designee;
- c. Legal description of the parcel;
- d. North arrow, scale, and legend;
- e. A vicinity map at a suitable scale;
- f. Outline of the parcel boundary or the portion of the parcel that the application applies to;
- g. The location and name of any streams, ponds, waterways, and irrigation ditches within the property boundaries;
- h. The location and names of all roads and highways abutting the site;
- i. All existing and proposed structures and their dimensions;
- j. The location, dimensions and design of any existing signs on the site;
- k. All utility easements or rights-of-way for telephone, gas, electric, water and sewer lines;
- l. The location of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimensions of pedestrian entrances, exits, walks and walkways;
- m. General location, arrangement and dimensions of parking spaces, aisles, bays and other similar information; and
- n. A notation on the site improvement plan of all existing or potential natural or manmade hazards on or adjacent to the site and a narrative description of an acceptable plan for the mitigation of the impact of such identified hazards.

(iv) Supplemental Materials. The following items are also required to be submitted to the Town:

- a. Proof of minimum guaranteed water supply.

(v) Additional Requirements.

- a. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral

Agencies and review the application for conformance with the requirements and standards of this Chapter.

(f) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(g) Review and Recommendation by the Planning Commission.

(i) The Planning Commission shall review the zoning map amendment application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-4-3(C)(3), Approval Criteria.

(ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.

(h) Review and Action by the Town Council.

(i) The final decision to approve, approve with conditions, or deny a zoning map amendment shall be made by the Town Council in a manner consistent with Table T-4.1 and be based upon the criteria set forth in Section 7-4-3(C)(3), Approval Criteria.

(ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

(3) Approval Criteria.

Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:

(a) The amendment is not adverse to the public health, safety and welfare, and

(b) Either:

(i) The amendment is in substantial conformity with the Master Plan; or

(ii) The existing zoning is erroneous; [or](#)

(iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

(D) Text Amendment

(1) General Provisions.

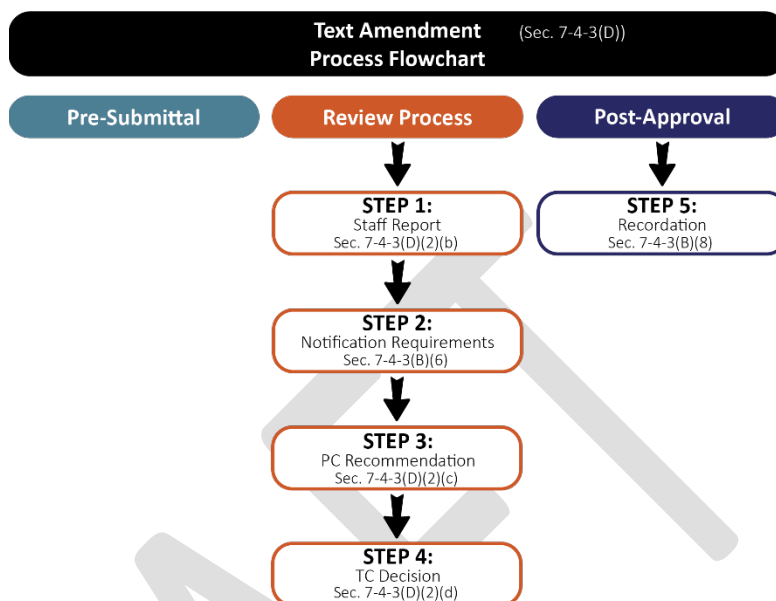
Text amendments are changes to these Land Use Regulations. Such amendments may be submitted, reviewed, and approved pursuant to this section to respond to changed conditions, changes to public policy, or to advance the general welfare of the town. The review process for text amendments shall be reviewed as set forth in Section 7-4-3(D)(2), Review Procedures. A text amendment may only be initiated by the Planning Commission, Town Council, or the Town Manager or designee.

(2) Review Procedures

(a) Review Flowchart

The flowchart F-4.2 depicts the text amendment application review process described in greater detail in this section.

Figure F-4.2, Text Amendment Flowchart



(b) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(c) Review and Recommendation by the Planning Commission.

- (i) The Planning Commission shall review the text amendment application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-4-3(D)(3), Approval Criteria.
- (ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.

(d) Review and Action by the Town Council.

- (i) The final decision to approve, approve with conditions, or deny a text amendment shall be made by the Town Council in a manner consistent with Table T-4.1 and be based upon the criteria set forth in Section 7-4-3(D)(3), Approval Criteria.
- (ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

(3) Approval Criteria.

The following criteria shall be found to be met by the application and supplemental materials in order for the Planning Commission and/or Town Council to recommend approval or approve a text amendment.

- (a) The text amendment is consistent with the intent of applicable portions of the Master Plan in the reasonable judgement of the approving body; and
- (b) The proposed text amendment is necessary to correct an omission or error in the code;
- (c) The proposed text amendment is necessary to adapt to a change in conditions within the town; or
- (d) Changes in public policy are needed to advance the general welfare of the town.

(E) Conditional Uses

(1) General Provisions

Conditional uses are land uses that have potential for causing adverse impacts on other uses ~~because of~~due to such factors as location, method of operation, scale or intensity of activity, or traffic generated. Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties and the Town of Ridgway at large. Conditional uses may be permitted subject to such conditions and limitations as the town may prescribe. The intent is to ensure that the location and operation of the conditional use is in accordance with the development objectives of the town and the Master Plan and will not be detrimental to other uses or properties. All conditional uses shall meet all applicable standards as detailed in this Chapter. The review process for conditional uses is set forth in Section 7-4-3(E)(2), Review Procedures.

- (a) Applicability. Conditional use approval is required for those uses listed as conditional uses in the Land Use Table in Section 7-4-4(O).
- (b) An application for conditional use approval is required and shall be submitted at the same time as site plan review if one is necessary.
- (c) Conditional use permits run with the land and approval may be revoked upon failure to comply with conditions associated with the original approval of the conditional use.
- (d) Conditional use permits issued prior to the effective date of these Land Development Regulations shall be allowed to continue as long as the use is consistent with the conditions of the permit and the provisions of Section 7-4-13, Nonconforming Uses and is renewed as required by the conditional use permit. If the conditions of approval are not maintained, it shall be considered a violation of these Land Development Regulations, punishable in a manner set forth in Section 7-1-7 Enforcement and Administration. In addition, the Town may revoke the permit.

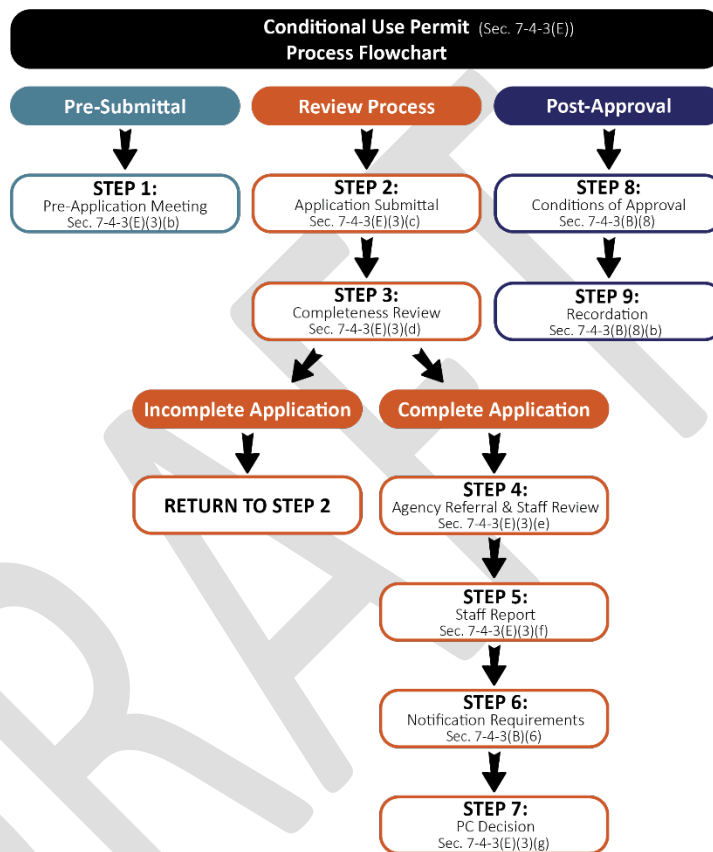
(2) Review and Revocation of a Conditional Use Permit

- (a) At such intervals as the Planning Commission may have specified in its original decision, or when there is an alleged violation of the provisions of a conditional use permit, the Town Manager or designee shall review the terms, conditions, and other provisions of conditional use permit(s) issued by Planning Commission.
- (b) Upon review of the permit terms, conditions, and provisions, the Town Manager or designee shall make recommendations to the Planning Commission at its next available meeting to remedy any violations, the reasons for such recommendations, and specific time period(s) in which violations of the provisions of the permit shall be corrected.
- (c) The Planning Commission may apply any and all remedies and penalties set forth in the Municipal Code to correct violations of a conditional use permit.
- (d) If the Town Council finds that terms, conditions, and/or provisions of a conditional use permit have been violated, the conditional permit shall be revoked, and such use shall be considered in violation of the Ridgway Municipal Code.

(3) Review Procedures

- (a) Review Flowchart. Figure F-4.3, Conditional Use Permit Flowchart, depicts the conditional use permit application review process described in greater detail in this section.

Figure F-4.3, Conditional Use Permit Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for conditional use requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.
- (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:
 - a. A general written narrative describing the purpose of the project;

- b. Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and the current land use on all adjoining property;
 - c. A time schedule for construction and/or operation;
 - d. Description of how the use will be operated;
 - e. How ongoing maintenance of the use and site will be provided;
 - f. How the use's impacts on surrounding properties will be minimized and mitigated;
 - g. A statement describing how the proposed use would be in compliance with the provisions of the Master Plan;
 - h. The proposed sources of water and sanitary sewer; and
 - i. A listing of additional local, state and/or federal permits required prior to commencing the proposed land use and notation of which permits have been applied for and which, if any, have been granted.
- (iii) Site Improvement Plan.
- a. The size of the map shall be of a size that is legible for reasonable review and interpretation, as determined by the Town Manager or designee;
 - b. A scale that is one (1) inch equals two hundred (200) feet or another suitable scale if approved by Town Manager or designee;
 - c. Legal description of the parcel;
 - d. North arrow; scale, and legend;
 - e. A vicinity map at a suitable scale;
 - f. Outline of the parcel boundary or the portion of the parcel that the conditional use applies to;
 - g. The location and name of any streams, ponds, waterways and irrigation ditches within the property boundaries;
 - h. Current and proposed grading and drainage patterns including:
 - i. Drainage arrows depicting surface flow;
 - ii. Drainage facilities and improvements; and
 - iii. A grading plan depicting existing and proposed site contours at two-foot intervals;
 - i. The location and names of all roads and highways abutting the site;
 - j. All existing and proposed structures and their dimensions;
 - k. The location, and dimensions of any existing and proposed signs on the site;
 - l. All utility easements or rights-of-way transmission and/or service lines;
 - m. The location and dimensions of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimensions of pedestrian entrances, exits, walks and walkways;
 - n. General location, arrangement and dimensions of parking spaces, width of aisles, width of bays, angle of parking and other similar information;

- o. A notation on the site improvement plan of all existing or potential natural or manmade hazards on or adjacent to the site and a narrative description of an acceptable plan for the mitigation of the impact of such identified hazards; and
- p. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.

(iv) Supplemental Materials.

The following items are required to be submitted to the Town of Ridgway:

- a. Drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
- b. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
- c. Proof of minimum guaranteed water supply appropriate for the requested use.

(v) Additional Requirements.

- a. Where deemed required by the Town Manager or designee, applicants shall submit an Industrial Use Mitigation Report that details how the proposed use will conform to the criteria outlined in Section XXX, Performance Standards.
- b. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

(f) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(g) Review and Action by the Planning Commission.

- (i) The Planning Commission shall review the conditional use application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny a conditional use permit shall be made by the Planning Commission in a manner consistent with Table T-4.1 and be based upon the criteria set forth in Section 7-4-3(E)(4), Approval Criteria.
- (ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.

(4) Approval Criteria.

Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Planning Commission determines, following review pursuant to Subsection 7-4-3(3), that the following criteria are substantially met with respect to the type of use and its dimensions:

- (a) The use will not be contrary to ~~the~~ public health, safety, or welfare.
- (b) The use is not materially adverse to the Town's Master Plan.
- (c) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
- (d) The use is compatible with existing uses in the area and other allowed uses in the District.
- (e) The use will not have an adverse effect upon other property values.
- (f) The location of curb cuts and access to the premises will not create traffic hazards.
- (g) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of other property in the area.
- (h) Visual impact due to a building's size shall be mitigated by means of design, landscaping, berming, and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and scale of buildings in the Town generally.

(F) Minor Amendment to a Conditional Use Permit

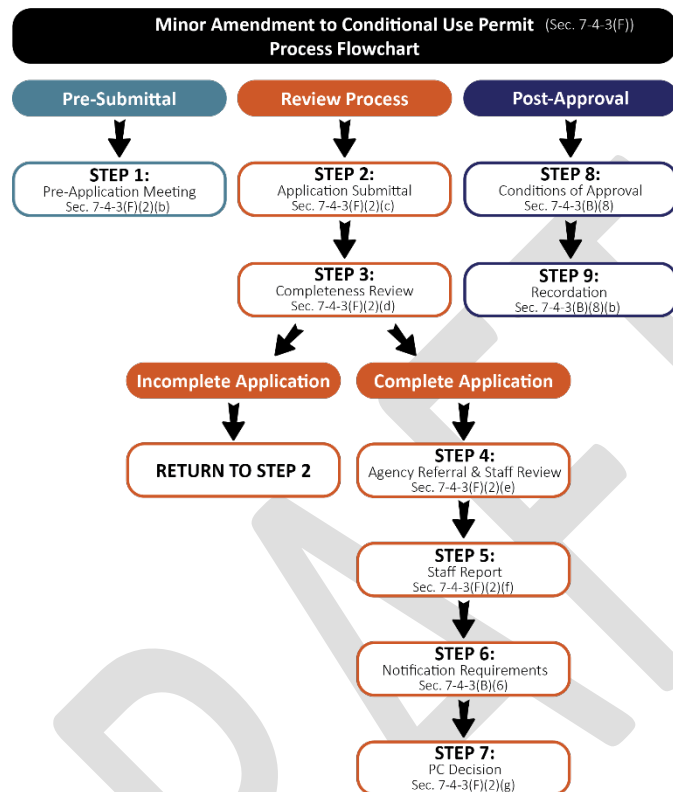
(1) General Provisions

- (a) Minor amendments to conditional use permits are those that do not alter the basic intent and character of the approved conditional use and are deemed necessary in light of technical or engineering considerations not first discovered during actual construction; or could not have been reasonably anticipated during the initial review process. Minor amendments shall not include changes in use.
- (b) Any change not qualifying as a minor amendment shall be processed as a new conditional use request.
- (c) No conditional use permit may receive more than one (1) minor amendment. For purposes of this subsection, a minor amendment may include multiple amendments consolidated and submitted as one minor amendment to a conditional use permit application. Any additional amendments, minor or otherwise, shall be processed as a new conditional use application pursuant to Section 7-4-3(E), Conditional Use Permit.
- (d) The review process for a minor amendment to conditional use permit is set forth in Section 7-4-3(F)(2), Review Procedures. These minor amendments may include, but are not limited to:
 - (i) Variations to the location of an approved building footprint of not more than five (5) feet;
 - (ii) Minor deviations in the location of infrastructure (roads and utilities);
 - (iii) Pedestrian or vehicular circulation throughout or adjacent to the project;
 - (iv) Changes to the gross floor area of not more than ten (10) percent of the approved square footage;
 - (v) Modifications to include necessary operations to enhance the area or clear the site;
 - (vi) Modification to the day by which the conditional use permit is in operation;
 - (vii) Other minor changes to a conditional use permit as determined by the Town Manager or designee.

(2) Review Procedures

- (a) Review Flowchart. Figure F-4.4, Minor Amendment to a conditional use permit Flowchart, depicts the minor amendment to a conditional use permit application review process described in greater detail in this section.

Figure F-4.4, Minor Amendment to a Conditional Use Permit Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for minor amendment to conditional use permit requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.
- (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information.
 - a. A general narrative of the conditional use permit issued by the town and any conditions or provisions included in such permit;
 - b. A description of the minor amendment being requested and justification and rationale for such request; and
 - c. Any impacts the amendment may have on the use, adjacent properties, and/or public infrastructure.

- (iii) Site Improvement Plan. The site improvement plan shall include all items required for a conditional use set forth in Section 7-4-3(E)(3)(c)(iii), Site Improvement Plan.
- (iv) Supplemental Materials. The supplemental materials shall include all items required for a conditional use set forth in Section 7-4-3(E)(3)(c)(iv), Supplemental Materials.
- (v) Additional Requirements. Any additional information deemed necessary by the Town Manager or designee to assist in the review of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of these Land Use Regulations.

(f) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(g) Review and Action by the Planning Commission.

- (i) The Planning Commission shall review the minor amendment to a conditional use application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny a minor amendment to a conditional use permit shall be made by the Planning Commission in a manner consistent with Table T-4.1 and be based upon the criteria set forth in Section 7-4-3(E)(4), Approval Criteria.
- (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.

(3) Approval Criteria

A minor amendment to a conditional use permit may be approved by the Planning Commission if the application is found to meet the approval criteria of a conditional use permit set forth in Section 7-4-3(E)(4), Approval Criteria.

(G) Temporary Use Permits

(1) General Provisions.

Temporary uses or structures are uses and/or structures that will be used for a specified period of time, are not permanent, or are for a special event or purpose. The review process for a temporary use permit is set forth in Section 7-4-3(G)(2), Review Procedures.

- (a) The Planning Commission may issue a permit authorizing certain temporary uses of premises in a district for a use which is otherwise not allowed in such a district for the periods specified here below:

Use	Zoning District	Period
Construction office incidental to construction on premises	All districts	9 months
Carnival, circus, bazaar, fairs	Commercial	1 week
Tent meetings or crusades	Commercial	2 weeks

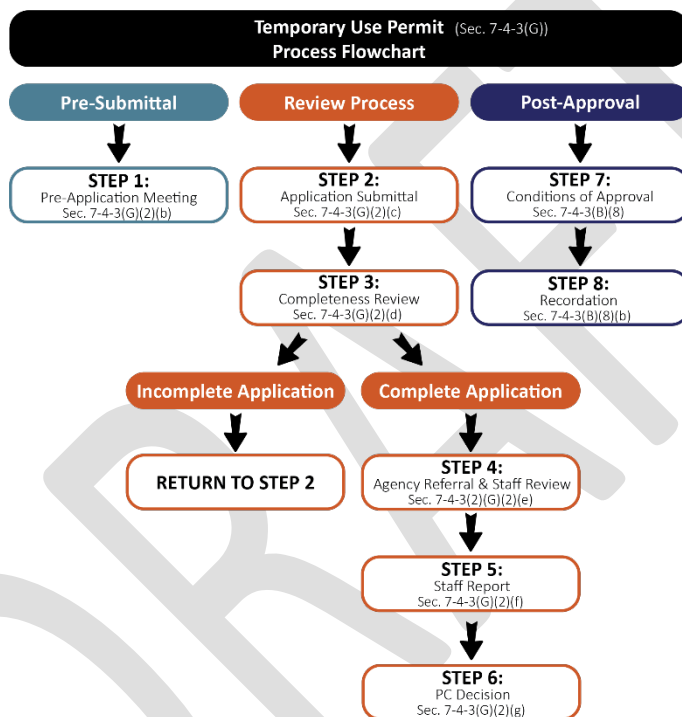
- (b) A permit for a period of up to one year may be issued under the following circumstances by the Planning Commission for temporary location or use of a manufactured home or travel home:

- (i) For fire protection or security purposes in the General Commercial District.
- (ii) At a construction site during the construction period.

(2) Review Procedures.

- (a) Review Flowchart. Figure F-4.5, Temporary Use Permit Flowchart, depicts the temporary use permit application review process described in greater detail in this section.

Figure F-4.5, Temporary Use Permit Flowchart



- (b) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

- (c) Application Submittal Requirements. The following are the application materials required to be submitted for temporary use requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.
- (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:
 - a. A general written narrative describing the purpose of the project;
 - b. Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and the current land use on all adjoining property;

- c. A time schedule for construction and/or operation;
- d. Description of how the use will be operated;
- e. How ongoing maintenance of the use and site will be provided;
- f. How the use's impacts on surrounding properties will be minimized and mitigated;
- g. A statement describing how the proposed use would be in compliance with the provisions of the Master Plan;
- h. The proposed sources of water and sanitary sewer; and
- i. A listing of additional local, state and/or federal permits required prior to commencing the proposed land use and notation of which permits have been applied for and which, if any, have been granted.

(iii) Site Improvement Plan

- a. The size of the map shall be of a size that is legible for reasonable review and interpretation, as determined by the Town Manager or designee;
- b. A scale that is one (1) inch equals two hundred (200) feet or another suitable scale if approved by Town Manager or designee;
- c. Legal description of the parcel;
- d. North arrow; scale, and legend;
- e. A vicinity map at a suitable scale;
- f. Outline of the parcel boundary or the portion of the parcel that the conditional use applies to;
- g. The location and name of any streams, ponds, waterways and irrigation ditches within the property boundaries;
- h. Current and proposed grading and drainage patterns including:
 - i. Drainage arrows depicting surface flow;
 - ii. Drainage facilities and improvements; and
 - iii. A grading plan depicting existing and proposed site contours at two-foot intervals;
- i. The location and names of all roads and highways abutting the site;
- j. All existing and proposed structures and their dimensions;
- k. The location, and dimensions of any existing and proposed signs on the site;
- l. All utility easements or rights-of-way transmission and/or service lines;
- m. The location and dimensions of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimensions of pedestrian entrances, exits, walks and walkways;
- n. General location, arrangement and dimensions of parking spaces, width of aisles, width of bays, angle of parking and other similar information;
- o. A notation on the site improvement plan of all existing or potential natural or manmade hazards on or adjacent to the site and a narrative description of an acceptable plan for the mitigation of the impact of such identified hazards; and
- p. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.

(iv) Additional Requirements. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of these Land Use Regulations.

(f) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(g) Review and Decision by Planning Commission.

(i) The Planning Commission shall review the temporary use application to evaluate compliance with applicable standards. Following the review, the Planning Commission may approve, approve with conditions, or deny an application for a temporary use permit based on the criteria set forth in Section 7-4-3(G)(3), Approval Criteria.

(ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.

(3) Approval Criteria. The following criteria shall be met by the application and supplemental materials in order for the Planning Commission or designee to issue a temporary use permit.

(a) The owner of the property on which the temporary use, structure or event is proposed consents in writing to the issuance of the permit.

(b) Local governmental agencies have the resources to dedicate to the use, structure or event;

(c) The use, structure or event is not too intrusive or destructive to the community;

(d) The proposed use, structure or event is compatible with surrounding land users and uses;

(e) The use, structure or event complies with all requirements imposed by this code; and

(f) The use, structure or event complies with all applicable laws and regulations.

(H) Site Plan

(1) General Provisions.

(a) The purpose of a site plan is to ensure compliance with the town's development and design standards and the provisions of this code. It is designed to encourage quality development reflective of the goals, policies, and objectives of the town of Ridgway. The character and environment of the town for future years will be greatly affected by the design of development Planning, layout, and design of sites are of the utmost concern. Safe mobility for pedestrians and motor vehicles is important. Lots should provide desirable settings for the buildings that are to be constructed, make use of

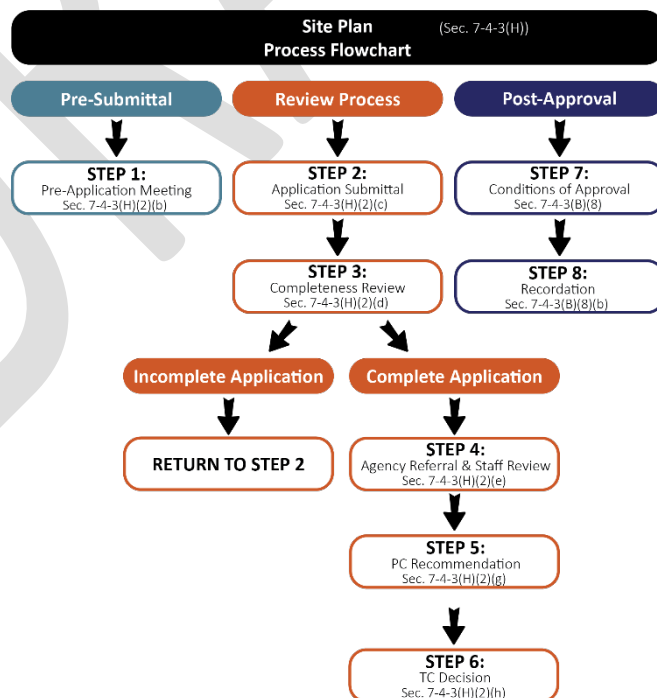
natural contours, protect significant views, and afford privacy for residents. Natural features should be preserved when practicable.

- (b) The site plan shall ensure that all nonresidential and multifamily uses comply with access, parking, setbacks, signage, and other site design standards as required by the Ridgway Municipal Code. When site plan review is required, structures shall not be constructed or installed and uses may not begin until a site plan showing the proposed development has been approved in accordance with the procedures and provisions of this section. The review process for site plans is set forth in Section 7-4-3(H)(2), Review Procedures.
- (c) The following projects require site plan approval:
 - (i) All new uses and structures which are not exempted in Section 7-4-3(H)(1)(d);
 - (ii) Any modification of an existing use, structure, or site where, in the opinion of the Town Manager or designee, significant changes to the use, structure, or site are proposed; or
 - (iii) Any modification of an existing structure where the exemption limits set forth in Section 7-4-3(H)(1)(d)(ii) are exceeded.
- (d) The following projects are exempt from site plan approval:
 - (i) Single-family attached or detached dwellings; or
 - (ii) Any proposed modification of an existing structure where less than twenty (20) percent of gross floor footage of the existing structure is being modified, provided that the modification does not exceed one thousand (1,000) gross square feet.

(2) Review Procedures

- (a) Review Flowchart. Figure F-4.6, Site Plan Flowchart, depicts the site plan application review process described in greater detail in this section.

Figure F-4.6, Site Plan Flowchart



- (b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for site plan requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

(i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.

(ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:

- a. A general written narrative describing the purpose of the project;
- b. The proposed vehicular access including ingress, egress, internal circulation, and parking;
- c. The source and quantity of water required for the proposed use(s) within the area to be developed;
- d. The method of wastewater treatment and anticipated quantity of wastewater generated;
- e. When water or wastewater service would be provided by a municipality or a water or sanitation district or other public entity, written confirmation that the public entity in question is willing and able to provide the service in question;
- f. A description of any natural or man-made hazard within or in the vicinity of the subject parcel and a statement describing how the anticipated impact of such hazards would be mitigated if the proposed development requires such mitigation;
- g. A description of any unique features, such as historical sites, unique landforms or scenic vistas, contained within the subject parcel.

(iii) Site Improvement Plan

- a. The size of the map shall be of a size that is legible for reasonable review and interpretation, as determined by the Town Manager or designee;
- b. A scale that is one (1) inch equals two hundred (200) feet or another suitable scale if approved by Town Manager or designee;
- c. Legal description of the parcel;
- d. North arrow; scale, and legend;
- e. A vicinity map at a suitable scale;
- f. Outline of the parcel boundary or the portion of the parcel that the conditional use applies to;
- g. The location and name of any streams, ponds, waterways and irrigation ditches within the property boundaries;
- h. Current and proposed grading and drainage patterns including:
 - i. Drainage arrows depicting surface flow;
 - ii. Drainage facilities and improvements; and
 - iii. A grading plan depicting existing and proposed site contours at two-foot intervals.

- i. The location and names of all roads and highways abutting the site;
 - j. All existing and proposed structures and their dimensions;
 - k. The location, and dimensions of any existing and proposed signs on the site;
 - l. All utility easements or rights-of-way transmission and/or service lines;
 - m. The location and dimensions of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimensions of pedestrian entrances, exits, walks and walkways;
 - n. General location, arrangement and dimensions of parking spaces, width of aisles, width of bays, angle of parking and other similar information;
 - o. A notation on the site improvement plan of all existing or potential natural or manmade hazards on or adjacent to the site and a narrative description of an acceptable plan for the mitigation of the impact of such identified hazards; and
 - p. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.
- (iv) Supplemental Materials. The following items are required to be submitted to the Town of Ridgway:
- a. Drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
 - b. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
 - c. Proof of minimum guaranteed water supply appropriate for the requested use.
 - d. Development Improvements Agreement Form (executed).
- (v) Additional Requirements
- a. Where deemed required by the Town Manager or designee, applicants shall submit an Industrial Use Mitigation Report that details how the proposed use will conform to the criteria outlined in Section 7-4-5, Performance Standards.
 - b. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review.
- The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies
- (i) Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of these Land Use Regulations.
- (f) Staff Report.
- A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.
- (g) Review and Recommendation by the Planning Commission.

- (i) The Planning Commission shall review the site plan application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-4-3(H)(3), Approval Criteria.
- (ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (h) Review and Action by the Town Council.
 - (i) The final decision to approve, approve with conditions, or deny a site plan application shall be made by the Town Council in a manner consistent with Table T-4.1 and be based upon the criteria set forth in Section 7-4-3(H)(3), Approval Criteria.
 - (ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (3) Approval Criteria.

Prior to making a decision on a site plan application, the Town Council shall consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

 - (a) The application complies with all requirements imposed by these Land Development Regulations;
 - (b) The application complies with all applicable laws and regulations;
 - (c) The proposed use is compatible with surrounding land users and uses; and
 - (d) The proposed use does not result in undue traffic congestion or traffic hazards.

(I) Administrative Adjustment

(1) General Provisions.

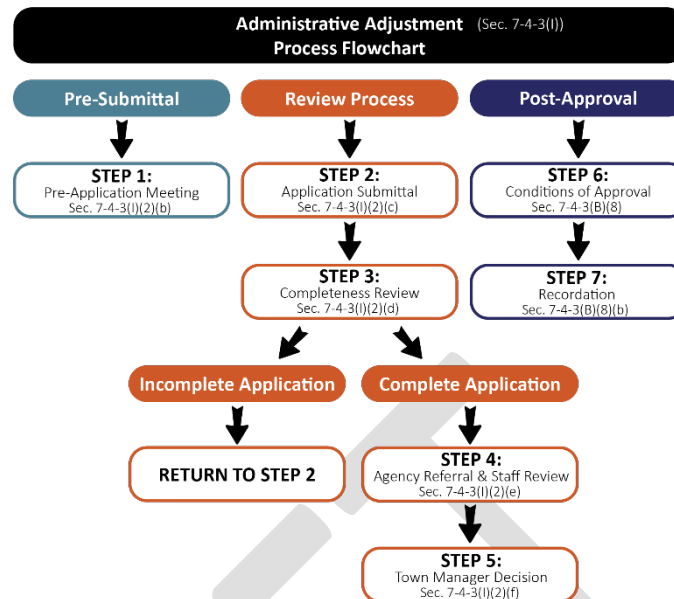
An administrative adjustment may be requested by an applicant to adjust any dimensional standard set forth in Chapter 4, Zoning Regulations, by no more than ten (10) percent of the required dimensional standard. An administrative adjustment shall be submitted and reviewed in compliance with this Section 7-4-3(I), Administrative Adjustment.

- (a) The request for an administrative adjustment must be made in writing to Town Manager.
- (b) If an applicant desires over ten (10) percent relief from a dimensional standard set forth in Section 4, Zoning Regulations, the applicant must pursue a variance in accordance with Section 7-4-3(J), Variance.

(2) Review Procedures

- (a) Review Flowchart. Figure F-4.7, Administrative Adjustment Flowchart, depicts the administrative adjustment application review process described in greater detail in this section.

Figure F-4.7, Administrative Adjustment Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for administrative adjustment requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

(i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.

(ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:

- A general written narrative describing the purpose of the project;
- Explanation of the request(s) and justification for why the standard for which an adjustment is being requested is unable to be met;
- Any efforts the applicant or property owner has made to meet the minimum standards;
- Justification for the request and how the request is the minimum required standard(s); and
- Description of how the request meets each of the criterion set forth in Section 7-4-3(I)(3), Approval Criteria.

(iii) Site Improvement Plan.

- All existing, required, and proposed dimensional standards clearly depicting the location and increase of the administrative adjustment request.
- A table identifying the required standard(s) and the numerical value being requested by the administrative adjustment.

(iv) Additional Requirements

- a. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

(f) Review and Decision by Town Manager or designee.

- (i) The Town Manager or designee shall review the administrative adjustment application to evaluate compliance with applicable standards. Following the review, the Town Manager or designee may approve, approve with conditions, or deny an administrative adjustment based on the criteria set forth in Section 7-4-3(I)(3), Approval Criteria.

- (ii) The decision of the Town Manager or designee may be appealed to the Board of Adjustment in accordance with Section 7-4-3(K), Appeal

(3) Approval Criteria.

The Town Manager or designee may approve an administrative adjustment upon a finding that:

- (a) The request is consistent with the intent, purpose, and goals of this Municipal Code;
- (b) The administrative adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
 - (i) Required to compensate for some unusual aspect of the site or the proposed development that is not shared by landowners in general;
 - (ii) Support by an objective or goal from the purpose and intent of the zoning district within which the project is located; or
 - (iii) Proposed to protect sensitive natural resources or better integrate development with the surrounding environment.

(J) Variance

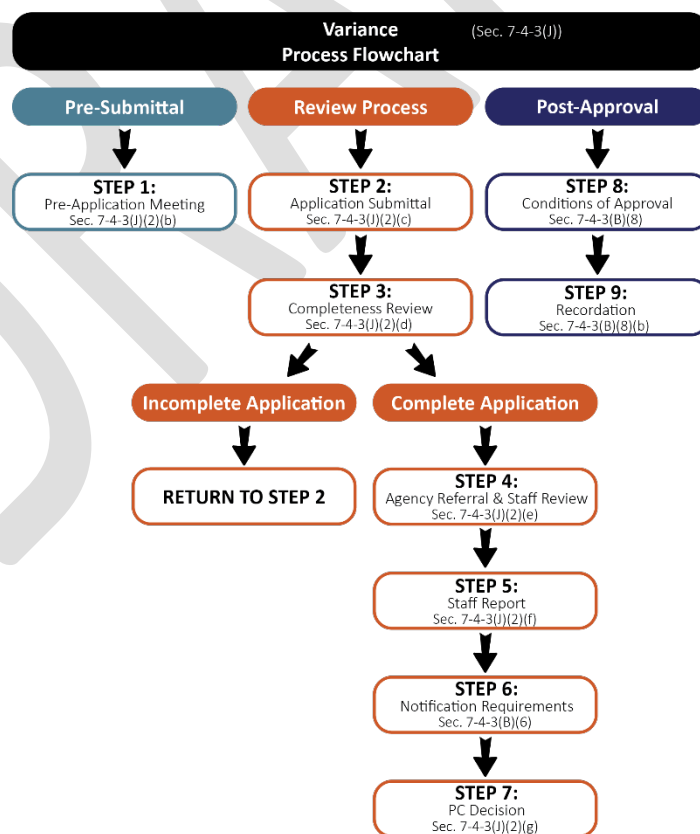
(1) General Provisions.

Variances are deviations from the zoning dimensional standards set forth in Chapter 7, Land Use Development Regulations, that would not be contrary to the public interest when, owing to special circumstances or conditions such as exceptional topographic conditions, narrowness, shallowness or the shape of a specific piece of property, the literal enforcement of the provisions of this Ridgway Municipal Code would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. No variance from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district may be granted.

(2) Review Procedures.

- (a) Review Flowchart. Figure F-4.8, Variance Flowchart, depicts the variance application review process described in greater detail in this section.

Figure F-4.8, Variance Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for variance requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

(i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.

(ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:

- a. Explanation of the request(s) and justification for why the standard for which the variance is being requested is unable to be met;
- b. Any efforts the applicant or property owner has made to meet the minimum standards;
- c. Justification for the request and how the request is the minimum required standard(s);
- d. Description of how the request meets each of the criterion set forth in [Section 7-4-3\(J\)\(3\), Approval Criteria](#)~~Section X.XX, Approval Criteria~~;

(iii) Site Improvement Plan

- a. All existing, required, and proposed dimensional standards clearly depicting the location and increase of the variance request.
- b. A table identifying the required standard(s) and the numerical value being requested by the variance.

(iv) Additional Requirements.

Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

(f) Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

(g) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

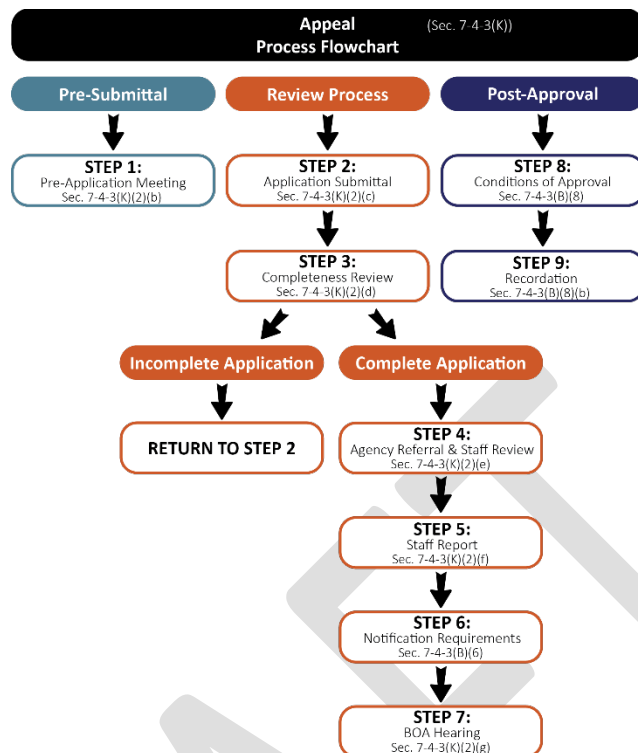
(h) Review and Decision by Planning Commission. The Planning Commission shall review the variance application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission shall approve, approve with conditions, or deny the application based on the criteria set forth in Section 7-4-3(J)(3), Approval Criteria.

- (i) No variance shall be granted with fewer than four (4) concurring votes of the Planning Commission regardless of number of Commissioners present.
 - (ii) If there are only four (4) Commissioners present, the applicant may elect to, in their sole discretion, continue the hearing to a future meeting when more than four (4) Commissioners will be present.
- (3) Approval Criteria.
 - (a) The Planning Commission may grant a variance for allowed deviations only upon the finding that the following criteria are met:
 - (i) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the zoning ordinance, and
 - (ii) The spirit of the ordinance will be observed, the public health, safety and welfare secured, and substantial justice done by granting the variance.
 - (b) The Planning Commission may grant a variance from the Off-Street Parking Requirements within the Historic Business Zoning District only upon the finding that the following criteria are met:
 - (i) The variance is requested for an addition to an existing building or the construction of a purely accessory structure and these modifications will have a de minimis effect on traffic and parking; or,
 - (ii) The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas; or,
 - (iii) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Off-Street Parking Requirements.

(K) Appeal

- (1) General Provisions. Administrative interpretations and final decisions of the Town Manager or designee may be appealed to the Board of Adjustment. Recommendations to a decision-making authority are not subject to appeal pursuant to this Section 7-4-3(K), Appeal.
 - (a) Any person applying to the courts for a review of any decision made under the terms of this section shall apply for review within thirty (30) days after the date of decision and shall be required to pay the cost of preparing a transcript of proceedings and the application for review shall be in the nature of certiorari under Rule 106 (a) (4) of the Colorado Rules of Civil Procedure. The town shall be entitled to appeal any decision of the District Court under said Rule 106 proceedings.
 - (b) No appeal shall be granted with fewer than four (4) concurring votes of the Board of Adjustment members regardless of number of members present.
 - (c) If there are only four (4) members present, the applicant may elect to, in their sole discretion, continue the hearing to a future meeting when more than four (4) members will be present.
- (2) Review Procedures
 - (a) Review Flowchart. Figure F-4.9, Appeal Flowchart, depicts the appeal application review process described in greater detail in this section.

Figure F-4.9, Appeal Flowchart



(b) Pre-Application Meeting

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-4-3(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for appeal requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-4-3(B)(2), Application Submittal Requirements.
- (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:
 - a. Explanation of the request(s) and justification for why the standard for which the variance is being requested is unable to be met;
 - b. Any efforts the applicant or property owner has made to meet the minimum standards;
 - c. Justification for the request and how the request is the minimum required standard(s);
 - d. Description of how the request meets each of the criterion set forth in Section 7-4-3(K)(3), Approval Criteria;

(d) Completeness Review

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-4-3(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-4-3(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

(f) Staff Report

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-4-3(B)(5), Staff Report.

(g) Review and Decision by Board of Adjustment

The Board of Adjustment shall review the appeals application in a manner consistent with Table T-4.1 to evaluate compliance with applicable standards. Following its review of the application, the Board of Adjustment shall approve, approve with conditions, or deny the application based on the criteria set forth in Section 7-4-3(K)(3) Approval Criteria.

(3) Approval Criteria.

(a) The Board of Adjustment may only approve an appeal upon a finding that the following criteria have been met:

- (i) Literal enforcement of the standard or requirement would place an unnecessary and unreasonable hardship upon the applicant;
- (ii) The granting of the appeal will not be materially detrimental to the public welfare or injurious to other property in the neighborhood and surrounding area;
- (iii) The appeal will not have adverse effect on the intent, goals, and policies of the Town of Ridgway;
- (iv) The appeal will not be averse to the intent of the applicable portions of the Master Plan in the reasonable judgement of the Board of Adjustment;
- (v) Evidence of the manner in which the provision has been interpreted in the past, if applicable; and
- (vi) The positive or negative impact of the requested appeal on the achievement of the purposes of the Municipal Code.

7-4-4 ZONING DISTRICTS

(A) Establishment of Districts.

The following districts are established to encourage the most appropriate use of land within the Town of Ridgway.

(B) Residential Districts

The residential districts described in this Section are established to support a diversity of housing options; to promote stability in residential neighborhoods; to protect such property from incompatible land uses; to protect property values; and to encourage the appropriate use of such land. Certain other uses are permitted which are compatible with residences.

(C) Commercial Districts *[New language]*

The commercial districts described in this section are established to support a diverse and sustainable local economy with a mix of retail and service uses meeting the needs of the Ridgway community.

(D) Industrial Districts *[New language]*

The industrial districts described in this section are established to support a diverse mix of employment opportunities including manufacturing, warehousing, distribution, or office uses to meet the needs of the regional workforce.

Table T-4.2, Zone District Abbreviations

District Regulations	Abbreviation
Low Density Residential District	R
Historic Residential District	HR
Mixed Residential	MR
Future Development District	FD
Historic Business District	HB
Downtown Service District	DS
General Commercial District	GC
Light Industrial District	LI
General Industrial District	GI
Uncompahgre River Overlay District	UROD

(E) "R" Low Density Residential District

- (1) Intent: ~~The "R" Low Density This~~ District is intended to accommodate low to moderate density development for single-family detached dwellings, as well as a mix of other housing types and other compatible land uses where supported by the Master Plan. Environmental protection is provided by allowing cluster development to preserve environmentally sensitive lands, maintain common open space, and to provide recreational opportunities for residents.
- (2) District Standards
 - (a) Permitted uses are identified in Table T-4.3.
 - (b) Lot size and required setbacks are identified in Table T-4.4.

(F) "HR" Historic Residential District

- (1) Intent: This District is intended to coincide with the historic residential core of Ridgway and accommodate a variety of housing types at medium density as well as other activities which are compatible with such uses.
- (2) District Standards
 - (a) Permitted uses are identified in Table T-4.3.
 - (b) Lot size and required setbacks are identified in Table T-4.4.

(G) "MR" Mixed Residential

- (1) Intent: This District provides opportunities for a diverse mix of housing options at higher densities, as well as supporting services and other compatible uses that help meet the needs of area residents. Uses should be organized in compact, pedestrian and bicycle friendly manner and be responsive to the scale and intensity of development in adjacent zoning districts.
- (2) District Standards
 - (a) Permitted uses are identified in Table T-4.3.
 - (b) Lot size and required setbacks are identified in Table T-4.4
 - (c) A mix and variety of housing types and unit sizes must be incorporated to the maximum extent feasible based on the size of the development, adjacent development context, and other site considerations.
 - (d) Parks, open spaces or common areas must be incorporated into the development.

- (e) Buildings with a gross floor area greater than 10,000 square feet shall be a conditional use.
- (f) Buildings containing more than 25,000 square feet of gross floor area are not permitted.

(H) "FD" Future Development District

- (1) Intent: This District is intended to include lands held in reserve to meet future growth needs of the community. Uses include very low-density single-family detached dwellings and agriculture.
- (2) District Standards
 - (a) Permitted uses are identified in Table T-4.3.
 - (b) Lot size and required setbacks are identified in Table T-4.4.

(I) "HB" Historic Business District

- (1) Intent: This District encompasses the historic commercial core of Town. Intended uses include a mix of retail, restaurants, office, lodging, residential, service, institutional and other uses that are compatible with the historic character of the Town Core and contribute to vibrant, pedestrian-friendly atmosphere. All residential development must comply with residential design standards in Section 7-4-9. Where short-term rentals are permitted, they must comply with subsection 7-4-6(N).
- (2) District Standards
 - (a) Permitted uses are identified in Table T-4.3.
 - (b) Lot size and required setbacks are identified in Table T-4.4.
 - (c) Buildings with a gross floor area greater than 7,500 square feet shall be a conditional use.
 - (d) Buildings containing more than 15,000 square feet of gross floor area shall not be allowed.
 - (e) No equipment, inventory, or supplies may be stored outside, except as authorized pursuant to subsection 7-4-6(L).

(J) "DS" Downtown Service District

- (1) Intent: The Downtown Service District is not intended to compete with the Historic Business District or the General Commercial District, but rather intended to provide some flexibility in use for existing residences located on or within 100 feet of Highway 62, west of Laura Street as depicted upon the Town Comprehensive Plan Land Use Map. The flexibility in use is intended to mitigate the impact of increasing traffic upon the highway upon residences, by allowing for limited business use of the properties. The Downtown Service District is further intended to provide an effective transition between the General Commercial and Historic Business Districts and nearby residential neighborhoods along and near the Highway without creating an undue, adverse impact on these areas. Establishments and structures within the Downtown Service District are intended to appear "residential" as opposed to simply providing a visual extension of the commercial and business districts. Toward this objective, some service-oriented businesses are allowed within the Downtown Service District, as conditional uses, and with performance criteria that speak to appearance, signage and parking. These businesses may have limited and ancillary retail use. Home occupation of these business uses is permissible in accordance with subsection 7-4-6(H). Auto intensive uses such as gas stations, drive through businesses, convenience stores and similar uses that generate high traffic of items or

require large parking areas are not permitted. All residential development in these districts must comply with residential design standards in Section 7-4-9.

(2) District Standards

- (a) Permitted uses are identified in Table T-4.3.
- (b) Lot size and required setbacks are identified in Table T-4.4.
- (c) All professional offices and service businesses allowed as a conditional use shall have no more than five employees.
- (d) Business hours shall be between 7:30 a.m. and 5:30 p.m.
- (e) No semi-truck traffic shall be allowed upon residential streets or alley ways.

(K) "GC" General Commercial District

- (1) Intent: This District encompasses lands along the river and Highways 550 and 62. Its purpose is to create areas for a mix of retail and commercial services, office, and other supportive uses to meet the needs of residents and tourists. A mix of higher-density housing types are also supported to provide for live/work opportunities and to promote activity and vibrancy within these areas. While more auto oriented than development within the Town Core, uses in the "GC" District should be designed with the safety and convenience of pedestrians and bicyclists in mind. Where short-term rentals are permitted, they must comply with subsection 7-4-6(N).

(2) District Standards

- (a) Permitted uses are identified in Table T-4.3.
- (b) Lot size and required setbacks are identified in Table T-4.4.
- (c) Buildings 27 feet to 35 feet in height or containing more than 10,000 square feet of gross floor area shall be a conditional use.
- (d) Buildings containing more than 10,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings compatible with the mass and scale of buildings in the Town generally.
- (e) Buildings containing more than 25,000 square feet of gross floor area shall not be allowed.

(f) Residential development shall not be located along aArterial street frontages to preserve these locations for commercial services and other businesses that rely upon visibility from Highways 550 and 62.

(g) Gas Stations shall comply with the following criteria:

- (i) All fuel storage shall be located underground.
- (ii) All gasoline pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.
- (iii) No curb cut may be any closer than 30 feet from any street intersection.
- (iv) A minimum lot frontage of 125 feet is required.
- ~~(i)-(v)~~ (v) The main building on the site shall be set back at least 40 feet from any property line.

(L) "LI" Light Industrial District

- (1) Intent: This district is to provide areas for light industrial uses that include offices and light manufacturing and fabrication. Additionally, this district is to provide opportunities for

employment and serve as a transition from adjoining residential neighborhoods. Uses by right in this district, will be those that do not create an adverse impact on adjoining uses from lighting, noise, vibration, glare, smoke/fumes/odor, outside storage or other similar impacts. Landscaping is to be used to improve the appearance of the properties, breakup parking areas into smaller sections and generally buffer the industrial area from surrounding non-industrial uses. Work conducted on-site is to occur primarily inside buildings. Some on-site impacts may be associated with this district in the form of noise, truck traffic, and vibrations. However, these impacts must be mitigated at the property line.

(2) District Standards

(a) Permitted uses are identified in Table T-4.3.

(b) Lot size and required setbacks are identified in Table T-4.4.

Maximum building size without special review is 5,000 square feet of gross floor area. Buildings containing more than 5,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site treatment. Buildings must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and the scale of buildings in the Town generally. In no case, shall buildings exceed 5,000 square feet of building footprint.

(M) "GI" General Industrial District

(1) Intent: This district is similar to the LI Light Industrial District but will allow more intensive uses. Uses by right in this district, will be those that do not create an adverse impact on adjoining uses from lighting, noise, vibration, glare, smoke/fumes/odor, outside storage or other similar impacts. Landscaping is to be used to improve the appearance of the properties, breakup parking areas into smaller screened sections and generally buffer the industrial area from surrounding non-industrial uses. Work conducted on-site may occur outside of buildings. Some on-site impacts may be associated with this district in the form of noise, truck traffic, and vibrations. However, these impacts must be mitigated at the property line.

(2) District Standards

(a) Permitted uses are identified in Table T-4.3.

(b) Lot size and required setbacks are identified in Table T-4.4.

(c) Buildings containing more than 5,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site and architectural design treatments. Buildings must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and the scale of buildings in the Town generally. In no case, shall buildings exceed 12,500 square feet of building footprint.

(N) Uncompahgre River Overlay District

(1) Purpose and Intent: The purpose of the Uncompahgre River Overlay District (UROD) is to promote the public health, safety and welfare of the citizens of the Town of Ridgway. The Town shall use the UROD to implement goals, policies and action items in the Town of Ridgway's Land Use Plan; preserve, improve and protect the river corridor as a Town amenity; regulate buildings and structures to maximize access to the Uncompahgre River and view corridors along the Uncompahgre River; utilize design and development techniques that avoid, minimize and mitigate impacts to the natural environment; and ensure aesthetic and ecological qualities of the river corridor continue to be a community asset.

- (2) **Applicability:** The provisions and regulations of this Subsection 7-4-4(N) shall apply to all land within the Town of Ridgway Official Zoning Map included as part of the UROD; and as defined within these regulations. The provisions of this Subsection 7-4-4(N) shall apply in addition to the applicable requirements of the underlying zoning district, the Flood Plain Management Regulations in Ridgway Municipal Code Chapter 6, Section 2, and other regulations of the Town. When the standards of this UROD conflict with any other provision of the Ridgway Municipal Code, the more stringent limitation or requirement shall apply. Within the UROD, all land use activity, development, redevelopment, renovation, and/or change in use requiring a building, development, or other land use permit (for the purposes of this Section of the Ridgway Municipal Code shall be defined as "Development") are subject to the provisions of this Subsection 7-4-4(N).
- (3) **Uses by Right:** Uses permitted by the underlying zoning district are allowed unless specifically prohibited, provided that the use complies with this Subsection 7-4-4(N), and provided any development complies with this Subsection 7-4-4(N).
- (4) **Conditional Uses:** All conditional uses allowed within the underlying zoning district may be permitted upon approval in accordance with Subsection 7-4-3(E), and provided any development complies with this Subsection 7-4-4(N).
- (5) **Development between 25 and 75 feet:**
 - (a) Development between 25 and 75 feet from the High-Water-Mark shall be reviewed in accordance with Subsection 7-4-4(N), as a conditional use. In addition to the review criteria under Subsection 7-4-3(E), the following shall also apply:
 - (i) All of this Subsection 7-4-4(N).
 - (ii) The applicant shall provide an Ecological Characterization Study in accordance with subsection 7-4-4(N)(7) which concludes that any adverse impacts to the river environment with the proposed Development can be mitigated, and the applicant shall incorporate the mitigation into the development plan and construct the mitigation with the Development.
 - (iii) Special consideration for development shall be given so as to not deprive reasonable use of any land within the UROD.
- (6) **Performance Standards:**
 - (a) **Setback:** All development must be setback a minimum of 75 feet from the High-Water-Mark, unless approved as a Conditional Use as further set forth under subsection 7-4-4(N)(4)(5).
 - (b) **Public Access:**
 - (i) If any proposed or existing trail, path or public access area as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time and including the Uncompahgre RiverWay Trail, traverses a parcel proposed for development, the Town may require as a condition of development approval, dedication of a bicycle/pedestrian trail easement and/or public access easement benefiting the Town of Ridgway. The preferred dedication is for a ten-foot-wide bicycle/pedestrian public access trail easement. However, in reviewing the proposed site plan, the Town shall evaluate the nature and extent of the proposal and the proportionality between the proposal and the dedication and may determine that the ten-foot dedication is appropriate or may reduce the dedication based on the proportionality assessment. The Town may also take into consideration whether and to what extent there are existing easements over the subject property, which provide the same functions of the required public access trail easements. Any trail easements shall be located at, or above, the High-Water-Mark or abutting a public right-of-way. In lieu of a trail dedication, other trail locations that provide for connectivity to existing or future trails and are made

accessible to the public through a dedicated public access easement, may be approved by the Town.

- (ii) As a condition of development approval, if any proposed or existing trail, path or public access area as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time and including the Uncompahgre RiverWay Trail, does not traverse a parcel proposed for development, the Town shall not seek a dedication of bicycle/pedestrian trail easement and/or public access easement benefiting the Town of Ridgway. However, parcels within the UROD are encouraged to provide public access to the Uncompahgre River including clearly defined access points to public trail segments. "Access" refers to the provision of access from a public right-of-way to a publicly accessible trail or path and/or to the water's edge of the Uncompahgre River.
- (c) Design Guidelines and Standards:
 - (i) These Design Guidelines and Standards under this subsection 7-4-4(N)(6)(c)) shall apply to all development within the UROD, with the exception of single-family and duplex residential buildings.
 - (ii) Site Planning:
 - a. Existing or historic drainage ways shall be accommodated with the development plan.
 - b. Discharge of stormwater directly into the river is prohibited. Use of landscaped/grassed catchment areas and similar design features shall be used for managing, controlling and filtering parking lot and site drainage.
 - c. Outdoor common areas, seating and/or dining is recommended on the river side of the building.
 - d. A visible and accessible public entrance from the side of the property facing the Uncompahgre River is encouraged for commercial properties that are open to the public.
 - (iii) Parking and Loading:
 - a. Parking and loading shall be sited to provide the least visual impact from public rights-of-way, including the Uncompahgre River corridor.
 - b. Trees shall be incorporated to provide parking lot shading. Bollard and/or street lighting shall be used to provide lighting at critical access points.
 - c. Site parking shall include bike racks and areas for parking strollers and other non-motorized vehicles near the main entrance to the primary building(s) and should have a logical connection to on-site non-motorized access routes.
 - (iv) Mass, Scale, Architectural Design and Materials:
 - a. Total building façade length shall be less than 50 feet in length parallel to the river.
 - b. Buildings shall avoid monolithic shapes and surfaces by incorporating solids and voids, changes in color, pattern, texture and materials at minimum along the primary façade and the façade along the linear frontage of the river.
 - c. Use of naturally derived materials, such as stone, wood and innovative materials such as metal, or high-quality environmentally friendly wood-alternative decking and siding, shall be required.
 - (v) Screening and Buffers: All parking areas, outside trash receptacles, large utility boxes, mechanical systems and other unattractive views shall be screened with landscaping from public rights-of-way, including the Uncompahgre River corridor. Screening is not

required where access is necessary but shall be screened with a gate where feasible. The purpose of screening and buffers is to promote the public health safety and welfare to conserve views along the Uncompahgre River corridor, and to improve the visual appearance along the river.

- (vi) Exceptions to these Design Guidelines and Standards may be pursued through the variance process pursuant to Subsection 7-4-3(J).
- (7) Submittal Requirements: These submittal requirements are in addition to the underlying zoning district submittal requirements for the type of land use activity or development proposed. The following information must be completed and included in all applications for development or land use activity:
 - (a) A development plan showing compliance with the Performance Standards listed in subsection 7-4-4(N)(6).
 - (b) Survey map including property boundaries, the location of the High-Water-Mark and 75 foot setback. In the event the identification or location of the High-Water-Mark is disputed by the Town, the Town may hire a professional experienced in the identification of a High-Water Mark, to survey the High-Water Mark, and charge the cost of each survey to the Property owner.
 - (c) In addition to the above, development applicants seeking a Conditional Use in accordance with subsection 7-4-3(E) are required to submit an Ecological Characterization Study completed by a professional qualified in the areas of ecology, wildlife biology or other relevant discipline. The Ecological Characterization Study shall describe, without limitation, the following:
 - (i) The boundary of wetlands and riparian areas and a description of the ecological functions and characteristics provided by those wetlands and riparian areas;
 - (ii) The pattern, species and location of any significant native trees and other native site vegetation;
 - (iii) The pattern, species and location of any significant non-native trees and non-native site vegetation that contribute to the site's ecological, shade, canopy, aesthetic and cooling value;
 - (iv) The top of bank, the 25-foot setback and High-Water-Mark of any perennial stream or body of water on the site;
 - (v) The wildlife use of the area showing the species of wildlife using the area, the times or seasons that the area is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;
 - (vi) Special habitat features;
 - (vii) Wildlife movement corridors;
 - (viii) The general ecological functions provided by the site and its features;
 - (ix) Any issues regarding the timing of development related activities stemming from the ecological character of the area; and
 - (x) Any measures needed to mitigate the projected adverse impacts of the development project on natural habitats and features along the Uncompahgre River corridor.
- (8) Exempt Uses and Activities: The following uses and activities are exempt from these regulations, including the Performance Standards of subsection 7-4-4(N)(6) and the submittal requirements of subsection 7-4-4(N)(7), provided plans and specifications are approved by the Town, and all local, state and federal permitting is approved.

- (a) Public improvements essential for public health and safety, installed by, and/or approved by the Town, including, but not limited to, public utility buildings, facilities, systems and accessory structures;
- (b) Public improvements such as pedestrian and automobile bridges, trails and recreational amenities installed by, and/or approved by the Town;
- (c) Irrigation, drainage, flood control or water diversion structures installed by, and/or approved by the Town; and
- (d) Bank stabilization, river restoration and planting of native vegetation installed by, and/or approved by the Town.
- (e) Notwithstanding Subsection 7-4-13 of the Code, any development (as defined in subsection 7-4-4(N)(2) related to any structure within the UOD that was legally conforming prior to the date of adoption of this Section, so long as such development does not expand the building footprint of the structure and is in compliance with all other Town regulations.

(O) Land Use Table

Table T-4.3, Table of Land Uses, identifies allowed land uses within each of the established zone districts. The Town Manager or designee shall determine whether any use that is not specifically listed is allowed in a corresponding zone district and the level of review required, based upon the listed use which is most similar to the use not specifically listed.

(1) Table of Land Uses Interpretation and Process

- (a) Site Plan Approval. Nonresidential and multi-family uses identified in Table T-4.3 **must** **shall** receive approval of a site plan in accordance with Section 7-4-3(H), Site Plan, prior to commencing any development activity regardless of whether such use is allowed by right or requires an administrative approval or conditional use permit.
- (b) Conditional Uses. Any use identified as requiring a Conditional Use in Table T-4.3 shall receive a Conditional Use Permit in accordance with Section 7-4-3(E), Conditional Use Permit.
- (c) Uses not Allowed. If a particular use does not have a letter corresponding to a zone district, that use is prohibited in the respective zone district.

Table T-4.3 – Land Use Table

		R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
		R – Allowed by Right C – Conditional Use Permit Required									
Agricultural Uses	Feed Storage and Sales							C			
	General Agriculture, Farming and Ranching				R						
	Nursery							C	R	R	
Animal Services	Veterinary Clinic							C		R	
	Kennel, Boarding Facility							C		R	
Childcare Facilities	Child Day Care Facility	C	C	C			C	C			
	Family Day Care	R	R	R	R	R	R	R	R	R	
Community and Cultural Facilities	Cemetery	C	C	C	C	C	C	C	C	C	
	Community Center		C			R	C	R			

	Church or place of worship and assembly	C	C			R	C	R			
	Library					R		R			
	Museums					R		R			
	Private and Fraternal Clubs					R		R			
Educational Facilities	Educational Facility	C	C	C		R	C	R	R	R	
Food and Beverage	Microbrewery, Distillery			C		R	C	R	R		
	Restaurants, Bars, Brewpubs, Restaurants, and Taverns			C		R		R			
Group Living	Group Homes	C	C	R		R		R			
	Board and Rooming House			C		C	C	C			
	Dormitory			C		C	C	C			
		R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards
Household Living	Dwelling, Co-Housing Development		C	R							
	Dwellings, Duplex	R	R	R			R				
	Dwelling, Fourplex	C	R	R		R	R	C			
	Dwelling, Multiple-Family	C	C	R		R	C	R			
	Dwelling, Live-Work			C		R	R	R			
	Dwelling, Single-Family	R	R	R	R		R				
	Dwelling, Triplex	C	R	R		R	R	C			
	Dwellings, Cluster Development	R		R							
	Employee Housing							R			
	Manufactured Homes		R								
	Manufactured Homes Park							C			
Industrial Service and Research	Research and Development								R	R	
Lodging Facilities	Bed & Breakfast	C	C	C			C				7-4-6(C)
	Nursing Homes			C							
	Hotels, Motels, Lodges					R		R			
	Travel Homes Park							C			
	Campgrounds							C			
Offices	Office, General					R	C	R	R	R	
	Office, Medical					R	C	R	R	R	
Manufacturing & Production	Brewery								R	R	
	Gravel Extraction				C			C			
	Manufacturing, Light					C		C	R	R	
	Manufacturing, Medium							C	C	R	
	Manufacturing, Heavy							C	C	C	
Parks and Open Space	All Park and Open Space Uses	R	R	R		R	R	R			

Personal Services	Personal Services, General					R	C	R	R		
	Laundromat, Commercial/Industrial								R	R	
Public Utilities & Facilities	Public Utility Service Facility	R	R	R	R	R	R	R	R	R	
	Government Buildings & Facilities	R	R	R		R	R	R	R	R	
	Electric Power Substations								C		
	Recycling Facility									R	
		R	HR	MR	FD	HB	DS	GC	LI	GI	Use-Specific Standards 7-4-6(O)
	Telecommunication Facilities	C	C	C	C	C	C	C	C	C	
Recreation and Entertainment	Arts and Craft Studio					R		R	R		
	Health, Recreation, and Exercise Establishment	R	R	R							
	Arts and Entertainment Center, Indoor					R		R	R	R	
	Outdoor Amusement and Entertainment Facilities										
	Outdoor Guiding			R		R		R			
Retail	Building Supplies and Material Sales							C	R	R	
	Medical Marijuana Dispensary							R	R	R	7-4-6(J)
	Retail, Marijuana							R	R	R	7-4-6(J)
	Retail Store			C		R		R		C	
Storage	Cold Storage Plants								R	R	
	Contractor Construction Yards								C	R	
	Mini-Storage Warehouse								R	R	
	Outdoor storage of supplies, machinery, equipment, or products								C	C	
Vehicles and Equipment	Auto, Boat, and recreational vehicle sales or leasing							C		R	
	Auto Service or Wash							C		R	
	Auto Fuel Sales							C			
	Parking Facility					R		R			
	Truck Repair Shop									R	
Warehousing & Freight	Warehouse Facility							C	C	R	
	Wholesale establishment and/or distribution								R	R	
Accessory Uses	Accessory Dwelling Unit (ADU)	R	R	R	R	R	R				7-4-6(A)

	Accessory Structure and Use	R	R	R	R	R	R	R	R	R	7-4-6(B)
	Home Occupation	R	R	R	R	R	R	R			7-4-6(H)
	Outdoor Storage	R	R	R	R	R	R	R	R	R	7-4-6(L)

DRAFT

(P) Zone District Dimensional Standards

(1) Dimensional Standard Requirements

Dimensional standards for lot size, setbacks, and maximum height are summarized for each zone district in Table T- T-4.4, Dimensional Standard Requirements, below.

Table T-4.4- Dimensional Standard Requirements:

District	Min. Lot			Max. Lot Coverage (%)	Min. Setbacks (ft)				Structure Height ^(f) (ft)
	Use	Width (ft) ^(g)	Size (sf)		Front	Rear ^(c)	Side ^(c)	Side on Corner Lot	
R	Single-Family and Duplex ^(a)	50	6,000	50	15	8	5	7.5	27
	All others ^(b)	50	10,000	40	15	8	8	7.5	27
HR	Single Family and Duplex ^(a)	25	3,000	60	15	8	3	7.5	27
	Residential uses with three or four dwelling units ^(b)	35	5,000	60	15	8	3	7.5	35
	All others ^(b)	70	10,000	50	15	8	5	7.5	35
MR	Single Family and Duplex ^(a)	25	3,000	60	10	8	3	7.5	35
	Residential uses with three or four dwelling units ^(b)	35	4,000	60	10	8	3	7.5	35
	All other residential and mixed uses ^(b)	50	5,000	60	10	8	5	7.5	35
	Nonresidential uses	N/A	N/A	70	15	8	5	7.5	35
HB	All	25	NA	NA		8	(d)	(d)	35
GC	All	30	5,000	60	15	8	8	7.5	27
FD	All	50	35 ac.	NA	15	8	8	7.5	27
LI	All	50	6,000	50	15	8	8	8	30
GI	All	50	6,000	50	15	8	8	8	30
DS	All	50	5,000	50	15	8	8	7.5	27

(2) Additional Dimensional Standards and Exceptions

(a) Duplex Resubdivision Exception. A duplex dwelling on a lot that meets the requirements set forth in Section 7-4-4(P) above may be resubdivided, provided that the resulting two lots and the building meet the following minimum requirements:

- (i) The minimum lot size requirement shall be divided in half for a duplex lot that is resubdivided.
- (ii) The party wall in all such duplex dwellings shall run along and upon the lot line common to the resulting two lots.
- (iii) A zero (0') setback exists at the party wall lot line.

(b) Townhouse and Condominium Exception.

- (i) There is no lot coverage requirement for individual townhouse or condominium lots, only for the project site.

- (ii) The minimum side yard setbacks are measured from the property line of the townhome and condominium project site and not from individual townhome or condominium lots.
- (c) When the rear or side lot line abuts an alley, the setback shall be a minimum of two feet.
- (d) HB Setbacks shall be determined as follows:
 - (i) The setback shall be eight feet, unless snow and drainage from the roof is effectively directed away from the abutting property, in which case the setback can be as little as four feet.
 - (ii) In those instances where snow and drainage ~~is~~are effectively directed away from the abutting property, and the foundation and wall of the structure are constructed so that a wall and foundation of a building on an abutting lot can be built up to, or abutting the property line, the setback can be eliminated.
 - (iii) In buildings with three stories above ground, the third story shall be subject to a 15-foot front setback, and an eight-foot side setback for those sides facing a public street, in addition to other applicable setbacks as provided above. The third story setbacks may be reduced or eliminated where design of the third story provides architectural features that are aesthetically attractive to provide visual relief and contrast as an alternative to monolithic three-story facade surfaces. For purposes of this provision, such features include, but are not limited to, integration of third stories into roof lines, multiple roof lines and angles, windows, doors and balconies, and fenestration and facade designs that make a distinction between upper and lower floors, such as horizontal banding and varied building materials.
- (e) Any reduction of the setbacks as specifically provided in these paragraphs (c) and (d) shall be determined by the Town Planning Commission, pursuant to consideration of the criteria as set forth herein and in accordance with the review procedures as set forth in Subsection 7-4-3.
- (f) "Structure Height" shall be determined as follows for application of the limitations as set forth herein:
 - (i) The height of any structure shall be determined by measuring the vertical distance between the elevation of the lowest point of the natural grade abutting any exterior wall or supporting structure and the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable or a pitched or hipped roof. Structures that do not have roofs shall be measured to the height of the structure.
 - (ii) The height of each separate terrace or step for terraced or stepped buildings shall be considered for purpose of application of these limits.
 - (iii) Allowable building height may be increased by six inches if the roof design includes raised heel trusses.
 - (iv) Within the General Industrial District, commercial telecommunication antennae or towers that are located on Town owned property, and that are in compliance with subsection 7-4-6(O), may have a structure height of up to 40 feet.
- (g) Lot width shall be measured at the frontage of that abutting public street which provides actual access to the lot.

7-4-5 GENERAL PERFORMANCE STANDARDS

(A) Purpose, Applicability, and Related Provisions

- (1) Purpose. These performance standards are designed to limit, restrict, and prohibit, the effects of certain uses outside their premises or district.

- (2) **Applicability.** No structure, land, or water shall be used except in compliance with the district regulations and with the environmental performance standards of this Section.
- (3) **Responsibility.** It shall be the responsibility of the owner, operator, or proprietor of any use or property to provide evidence and technical data to demonstrate that the use or development of the property will be in compliance with the requirements and standards of this Section. Failure of the Town Manager, or designee, to require such information shall not be construed as relieving the owner, operator, or proprietor from compliance with the requirements and environmental performance standards of this Code.
- (4) **State and Federal Regulations.** All uses shall comply with applicable state and federal regulations related to environmental protection, including those pertaining to air or water pollution.
- (5) **Measurements.** Accurate and representative measurements, as necessary, shall be made according to accepted engineering practice. Observations shall be made as described in the applicable subsection above. In the event that the point of measurement is not defined or if there is more than one use on the property, measurements shall be taken at the property line of the lot on which the use is located if it is the only use on the lot.
- (6) **Additional Studies.** The applicant shall complete or provide funding for completion of studies by qualified personnel that the Town deems necessary to quantify and to develop recommendations for abating impacts directly associated with the proposed use.
- (7) It shall be unlawful to maintain, own or operate any offensive or unwholesome business or establishment within the Town, including, but not limited to, rendering plants, tanneries, pig sties, feed lots, dairy farms, manufacture and storage of explosives, sugar beet pulp storage facilities, foundries, or petroleum product refineries, unless such business was lawfully in existence at the effective date of this Section, or at the effective date of annexation subsequent to the effective date of this Section. In either event, such business or establishment shall be subject to the Nonconforming Use Regulations of Subsection 7-4-13 of these regulations, and all other applicable regulations of the Town.

(B) Air Pollution, Dust and Fly Ash

- (1) No solid or liquid particles shall be emitted in such a quantity as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines.

(C) Electrical Disturbance or Interference

No use shall:

- (1) Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or
- (2) Otherwise cause, create, or contribute to the interference with electrical signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.

(D) Fire and Explosion

- (1) No fire or explosive hazard shall exist such as to produce dangerous exposure to adjacent property.

(E) Glare

- (1) No direct or reflected glare shall be detectable at any property boundary.

(F) Hazardous Waste

- (1) Hazardous waste shall be those substances as defined by Federal, State or local regulations. The disposal, treatment, bulking or handling (hereinafter collectively called treatment) of hazardous waste within the municipal limits of the Town shall be permitted only when such waste is generated within the Town. Any such treatment shall be prohibited

except in conformance with all applicable Federal, State or local regulations governing hazardous waste. The temporary storage of hazardous waste other than for treatment is permitted only when it is used, manufactured or generated as a waste as part of an industrial, manufacturing or laboratory process that takes place within the Town. In this circumstance, hazardous waste shall be inventoried and stored inside a building with an impermeable floor and otherwise handled in strict conformance with all applicable Federal, State and local regulations. The records pertaining to such inventory and storage shall be open to authorized personnel of the Town of Ridgway and/or the Ridgway Fire Department upon reasonable request.

(G) Heat

- (1) No direct or reflected heat that is dangerous or discomforting shall be detectable at any property boundary.

(H) Noise

- (1) In addition to RMC 10-3-24, Unreasonable Noise, the following shall be followed within the Town of Ridgway. No persistent noise shall be detectable beyond the property line in excess of the values identified in the following table:

Table T-4.5 Noise

Zoning of lot where use is located	Zoning of Adjacent Lot			
	All Residential Zone Districts	General Commercial District	Light Industrial District	General Industrial District
Industrial-1 District	50	55	60	65
Industrial-2 District	50	60	65	70
All of the above levels are measured in decibels dB(A).				

- (a) Impact noises are sounds that occur intermittently rather than continuously. Impact noises generated by sources that do not operate more than one minute in any hour are permissible up to a level of ten dB(A) in excess of the figures listed in the table above, except that this higher level of permissible noise shall not apply from 7:00 p.m. to 7:00 a.m. when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.
- (b) Noise resulting from temporary construction activity that occurs between 7:00 a.m. and 7:00 p.m. shall be exempt from the requirements of this Section.
- (c) Noise shall be measured on a decibel or sound level meter. Noise level shall be measured at a point located within a street or public right-of-way in the town and a distance of at least 25 feet from the noise source; and/or at the common property line of the property on which the noise source is located and the adjacent property.
- (d) No use in the industrial zone districts may generate noise that tends to have an annoying or disruptive effect upon uses outside the immediate space occupied by the use if that use is one of several located on the lot or uses located on adjacent lots.
- (e) The table above establishes the maximum permissible noise levels for the LI and the GI Zone Districts. Measurements shall be taken at the boundary line of the lot where a particular use is located, and as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which subject use is located.

(I) Odor

- (1) For purposes of this Section, the "odor threshold" is defined as the minimum concentration in a year of a gas, paper or particulate matter that can be detected by the olfactory systems of a healthy observer.

- (2) No use in the Town of Ridgway may generate any odor that reaches the odor threshold measured at the outside boundary of the immediate space occupied by the enterprise generating the odor (if there is more than one enterprise in the structure) or the lot line (if the enterprise generating the odor is the only enterprise located on a lot).

(J) Radioactivity

- (1) No operation shall be permitted which causes radioactivity in violation any applicable Federal, State or local regulation.

(K) Smoke

- (1) For purposes of determining the density of equivalent opacity of smoke, [the](#) Ringlemann Chart, as adopted and published by the United States Department of Interior, Bureau of Mines Information Circular 8333 May 1967, shall be used. The Ringlemann number referred to in this Section refers to the number of the area of the Ringlemann Chart that coincides most nearly with the visual density of equivalent opacity of the omission of smoke observed. For example, a reading of Ringlemann No. 1 indicates a 20-percent density of the smoke observed. No smoke shall be permitted in such quantity as to become a nuisance, nor shall it be detectable at any property boundaries. All measurements shall be taken at the point of emission of the smoke. In the IGI District, no use may emit from a tent, stack, chimney or combustion process any smoke that exceeds a density or equivalent capacity of Ringlemann No. 2, except that and emission that does not exceed a density or equivalent capacity of Ringlemann No. 2 is permissible for a duration of not more than four minutes during any eight-hour period if the source of such emission is not located within 500 feet of a residential district.

(L) Vibration

- (1) No inherent and recurrently generated vibration shall be perceptible, without instruments, at any point along in the boundary line of the property on which the use is located. Where more than one use is located on a property, then this standard shall also be measured along any wall of any other building on the property.

(M) Waste Disposal

- (1) Liquid and solid waste disposal and water service shall comply with all pertinent Federal, State and local regulations.
- (2) Storage is not allowed in the front or side setbacks along any street.

7-4-6 SUPPLEMENTAL REGULATIONS

(A) Accessory Dwelling Units

- (1) The creation of Accessory Dwelling Units (ADU) is generally encouraged as an effective means to improve housing affordability, provided that each ADU complies with the following standards.
- (2) ADUs are only allowed as accessory to a single-family detached dwelling. Only one ADU per single-family detached dwelling unit is permitted.
- (3) The accessory dwelling unit must be constructed in accordance with applicable requirements of Town Building Codes. It may be attached or detached to the principal residential unit. Applicable dimensional requirements for a single-family dwelling as set out in subsection 7-3-15(A) must be met for the premises.
- (4) One off-street parking space shall be provided for the accessory dwelling unit in addition to any other required off-street parking.
- (5) The accessory dwelling unit may not exceed 800 square feet of gross floor area.
- (6) One of the dwelling units on the property must be, and remain, owner occupied.

- (7) A minimum of a 90-day rental period shall be required by written lease, except as described in subsection (12) below.
- (8) The accessory dwelling unit must be owned together with the principal residential unit, and the lot or parcel upon which they are located, in undivided ownership.
- (9) The accessory dwelling unit may be served off of the water or sewer tap for the principal residence, in which case it shall not be subject to additional tap fees.
- (10) The burden shall be upon the owner of any accessory dwelling unit to provide adequate proof to the Town that the criteria of this Section are met. In the event that the Town determines that the criteria have not been shown to be satisfied the unit may not be occupied as a residence.
- (11) A dwelling unit constructed before a principal single-family home, which meets these criteria, may be converted to an accessory dwelling unit following construction of a new principal dwelling unit.
- (12) An accessory dwelling unit, as defined in Section 9, either attached or detached to the primary dwelling, may be utilized as a short-term rental only under the following circumstances:
 - (a) Tap fees are paid at 30 percent pursuant to Ridgway Municipal Code subsection 9-1-9(c)(2); and
 - (b) One hundred percent of monthly water, sewer, trash and recycling services are paid on a monthly basis pursuant to Ridgway Municipal Code Chapter 9; and
 - (c) The lot size upon which both dwelling units are sited is a minimum of 6,000 square feet.

(B) Accessory Uses and Structures

The purpose of this section is to authorize the establishment and continuation of land uses and structures that are incidental and customarily subordinate to principal uses. This section is intended to allow a broad range of accessory uses and structures, so long as they are listed in the table of allowed uses and comply with the standards set forth in this section to reduce potentially negative impacts on adjacent properties.

- (1) Accessory uses and structures are allowed pursuant to the following provisions:
 - (a) Table T-4.3 Table of Land Uses identifies allowed accessory uses and structures within each zone district.
 - (b) All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the principal use, unless specifically prohibited in this section.
 - (c) All accessory uses are subject to the provisions of this Section 7-4-6(B), Accessory Uses and Structures.
- (2) Relationship to principal use or structure.
 - (a) Except as otherwise expressly allowed in the Ridgway Municipal Code, an accessory use or structure shall not be established or constructed before the establishment of the principal use or structure.
 - (b) If the principal use or structure is destroyed or removed, the accessory use or structure shall no longer be allowed.
 - (c) Accessory uses shall not be permitted as the exclusive use of any property.
- (3) Location of accessory uses and structures.

- (a) No accessory use or structure shall be located within any platted or recorded easement or over any known utility, or in any areas designated as a fire lane or emergency access route.
- (b) No accessory structure shall impede the access to, or function of an area required for the circulation or parking of vehicles.
- (c) Accessory uses and structures shall comply with the minimum applicable zone district setbacks.

(C) Bed and Breakfast Operations

- (1) Residents of a dwelling unit in the "R" and "HR" Districts may rent rooms on a short-term basis (and may provide meals to such boarders) if a Conditional Use Permit is approved by the Planning Commission pursuant to Section 7-4-3(E), and the operation will comply with the criteria of this Subsection.
- (2) The application shall not be granted unless the Planning Commission determines that the following criteria are met:
 - (a) There is at least one additional off-street parking space for each room to be rented in addition to the off-street parking required for the residential dwelling unit.
 - (b) No more than three rooms shall be rented in any dwelling unit. Such rooms shall be an integral part of the dwelling unit.
 - (c) The meals to be served shall be served from the kitchen which is part of the dwelling unit itself.
 - (d) The operation will not create a public or private nuisance.
 - (e) Only the permanent residents of the dwelling unit shall be employed in the operation; and
 - (f) The Permittee will obtain a sales tax license and remit sales tax and lodging occupation tax.
- (3) The Town Council may revoke any permit if it determines following a hearing with reasonable notice to the holder of the permit that the above criteria or limits of any permit are not being met.

(D) Drive-Up Window Establishments

- (a) The purpose of this section is to regulate fast food, drive-in and drive-up window commercial uses in order to limit the potential for impairment of traffic flow on roads providing access to the use; to ensure adequate off street queuing and ingress/egress; and to limit the noise and other negative impacts on adjacent land uses.
- (b) Drive-up window establishments are permitted as an accessory use where the principal use is permitted by right, or by conditional use, in the zone district as described in Table T-41.
- (c) Drive-Through Lanes: Drive-through lanes shall be separated from circulation lanes required to enter or exit the property. Drive-through lanes shall be marked by special striping, pavement markings or barriers. Drive-through lanes shall not cross or intersect the principal pedestrian access route to such establishment. Drive-through lanes shall be designed and located in such a manner as to minimize impacts on adjoining properties and shall be screened and buffered in such a manner as to minimize noise impacts. An opaque screening treatment shall be provided on all sides of the site that are located adjacent to residentially zoned property.
- (d) Parking: 5 stacking spaces per drive-up window shall be required in addition to required parking spaces for principal use.

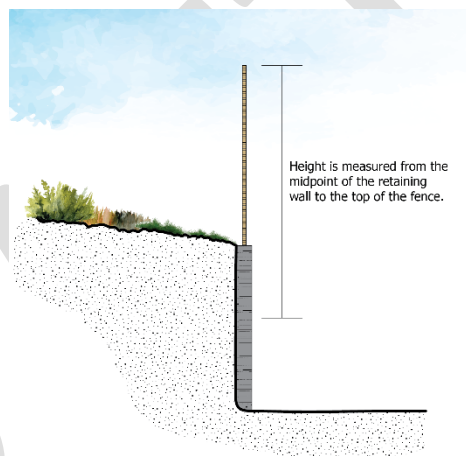
(E) Employee Housing

- (1) The creation of employee housing is generally encouraged as an effective means to improve housing affordability and to support the viability and retention of employment generating uses, provided that each complies with the following standards.
- (2) Employee housing units are only allowed as accessory to a nonresidential use.
- (3) One employee housing unit is allowed for the first 2,500 square feet of gross floor area in the structure. Structures that exceed 2,500 square feet of gross floor area are allowed one additional unit per 2,500 square feet, up to a maximum of three units per nonresidential use.
- (4) The employee housing unit must be constructed in accordance with all applicable building and safety codes.
- (5) The employee housing unit must be owned together with the structure occupied by the ~~nonresidential~~ nonresidential use, and the lot or parcel upon which they are located, in undivided ownership.
- (6) The employee housing unit must be served off of the water or sewer tap for the principal ~~structure~~ structure, in which case it shall not be subject to additional tap fees.
- (7) If the employee housing unit has been offered to current and prospective employees of the non-residential use for 45 days after the prior tenant vacates and the unit remains vacant, the unit can then be offered to other households where at least one of the occupants is employed at an establishment located within Ouray County.
- (8) Short-term rental of employee housing is not permitted.
- (9) The burden shall be upon the owner of any employee housing unit to provide adequate proof to the Town that the criteria of this Section are met. In the event that the Town determines that the criteria have not been shown to be satisfied the unit may not be occupied as a residence.

(F) Fence, Hedge, and Wall Regulations

- (1) No fence, rail or freestanding wall shall exceed six feet in height within the Town.
- (2) In the Residential and Historic Residential Zoning Districts, fences, rails or freestanding walls located within the area between the property line and the front set back line may not exceed four feet in height, except for fences designed and intended to exclude deer may be up to six feet high if they are substantially transparent at sight angles up to 45 degrees from perpendicular to the faces of the fence, and are constructed out of a:
 - (a) Mesh;
 - (b) Woven wire;
 - (c) Rails and pickets or similar components which have a width no greater than their depth.
- (3) No fence, freestanding wall or hedge or other plantings shall be constructed or maintained on corner lots in a place or at a height which unreasonably creates a traffic hazard by obstructing vision from vehicles on abutting streets.
- (4) Electrically charged fences are not allowed within the Town unless their location is made inaccessible to persons who would not know that the fence is electrified by virtue of another fence or structure.
- (5) Barbed wire fences may be allowed only GLI and GI Districts, and only if the barbed wire is a minimum of six feet above the ground. No barbed wire fence may be maintained in other districts unless necessary to confine livestock lawfully kept within the Town.
- (6) All fences shall be maintained in good and safe condition.

- (7) Exceptions within the Light Industrial, General Industrial, and General Commercial Districts
 - (a) Fencing is not allowed in the front or side setbacks along any street.
 - (b) No fence, rail or freestanding wall shall exceed eight feet in height.
- (8) Measuring Fence Height.
 - (a) Fences and walls shall be measured from the existing natural grade at the base to the highest point of the fence or wall within any yard. No fence or wall may be artificially elevated by means of a berm or other method for purposes of height calculation with the exception of fences constructed on top of retaining walls as stated in Section 7-4-6(F)(8)(b)~~XX~~.
 - (b) When a fence is constructed on top of the face of an above-ground retaining wall, and located in a required yard, the height of the fence shall be measured from the top of the fence to the midpoint height of the retaining wall.



(G) Garage and Yard Sales

- (1) Notwithstanding restrictions of Town Zoning Regulations, or junk, litter or nuisance ordinances, garage and yard sales may be conducted within the Town consistent with the conditions set out herein.
- (2) No premises shall be used for a garage or yard sale for more than 48 hours at one time or for more than two such sales in any calendar year.
- (3) The sale shall be conducted so that no traffic hazards or nuisances are created.

(H) Home Occupations

Home Occupations may be conducted within a residential premises or accessory structure related thereto in any district as an accessory use only if the following criteria are met:

- (1) Town and State Sales Tax Licenses must be obtained if sales taxable by the Town or State sales taxes are to be made.
- (2) Only the residents of the dwelling unit may be engaged in the home occupation.
- (3) No unreasonable noise, glare, smoke, dust, vibration or odor shall be observable off the premises.
- (4) The home occupation activity shall not utilize or occupy more than 750 square feet in total, nor more than 400 square feet in a garage or other structures outside of the residence.

Provided, however, family day care facilities shall be limited to eight or fewer children in lieu of these area limitations.

- (5) No business activity or storage of property involved in the business may take place outside of enclosed structures, except for horticultural activities.
- (6) The short-term rental of rooms, such as bed and breakfast operations, does not qualify as an accessory use pursuant to this Subsection.

(I) Manufactured Homes

- (1) Manufactured homes, as defined in Subsection 7-9, that have more than 500 square feet of living area, are only permitted on the following described property:
 - (a) All of Blocks 4, 9 and 29;
 - (b) Block 28, Lots 11 through 20;
 - (c) Block 32, Lots 1 through 18;
 - (d) Block 33, Lots 6 through 10; and
 - (e) Lot 1 of Mitchell Subdivision No. 2.
- (2) The limitations of this subsection shall not apply to any manufactured home that was placed on a property not referenced in subsection (I)(1) above prior to June 9, 1993, in Ordinance 02-1993 that met all applicable building at safety codes at time of installation.
- (3) Manufactured Homes are subject to the provisions of Section 6-3, Regulations for Manufactured Homes, Travel Homes, and Other Factory-Built Housing.
- (4) Manufactured Home Parks are subject to the provisions of Section 8-1, Manufactured Home Park and Travel Home Park Regulations.

(J) Marijuana

- (1) The cultivation, manufacture, distribution, storage, or sale of marijuana shall not be a lawful use by right, accessory use (including as a home occupation), conditional use, or lawful nonconforming use in any zoning district of the Town of Ridgway, except as provided in this subsection (2).
- (2) A Medical Marijuana Center, Medical Marijuana Optional Premises Cultivation Operation, and Medical Marijuana-Infused Products Manufacturing Facility, licensed under Article 43.3 of Title 12 CRS, a Primary Care Giver registered under C.R.S. 25-1.5-106, and a Marijuana Cultivation Facility, a Marijuana Testing Facility, a Marijuana Product Manufacturing Facility or a Retail Marijuana Store licensed by the State of Colorado pursuant to Article XVIII, Section 16 of the Colorado Constitution and Article 43.4 of the Title 12, CRS, may be located within the LI and GI Zoning Districts and the General Commercial Zoning District east of Liddell Drive extended, as a use by right if they meet the following provisions:
 - (a) They must be operated lawfully under applicable provisions of State Law.
 - (b) They must comply with the performance standards of the LI and GI Zoning Districts, or General Commercial Zoning Districts, as applicable.
 - (c) They must have valid State and Town sales tax licenses and collect and remit sales tax on sales of Marijuana in accordance with State Law and Town ordinances.
 - (d) A Certificate of Occupancy for each building must be obtained prior to establishment of the use therein.
 - (e) The cultivation, manufacturing, storage, distribution and sale of Marijuana, must be confined to an enclosed building.

- (f) They must be located in structures with commercial and industrial uses only and are not allowed in buildings with residential uses.
 - (g) No storage facilities are permitted off the licensed premises.
 - (h) The building in which the licensed activities take place may not be located within 1,000 feet of a school, an alcohol or drug treatment facility, the principal campus of a college, university or seminary, or a residential childcare facility. The distance referred to shall be measured from the nearest property line of the land use for the above listed uses to the nearest portion of the building in which licensed activity takes place, using a route of direct pedestrian access. This restriction shall not affect the renewal or reissuance of a license once granted or apply to a license in effect actively doing business before any of the above uses was constructed.
- (3) Cultivation.
- (a) A patient, validly registered under State Law, may cultivate Medical Marijuana at the patient's residence for the Patient's own use only, if in compliance with the limitations of State Law and if the plants cannot be seen or smelled off the premises.
 - (b) An individual may cultivate Marijuana at the individual's residence, only if in compliance with the limitations of Subsection (16)(3)(b) of Article XVIII of the Colorado Constitution and other applicable state law, including the requirement that the growing take place in an enclosed locked place, is not conducted publicly or openly and is not made available for sale.
 - (c) The use of a compressed flammable gas as a solvent in the extraction of THC or other cannabinoids in a residential setting is prohibited.
 - (d) Co-op or collective grow operations are not allowed without a state license.
- (4) Delivery of Marijuana, or Medical Marijuana by a licensed Medical Marijuana business, licensed Marijuana establishment, Primary Care Giver, or any other person, from a location outside of Town, to a location within Town, is allowed, only if lawful under, and in full compliance with State Law, and the delivering person has a Town sales tax license if taxable sales may occur, and collects and remits Town sales taxes on the sale of the delivered Marijuana and Medical Marijuana.
- (5) The below listed terms shall be defined as indicated for purposes of this subsection (J):
- (a) "Medical Marijuana", "Medical Marijuana Center", "Optional Premises Cultivation Operation", and "Medical Marijuana-Infused Products, Manufacturing", shall have meanings as defined in CRS, Title 12, Article 43.3.
 - (b) "Primary Care Giver" shall have the meaning as defined in C.R.S. 25-1.5-106.
 - (c) "Patient" shall have the meaning as defined in Section 14(1) of Article XVIII of the Colorado Constitution.
 - (d) "State Law" shall include, but not be limited to, Section 16 and Section 14(1) of Article XVIII of the Colorado Constitution, C.R.S. 25-1.5-106, Article 43.3 and 43.4, Title 12, CRS; and any rules or regulations promulgated pursuant thereto.
 - (e) "Marijuana", "Marijuana Cultivation Facility", "Marijuana Testing Facility", "Marijuana Product Manufacturing Facility" or a "Retail Marijuana Store" shall have the meaning defined in Article XVIII, Section 16 of the Colorado Constitution, and Article 43.4, Title 12, CRS.
- (6) Storage of Marijuana off of the licensed premises is not permitted in the Town.
- (7) Marijuana clubs, businesses or other places of assembly where customers, members, or the like, are regularly invited for the purpose of using or consuming marijuana or marijuana products on site, are prohibited in the Town.

(K) Outdoor Lighting Regulations

(1) General Provisions

- (a) All non-exempt outdoor light fixtures and illuminating devices permanently or temporarily installed outdoors, including, but not limited to, devices to illuminate signs, shall meet the following requirements:
 - (i) They shall be shielded so no light rays are emitted at angles which will allow the light to pass directly off of the premises appurtenant to the fixture.
 - (ii) They shall be shielded so that no light rays are emitted by the installed fixture at angles below the horizontal plane.
 - (iii) All fixtures designed to illuminate signs or structures shall be mounted above the area of the sign or structure to be illuminated.
 - (iv) Blinking, flashing, rotating or moving lights are prohibited.
 - (v) Correlated color temperature (CCT) is limited to 3,000 kelvin per fixture.
 - (vi) The following lumen limits are established to prevent over lighting and are not intended to be achieved. Each site should use the lowest amountnumber of lumens needed for the site to provide safety and functionality.
 - a. Single-Family Residential Sites shall be limited to 5,100 lumens. Single Family Residential Sites that include an accessory dwelling unit shall be limited to 6,500 lumens. Each lighting fixture shall be limited to 850 lumens.
 - b. Multifamily Residential Sites, Mixed Use Sites and Nonresidential Sites shall be limited to 25,000 lumens per net acre plus 2,000 lumens per unit beyond the first. Each lighting fixture shall be limited to 1,500 lumens.
 - (vii) Lighting for all nonresidential uses shall be extinguished one hour after close of business unless there is a public safety hazard that is best mitigated by the use of lighting. Lighting intended for security purposes shall use Adaptive Controls.
 - (viii) If any of the above are in conflict with the Town building codes adopted pursuant to Municipal Code Section 6-1, the regulations of the adopted building code shall apply.
- (b) The following are exempt from the provisions of subsection (1).
 - (i) Lights used to illuminate athletic fields of other community special event areas. Such lights shall be turned off one hour after the conclusion of the event and should be designed or placed to minimize light falling beyond the area in use.
 - (ii) Signs which are illuminated by interior light sources, such as neon signs, provided such signs are lit only during the property owner's business hours.
 - (iii) Official traffic control devices and lights owned and operated by or pursuant to proper authority of the United States of America, the state of Colorado or any of their agencies, and such other lights as are specifically required by federal or state law.
 - (iv) Official traffic control lights owned and operated by the Town of Ridgway.
 - (v) Repealed by Ordinance 16-2006.
 - (vi) Lawful vehicle lights.
 - (vii) Repealed by Ordinance 10-2007.
 - (viii) Holiday lights. Holiday lights should only be in use from November 15 to January 31.

- (ix) Artwork that is outdoors and on public property. Such artwork shall receive a permit by the Town of Ridgway prior to installation. Such artwork shall be public and accessible to all people and may be illuminated, pursuant to the following:
 - a. Artwork shall not contain lighting that exceeds 500 lumens within the entire structure, nor more than 2,500 degrees kelvin.
 - b. All public art that is illuminated shall include a dimmer and timer to aid the compliance with the Dark Skies Association's Outdoor Lighting Requirements and shall have the ability to be automatically turned off. In any event such lighting shall be automatically turned off by 10:00 p.m. nightly.
 - c. No structure may contain lighting that is cast upward or outward but may be diffused in a way such that the lighting emits a soft glow.
 - d. All structures shall be lit internally.
 - e. All illuminated public art is subject to review and approval by Town staff for compliance with these regulations.
- (c) Public Outdoor Lighting.
 - (i) New public lighting owned and operated by the Town of Ridgway, including street lights, walkway lights, external building lights, holiday lights and other lights to ensure safety, shall be allowed as recommended by the Town Manager or designee in situations where a public health hazard exists which can only be mitigated by artificial light at night and shall be in compliance with subsection (A).
 - (ii) Adaptive controls or curfews shall be employed in all new public outdoor lighting installations.
 - (iii) All Town owned lighting shall comply with the requirements of Section 6-5 within five years from the effective date of this Section.
- (2) Noncompliant Lights
 - (a) Lights which were lawfully existing and in use at the time they became nonconforming with the requirements of this Section 7-4-6(K) by virtue of the initial adoption of this Section, subsequent amendment to this Section or by annexation into the Town, may continue to be used and operated subject to the limitations of this Section.
 - (b) The right to operate a lawful nonconforming light shall terminate upon any of the following:
 - (i) Replacement of the light fixture.
 - (ii) Non-use of the light fixture for a period of six months.
 - (iii) Damage to the light fixture so that the cost of repair is 50 percent or more of the cost to replace it with a conforming fixture.
 - (c) The right to exceed the lumen limits established in Subsection 7-4-6(K) as a lawful nonconforming site shall terminate upon any of the following:
 - (i) Replacement of 50 percent or more of the light fixtures on the site.
 - (ii) Damage to the light fixtures so that the cost of repair is 50 percent or more of the cost to replace them with conforming fixtures.
 - (d) No alteration may be made to lighting on a site which would increase the amount or degree of the nonconformity.

(L) Outdoor Storage

- (1) Materials and Wastes Contained on Property. No materials or wastes shall be deposited on any property in a form or manner that may be transferred off the property by any reasonably foreseeable natural cause or force.
- (2) Outdoor Storage Enclosed or Concealed.
 - (a) Outdoor storage areas shall be enclosed or have adequate provisions to conceal these facilities from adjacent properties.
 - (b) No storage of any item(s) shall be allowed in a front yard in any residential zone district.
 - (c) Storage of any item located in a side street setback shall be screened from view of public rights-of-way with a minimum of a six (6) foot opaque, solid wood or masonry fence in any residential zone district, or any residential use in any zone district.

(M) Parking Standards

- (1) Off-Street Parking Requirements. The following off street parking requirements shall apply unless otherwise indicated in all districts.

Use	Required parking spaces
(a) Residences	Single-Family and Duplex: 2 spaces per dwelling unit. All Other Residential: 1 space per dwelling unit
(b) Medical offices and clinics	3 spaces per examination room
(c) Hospitals	1 space for each 3 beds
(d) Pharmacies	1 space per 200 sq. ft. of customer floor space
(e) Bus stations	1 space per 400 sq. ft. gross floor area
(f) Funeral homes and mortuaries	1 space for each 6 seats in main chapel
(g) Restaurants and Lounges	1 space per 100 sq. ft. customer floor area
(h) Hotels and Motels	1 space per guest room
(i) Walk-up restaurants	1 space per 50 sq. ft. customer floor area
(j) Bowling alleys	3 spaces per lane
(k) Gas stations	4 spaces, plus 2 spaces for each enclosed auto space
(l) Beauty shops	2 spaces for each chair
(m) Industrial uses	1 space for every 2 employees on shift plus adequate visitor parking
(n) Churches	1 space for each 6 seats in main chapel
(o) Nursing homes	1 space for each 3 beds
(p) Professional office space	1 space per 300 sq. ft. gross floor area
(q) Retail establishments	1 space per 250 sq. ft. gross floor area
(r) Studio residence	1 space per unit (600 sq. ft. total living area)
(s) Day care facilities not qualifying as an accessory use	1 space for each 10 children plus 1 drop off space, plus one space per staff person
(t) All other uses	1 space per 350 sq. ft. gross floor area

- (2) Parking spaces shall be sized and designed in accordance with standard Town specifications and shall be a minimum of eight feet by 20 feet in size.
- (3) Maneuvering Area: Off-street parking shall provide sufficient off-street space to allow an automobile to enter, maneuver, and exit without backing onto any public street. Backing onto alleyways is permissible except where otherwise prohibited by plat note.
- (4) For purposes of this Subsection, "gross floor area" is the heated square footage of a building measured along the outside enclosing walls, excluding interior parking areas and outdoor common area"; "customer floor area" is the aggregate amount of internal floor area generally used by the public, or 15 percent of the total floor area, whichever is greater.
- (5) Parking exceptions within the DS District:

- (a) Businesses shall be credited with half parking space for every on-street parking space that is constructed adjacent to the business and in accordance with Town specifications. No parking shall be allowed on alley ways or on Highway 62 (Sherman Street).
- (6) Parking exceptions within the MR District:
 - (a) Parking shall be sited to provide the least visual impact from public rights-of-way and shall not dominate the frontage of pedestrian-oriented streets. Site parking shall include bike racks and areas for parking strollers and other nonmotorized vehicles near the main entrance to the primary building(s) and shall have a logical connection to onsite non-motorized access routes.
 - (b) Parking areas, outside trash receptacles, large utility boxes, open storage areas, mechanical systems and other unattractive views shall be screened from the street and public right-of-way. Screening of utility boxes, trash enclosures, and similar uses shall be around all sides except for those required for access, which will be screened with a gate on the access side.
- (7) Parking exceptions within the HB District:
 - (a) All nonresidential uses must provide a minimum of one off-street parking space per 1,650 square feet of gross floor area. Partial spaces will be rounded up to the next whole number of required parking spaces. If the structure contains both residential and nonresidential uses, calculation of the gross floor area shall not include the residential area(s) for purposes of determining off-street parking pursuant to this paragraph. Also excluded from this calculation are enclosed parking and outdoor common areas. Parking spaces will be accessed only from an alley. The first three spaces must be provided on-site.
 - (b) In cases where mixed residential and nonresidential uses occur within the same property, the residential parking requirements of paragraph (a) shall be in addition to the nonresidential parking space requirement set forth in paragraph (b).
 - (c) In lieu of nonresidential off-street parking requirements in excess of three spaces and pursuant to paragraph (b) above, a money payment of \$3,000.00 per space may be paid to the Town, which money shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District.
- (8) Parking exceptions within the Limited Industrial (LI) and General Industrial (GI) Districts
 - (a) Parking and storage is not allowed in the front or side setbacks along any street.

(N) Short-Term Rental Regulations

- (1) Intent and Purpose: Establish standards and procedures by which residential short-term rentals can be provided in a manner that protects both the quality of experience and the character of the Town. It is the Town's intent to establish short-term rental regulations to promote a mix of lodging options, support the local economy, while also upholding the integrity of the Town.
- (2) Short-term rentals shall comply with the provisions of this subsection (I) and shall be licensed per Chapter 8, Section 5 of the Municipal Code.
- (3) Permitted Use of Short-Term Rentals:
 - (a) For short-term rentals not in the "HB" Historic Business or "GC" General Commercial Districts, the structure involved:
 - (i) Shall be a single-family dwelling structure; or
 - (ii) Shall be a single residential unit in structures with mixed uses; or

- (iii) Shall be a property with two dwelling structures owned by the same owner, in which one of the dwelling structures may be used as a short-term rental as long as the second dwelling unit is owner occupied; ~~and~~.
- (iv) Shall not be a multiple family dwelling or structure as short-term rentals are prohibited in multiple family structures.
- (b) In the HB and GC Districts, a maximum of five short-term rentals are allowed per building or structure.
- (4) Performance Standards for Short-Term Rentals:
 - (a) The unit being rented shall be a dwelling unit, as defined pursuant to Section 9 shall not have more than five bedrooms, nor be leased or used to any group containing more than ten people over the age of 18.
 - (b) The unit shall have a minimum of two off street parking spaces available and any additional spaces necessary to accommodate the tenant's vehicles off street.
 - (c) There shall be an owner's agent available to be at the unit within 20 minutes, who is on call full time to manage the property during any period the unit is rented. The name, address and phone number of the agent must be kept current on file with the Town and posted in the short-term rental.
 - (d) Adequate animal resistant trash and recycle containers shall be provided, and information on placement for collection shall be provided, in the short-term rental as stated in Ridgway Municipal Code Section 9-2.
 - (e) The unit shall be maintained in compliance with applicable Town ordinances and regulations. The rental of residential units as provided herein shall not unreasonably annoy or interfere with the use or enjoyment of public or private property or which constitutes a health or safety hazard.
 - (f) The owner must have current State and Town sales tax licenses, a Town business license if at such time the Town has business licensing, and collect and remit sales taxes and lodging taxes.

(O) Telecommunication Antenna and Tower Regulations

- (1) Telecommunication towers and antennae shall be located, and comply with the following provisions:
 - (a) Noncommercial television and telecommunications receivers and amateur radio antennae, which qualify as an accessory use to the main use on the premises, may be located on such premises.
 - (b) Antennae for "personal wireless services" as defined in 97 USC 332(c)(2) shall be limited to the GC Zoning District, or upon Town owned property in other zoning districts pursuant to leases or permits with the Town, with terms and conditions adequate to ensure safety and reasonable compatibility with the neighborhood in which they are located, including requirements for camouflaging where appropriate.
 - (c) Commercial radio, television and other telecommunications transmitters and receivers shall be restricted to the GC Zoning District.
 - (d) Additional receivers or transmitters may be installed on existing telecommunication towers regardless of the zoning district.
- (2) All telecommunication antennas and towers shall be limited to the maximum structure heights set out in Table T-4.4, Dimensional Standard Requirements, unless a variance is obtained pursuant to Section 7-4-3(J), or allowed in accordance with the following exceptions:

- (a) Telecommunication antennas, receivers and transmitters may be located on lawfully existing towers and structures, as long as they are not above the tower structure.
- (b) A variance to the height limitations otherwise applicable may be obtained for an amateur radio antenna for noncommercial use pursuant to the review procedure of Section 7-4-3 if the Planning Commission determines that the following criteria are met:
 - (i) A higher tower is necessary to be reasonably adequate for the domestic communications purposes;
 - (ii) No reasonable alternative exists; and
 - (iii) No adverse impacts will be created with respect to other property in the area.
- (c) A variance to the height limitations otherwise applicable may be obtained for personal wireless service antennae if the Planning Commission determines pursuant to the review procedure of Subsection 7-4-3 that the following criteria are met:
 - (i) Space is not available at a commercially reasonable price on an existing tower or structure located in a technically feasible location, and no other location is available which will provide reasonably adequate service in compliance with the height limitations set out above; and
 - (ii) No adverse effect on property values in the area will be caused, and no safety hazard will be created; and
 - (iii) The design and color of the tower and appurtenances shall be reasonably compatible with the site and surrounding area.
- (d) Commercial telecommunication antennae or towers up to 40 feet in height may be installed upon Town owned property within the "GI" General Industrial Zoning District.
- (3) A final decision to deny a variance shall be in writing and supported by a substantial written record.
- (4) All towers and structures shall be subject to the building setback requirements of Table T-4.4, Dimensional Standard Requirements and applicable provisions of Town building codes and other ordinances and regulations.

(P) Use and Location of Travel Homes

- (1) Travel homes may be occupied only in the following circumstances:
 - (a) Within a licensed travel home park for a maximum period of six months in any one 365-day period.
 - (b) Upon private property for temporary occupancy by out-of-town guests for a period not to exceed 30 days in any year for any tract of property.
 - (c) Upon property for which a permit has been issued by the Town, pursuant to subsection 7-4-3(G), Temporary Use Permits.
- (2) Travel homes may be parked, if unoccupied, upon private property if in compliance with zoning setbacks, or temporarily upon public streets, if registered under State law and lawfully parked. Provided, however, they may not be parked in a manner which creates a traffic hazard.

7-4-7 SIGN REGULATIONS

(A) Compliance Required

It shall be unlawful to erect or maintain any sign except in conformity with the requirements of this Subsection. Signs not in conformity with the provisions of this Subsection are hereby declared to be a nuisance which may be abated by the Town in any lawful manner.

(B) Signs Allowed Without a Permit

The following may be erected, maintained and used without a sign permit as long as they are properly maintained in accordance with the requirements of this paragraph (B) and paragraph (F) and with other applicable requirements of this Subsection, State law and Town ordinances and regulations, and are not prohibited by paragraphs (C) or (D)

- (1) Official traffic control devices, signs, and notices erected, owned and maintained by the United States, the state of Colorado, the Town of Ridgway or any of their political subdivisions for official governmental purposes.
- (2) Any pennant, motto, or insignia of any nation, state, political subdivisions, religious, civic, or fraternal organization, or school except devices which are used to promote business activity.
- (3) Works of art unless they are used to promote business activity.
- (4) Temporary decorations, displays and banners which are customarily displayed and associated with holidays or celebrations and banners associated with Town endorsed civic events.
- (5) Scoreboards, unless used to advertise business activity.
- (6) Public utility warning signs, construction warning signs, and signs warning of other hazards, with no sign face larger than ten square feet in area.
- (7) Identification signs incidental to the use of vehicles attached to the vehicle.
- (8) Traffic control devices with no sign face larger than three square feet.
- (9) One or more temporary signs with an aggregate sign face area of no more than four square feet in the Residential and Historic Residential Zoning Districts and 16 square feet in all other zoning districts, for the premises upon which they are located. Signs identifying a project and contractors involved therein shall only be allowed during the construction period. All "for sale" signs shall be taken down when the sale of the premises is closed.
- (10) One bulletin board per street frontage not over 20 square feet in area for the purpose of announcing events of civic interest, which is owned and maintained by a charitable or religious institution.
- (11) Memorial signs and tablets, or cornerstone signs identifying the building and its date of construction. Such signs shall be cut into masonry surface, inlaid so as to be part of the building or constructed of incombustible materials.
- (12) Signs upon vending machines, gasoline pumps, or packages of goods which relate to the contents thereof.
- (13) Temporary signs advertising Town approved civic events during the period of the event. All such signs may be erected only with the approval of the Town Council except for those displayed in Town Parks which may be approved by Town Administrative Staff.
- (14) Signs within buildings which are located no closer than six inches to any window or which are not legible from distances of five feet or more.
- (15) Temporary signs on the Ridgway School Ball Field fence, provided they do not face Highway 62, that they are only up during baseball season, and that all such signs be controlled and administered by the Ridgway School Administration.
- (16) Signs devoted to noncommercial speech which do not exceed ten square feet in area.

(C) Prohibited Signs and Devices

The following are hereby prohibited within the Town:

- (1) Animated or flashing signs visible outside any building.

- (2) Balloons, or pennants, or other wind-powered devices designed to attract attention, except they may be used for civic events up to a maximum of seven days.
- (3) The operation of search lights to promote business activities.

(D) Off-Premises Signs Restricted

A sign may identify or advertise only that activity or use conducted upon or related to the premises upon which the sign is located except in the following circumstances:

- (1) Directional signs owned by the Town. The expense of construction and maintenance shall be charged to the businesses or organizations advertised.
- (2) Signs authorized pursuant to subsection 7-4-7(G).
- (3) Signs allowed by paragraphs (B)(1), (4), (10), and (13).
- (4) Signs with a message devoted solely to non-commercial speech.
- (5) Tourist oriented directional signs owned and erected by the Colorado Department of Transportation pursuant to C.R.S. 43-1-420(3), which meet conditions set out in Town resolutions as in effect from time to time.

(E) Permits

- (1) Except for the signs specified in paragraph (B), no sign may be erected and maintained until a Sign Permit has been issued by the building official. Applications for a standard sign permit issued pursuant to this subsection 7-4-7(E) shall be submitted to the Town on forms supplied by the Town accompanied by an application fee in compliance with Section 7-1-6, Fees and Costs, application fee of \$35.00. Applications for permits issued pursuant to subsection 7-4-7(G), for signs erected over Town-owned streets and alley rights-of-way pursuant to a revocable right-of-way permit, shall be submitted to the Town on forms supplied by the Town accompanied by an application fee in compliance with Section 7-1-6, Fees and Costs, application fee of \$75.00.
- (2) The Building Inspector shall grant a permit only for signs which will be in compliance with the requirements of this Subsection.
- (3) The total sign face area of signs required to have a permit per property, other than those restricted by subsection (6), shall not exceed the lesser of one square foot per foot of lineal street frontage of the property abutting Town streets or 150 square feet. When more than one building/and or business is on the property, the property street frontage shall be allocated among the buildings and/or businesses accordingly, unless otherwise approved through a Master Sign Plan. Total sign face area in excess of 150 square feet shall not be allowed for any property unless approved through a Master Sign Plan applicable to that property.
- (4) A Building Permit is also required for any sign with a cost or value over \$1,000.00.
- (5) No permit for a sign shall be allowed in the Residential Districts.
- (6) The total sign face area of signs required to have a permit for businesses within the Downtown Services Zoning District shall not exceed 12 square feet per business. All signs within said District shall be non-illuminated and attached to the building structures, no higher than the roof line.

(F) Performance Criteria

All signs shall meet the requirements of this paragraph (F) whether a permit is required or not.

- (1) All signs shall be maintained in good, legible and safe condition.
- (2) No sign shall be erected or maintained which creates a traffic or other safety hazard.

- (3) All signs shall be constructed and maintained in accordance with any applicable provisions of the Town's building codes.
- (4) All signs shall be erected and maintained in accordance with applicable requirements of State law.
- (5) No part of any sign shall be above the roof or parapet of the highest building on the property and no higher than 35 feet. No part of any freestanding sign shall be higher than 20 feet above finished grade.
- (6) No sign may be erected or maintained which creates a public or private nuisance, or which unreasonably interferes with the reasonable enjoyment of the adjacent property by reason of unreasonable light, shade or other effects.
- (7) No sign shall be larger than 32 square feet in area, except a freestanding sign with more than one business advertised may have a sign face up to 56 square feet, unless approved through a Master Sign Plan applicable to the building. No sign shall have more than two sign faces.
- (8) Signs may be erected only on property which the sign owner has a legal right to erect such sign.
- (9) All temporary signs must comply with the size restrictions set forth in subsection 7-4-7(B)(9). Portable or wheeled signs displayed outside of buildings must be located so as to not impede with vehicular or pedestrian traffic or create a traffic hazard or safety hazard or other nuisance, and must be removed at times when the advertised use or activity is not open for business.
- (10) No more than 50 percent of any sign face may be internally illuminated.
- (11) Materials. Signs lit with a dark-skies compliant external source are recommended over internally lit signs. A "halo" type sign, which uses solid letters with a light source behind them, illuminating the wall around the letters, are acceptable. If internally illuminated signs must be used, illumination of letters and graphics is allowed; however, illumination of the background is prohibited.
- (12) Within the DS District, signage shall be non-illuminated and attached to the building.

(G) Signs in Public Rights-of-Way

Signs, other than signs belonging to the Town or sponsored by the Town, conforming to size limits of this Subsection 7-4-7, may be erected over Town-owned streets and alley rights-of-way pursuant to a revocable right-of-way permit issued pursuant to either paragraph (1) or (2) of this subsection only on the following conditions, in addition to other applicable requirements of this Subsection:

- (1) Projecting signs:
 - (a) The sign must be supported and attached to a building.
 - (b) The sign may extend no more than five feet from the building. If the sign is printed on a retractable awning, the awning may extend no more than ten feet from the building. A sign may extend no more than five feet across Town owned right-of-way. If the sign is printed on a retractable awning, the awning may extend no more than ten feet across Town owned right-of-way.
 - (c) No part of the sign may be less than ten feet above the ground over Town right-of-way, except for a sign printed on an awning, the awning shall be at least seven feet above the ground.
 - (d) That portion of any sign face located over the Town right-of-way shall be no larger than 20 square feet in area.
 - (e) No more than one sign per business may extend over the Town right-of-way.

- (f) No sign with its face parallel to the wall of the building to which it is attached, except for those printed on an awning, may extend more than 12 inches from the building, nor more than 12 inches over public property.
 - (g) Plans for signs over Town rights-of-way must be submitted with applicable fee, reviewed and approved by the Town Administrative Staff.
 - (h) The revocable permit may be revoked by the Town at any time for any reasonable reason.
 - (i) Proof of insurance shall be provided to the Town.
 - (j) The sign may identify or advertise only that activity or use conducted upon or related to the abutting premises.
- (2) Portable signs:
- (a) The sign may identify or advertise only that activity or use conducted upon or related to the abutting premises.
 - (b) No more than one sign per business may be placed on Town right-of-way.
 - (c) The proposal for a portable sign on Town right-of-way must be submitted with applicable fee, reviewed and approved by the Town Administrative Staff.
 - (d) The revocable permit shall specify the authorized location and may be revoked by the Town at any time for any reasonable reason.
 - (e) Proof of insurance shall be provided to the Town.
 - (f) The sign must be located so that it does not interfere with Town use, impede vehicular or pedestrian traffic, or create a traffic or safety hazard or other nuisance.
 - (g) The sign must be removed at times when the advertised use or activity is not open for business.

(H) General Provisions

- (1) The area of a sign face shall include the surface area of a sign, including non-structural trim and decoration, but excluding supports or uprights. The face area of a sign painted or hung on a wall of a building, or on an awning, shall include all the area within a perimeter surrounding all words, symbols, designs and coloring, distinctive from the wall upon which it is painted. Only one side of double-faced signs that convey the same message on both faces shall be included for purposes of this calculation.
- (2) As used in this Subsection, "sign" means and includes any object, device, or message which is used to advertise, identify, display, direct, attract attention, or convey any message concerning any object, person, institution, organization, business, products, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, motion, illumination, or projection, and anything else commonly known as a "sign".

(I) Nonconforming Signs

- (1) All signs shall at all times be maintained in strict conformity with the performance criteria of paragraphs (F)(1), (2), (3), (4), (6) or (8). All Master Sign Plans previously approved by the Town prior to April 15, 2019, shall be maintained in strict conformity with such Town approval. Any signs not in compliance with these specific performance criteria and/or Master Sign Plans approved prior to April 15, 2019, shall be removed.
- (2) All signs shall at all times be maintained in strict conformity with the performance criteria of paragraph (F). Any sign not in compliance with paragraph (F) shall be removed.
- (3) The right to maintain a nonconforming sign shall be terminated and the sign removed or brought into full compliance with this Subsection under the following conditions:

- (a) Abandonment of the sign, abandonment or termination of the related business, an interruption in continuance of the business for six months.
 - (b) A violation of any of the performance criteria of paragraph (F)(1), (2), (3), (4), (6) or (8).
 - (c) The destruction of the sign, removal of the sign or damage of the sign, such that the cost of replacement or repair is greater than 50 percent of the replacement cost of the original sign.
 - (d) The creation of any additional violation of or nonconformity with these regulations.
- (4) A list of nonconforming signs shall be developed and maintained by the building inspector with owners notified and given a copy of paragraph (I).

(J) Master Sign Plans

- (1) Purpose: To provide flexibility for the amount of signage and size of signs for multi-tenant buildings and developments to ensure signage is available for business and facility wayfinding and identification. To protect the health, safety and welfare of the community while preserving Town aesthetics.
- (2) Applicability:
 - (a) A Master Sign Plan shall be encouraged for all properties with multi-tenant buildings and/or multiple buildings in which three or more nonresidential tenants or businesses are present.
 - (b) Any property with multiple-tenant buildings or multiple buildings in which three or more nonresidential tenants existing at the time of adoption of this Section that does not have a Master Sign Plan is encouraged to apply for a Master Sign Plan at the time of application for a new sign at the site.
 - (c) Any property owner with multi-tenant and/or multiple buildings in which two or more nonresidential tenants or businesses are present, may apply for a Master Sign Plan.
- (3) General Regulations:
 - (a) All signs subject to a Master Sign Plan shall apply for and receive a sign permit before any sign may be installed.
 - (b) All signs on the site shall conform at all times to the approved Master Sign Plan and other applicable sign regulations.
 - (c) Master Sign Plan shall run with the property for which it was issued and not with individual tenants or businesses.
 - (d) Applications for a Master Sign Plan shall be submitted to the Town on forms supplied by the Town accompanied by the fee per Subsection 7-4-3. At a minimum the applicant shall submit the following information to the Town:
 - (i) Identification of the property for which the Master Sign Plan application shall apply;
 - (ii) Proof of property ownership, or partial ownership, and signatures from all property owners included in the proposed Master Sign Plan;
 - (iii) Total sign area allowed per Subsection 7-4-7 and the total sign area requested with the Master Sign Plan;
 - (iv) Site plan showing location of all existing and proposed signs on property, with distance from property lines;
 - (v) Building elevations/pictures showing location of all existing and proposed signs on property, with height of all signs from the ground;
 - (vi) Dimensions and type of all existing and proposed signs, including the unit number/address for each; [and](#)

- (vii) Any proposed lighting for the signs, including location, type, kelvin and lumens for each fixture.
 - (viii) Proof that the criteria for approval have been met.
- (e) Through these Master Sign Plan regulations the following deviations from the specified dimensional requirements may be considered.
 - (i) A free-standing sign may be up to 30 percent larger than the 56 square feet limitation of subsection 7-4-7(F)(7).
 - (ii) Up to 30 percent more than the allocated square footage per subsection 7-4-7(E)(3) of sign area may be allowed.
 - (iii) Deviations shall not be considered for any other sign regulations in the Ridgway Municipal Code.
- (4) Criteria for Approval of the proposed Master Sign Plan:
 - (a) Will not be contrary to the public health, safety or welfare;
 - (b) Will not create traffic hazards;
 - (c) Provides for adequate assurances of safety from natural conditions such as wind, snow and ice as it relates to the proposed signs;
 - (d) Will not unreasonably interfere with neighboring commercial businesses or properties; and
 - (e) Provides for signs that are reasonably necessary to operate the business or businesses on the property.
 - (f) The burden shall be on the applicante to show that these criteria have been met.
- (5) Review Procedure:
 - (a) Within 14 days of receipt of a completed application accompanied by the applicable fee for a Master Sign Plan, or a minor change to an existing Master Sign Plan, the Town will administratively approve or deny the application according to the Criteria for Approval. It shall not be necessary for the Town to provide written findings or conclusions, except upon request of the applicant.
 - (i) To the extent an application for a Master Sign Plan or minor change is denied in whole or in part, the requesting party may appeal to the Planning Commission as set forth in paragraph (5)(b) of this subsection. Such appeal shall be in writing and submitted within seven days of the Towns decision and review shall be de novo.
 - (b) Within 14 days of receipt of a completed application accompanied by the applicable fee for a major change to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan, or minor change to a Master Sign Plan, the Planning Commission will set a hearing:
 - (i) The hearing shall be heard at the next regularly scheduled Planning Commission meeting for which proper notice of the hearing can be made, and no later than 40 days after receipt of a completed application accompanied by the applicable fee for a major change to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan, or minor change of a Master Sign Plan. A hearing that must be continued due to time constraints or other delays, may be continued for an additional seven days beyond the 40-day deadline, assuming the hearing was commenced within the 40-day deadline. By mutual agreement, the applicant and the Planning Commission may also extend the 40-day and seven-day deadlines set forth in this subsection.

- (ii) At the scheduled hearing, the applicant and other interested parties may appear and present such evidence and testimony as they may desire. Anyone presenting evidence or testimony shall be subject to cross-examination by other interested parties, although the Planning Commission may limit testimony, evidence and cross-examination which is merely cumulative and is not required to follow any set procedure during the hearing, nor strictly follow the Rules of Evidence as applied by the Court. The hearing should be tape recorded or otherwise electronically recorded. The application, or other interested party may, if so desires, have the hearing recorded by a court reporter, at the applicant's sole expense. The burden is upon the applicant in all cases to establish that the applicable criteria for any action are met.
 - (iii) Notice of the hearing shall be posted at Town Hall at least ten days before the hearing and posted visibly for each street frontage abutting the property for at least ten days prior to the hearing, in addition to any other notice required by Town regulations.
 - (iv) The Planning Commission shall announce its decision according to the Criteria for Approval within 14 days of completion of the hearing. It shall not be necessary for the Planning Commission to provide written findings or conclusions, except upon request of the applicant, or other party appearing or participating in the in the hearing. The decision of the Planning Commission with respect to an application for major change of to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan or minor change to a Master Sign Plan shall be final, subject only to review under Rule 106 of the Colorado Rules of Civil Procedure. Upon the filing of an appeal under Rule 106, the Town shall cause a transcript of any tape recording of the hearing to be made and certified to the court, and the party filings such appeal or such review, shall pay the Town the reasonable cost incurred in producing such transcript, unless such party has a transcript produced by a court reporter at the applicant's expense.
 - (v) The Planning Commission may approve the requested action only upon finding that all applicable criteria and requirements of these Master Sign Plan regulations or other Town ordinances have been met. If it determines such criteria have not been met, the application shall be denied. The application may be granted upon conditions or limitations which the Planning Commission determines are necessary in order to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the applicant and interested parties in writing as part of the decision, subject only to review under Rule 106 of the Colorado Rules of Civil Procedure.
- (6) Amendments to Approve Master Sign Plans:
- (a) Minor Changes: Minor changes are those changes that do not alter the overall characteristics of the existing Master Sign Plan and that create no adverse impacts on adjacent uses, infrastructure, or public safety. Examples of what may be considered a minor change include, but are not limited to:
 - (i) Changes in the location of a sign;
 - (ii) Replacement of existing signs that are the same size or smaller than the existing sign; and
 - (iii) Changes in the number of signs, as long as the aggregate square footage remains the same.
 - (b) Major Changes: Major changes are those that can alter the overall character of the Master Sign Plan, and which could create adverse impacts on adjacent uses or public infrastructure. Examples of what may be considered a major change include, but are not limited to:

- (i) Changes in the total square footage of the Master Sign Plan; and
- (ii) Requests for deviations per subsection 7-4-7.

7-4-8 LANDSCAPE REGULATIONS

(A) Intent

- (1) The purpose of this Section is to provide clear landscaping requirements that will contribute to high quality development and sustainable, water-saving practices. Landscaping is an important element of the character of the Town of Ridgway that is both functional and aesthetic and the Town's top objective is to prioritize low-water use and regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to achieve the following:
 - (a) Preserve and enhance a well-maintained landscape that preserves the overall quality and character of the community;
 - (b) Conserve water resources;
 - (c) Provide visual buffers and screening;
 - (d) Provide separation between pedestrian and vehicular uses;
 - (e) Mitigate adverse effects of drainage and weeds; and
 - (f) Allow residents creativity and flexibility and landscape design.
- (2) Drought-tolerant, water-wise plants are to be used whenever possible and appropriate. Water-wise is a term used throughout this chapter to describe the method of planting which works to promote water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native and drought tolerant species, limiting the amount and type of irrigation, and other related measures to conserve water and create a native landscape.
- (3) Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and provide valuable areas for snow storage during the winter. Landscaping that is sustainable, visually appealing, and regionally appropriate is required for all new development.

(B) Applicability

- (1) This chapter establishes minimum landscaping standards which apply to all residential and nonresidential properties within the Town of Ridgway.
- (2) The following projects shall comply with the landscaping standards set forth in this chapter:
 - (a) Projects which require a site plan review;
 - (b) New commercial, residential, or mixed use construction;
 - (c) New landscape projects and rehabilitation projects that exceed 25 percent of the lot size;
 - (d) Change of use; or
 - (e) Public rights-of-way improvements.
- (3) A building permit for new construction or landscape improvements shall not be issued until a conforming Landscape Plan is approved by the Town. A permanent Certificate of Occupancy will not be issued until the Town determines that the landscaping contemplated by the approved plan has been properly installed. A temporary Certificate of Occupancy may be issued if completion of landscaping improvements is delayed by winter weather.

- (4) All standards and policies adopted within the Town of Ridgway Water Conservation and Management Plan, Master Plan, and Land Use Regulations should be implemented with the landscape regulations of this chapter.

(C) Site and Landscape Plan Development

- (1) Landscape Plan Requirements.
- (a) A landscape plan, as set forth in this Section, shall be required for all projects identified in subsection— and shall be submitted to the Town for approval.
 - (b) The landscape plan shall be drawn to scale of one-inch equals 40 feet, or larger, and may be included on the Site Plan. The landscape plan shall include the following information:
 - (i) Property lines and dimensions;
 - (ii) Building footprint, driveways, and vehicle circulation;
 - (iii) Existing and finished grade;
 - (iv) North arrow and scale;
 - (v) Name of applicant and landscape consultant or architect (if applicable);
 - (vi) Legend indicating all proposed plant materials with common and botanical names, indication of drought tolerant plants, sizes, maximum spacing, caliper size, and quantities;
 - (vii) Method of establishing and maintaining plant materials;
 - (viii) Surface drainage characteristics and any proposed structures, including, but not limited to, inlets, retention/detention ponds, swales, permeable surfaces, down spouts;
 - (ix) Location of all plant material, other natural features, including, but not limited to, wetlands, water bodies, rock outcroppings, detention areas, retaining walls, and buildings and paved areas (existing and proposed);
 - (x) Plantings should be shown as they would be at full maturity;
 - (xi) Identification and percentage of ground surfaces and materials by types, such as paving, sod, mulch, edger, seed mixes, shrubs, and flower beds;
 - (xii) Clearly labeled locations and calculations for amounts of required landscaping, including the square footage and percentage of required landscape area, living materials, and non-living materials as well as required and provided number of trees, drought tolerant plantings, and any required landscaping, including islands and trees, within parking areas;
 - (xiii) Identify any existing trees, shrubs, or live groundcover that will remain on the property and how they will be protected from damage during construction;
 - (xiv) The location and square footage of all areas;
 - (xv) Identify construction debris storage and staging areas; and
 - (xvi) Additional information as may be required by the Town.

(D) Water Conservation

- (1) Water Conservation Planting: All landscaping should be designed to incorporate water conservation materials and techniques through application of water-wise landscape principles. In general, water-wise landscaping and drip irrigation are required while large irrigated areas requiring spray heads are strongly discouraged.

- (2) Regionally Appropriate: All landscaping should be regionally appropriate, and materials shall be suitable for local soil conditions and climate. To help guide plant selection, a list of recommended and prohibited species is included in Subsection 7-4-8(J), Species List.

(E) Landscaping Required

- (1) Purpose: The purpose of this section is to establish minimum landscaping requirements for residential, non-residential and mixed uses.
- (a) All areas on a lot must be treated with landscaping.
- (b) Landscaped area may include a combination of trees, shrubs, groundcovers (live and non-live), decorative landscape stone or rock, or other landscaping material that does not conflict with other provisions of this Chapter.
- (i) Live ground cover is considered to be material such as native grasses wildflowers, turf and planting beds.
- (ii) Non-live ground cover is considered to be material such as bark mulch, flagstone, rock, gravel, artificial turf or the like.
- (iii) The minimum live and non-live ground cover percentages, as seen in the landscaping requirements table, count as part of the overall minimum landscaped area, not in addition to.
- (2) At least 25 percent of the required landscape area shall be provided in the front yard of the property. The landscaping requirements table below demonstrates the required landscape area for all parcels in all zoning districts.

Landscaping Requirements					
Zoning District	Min. Required Landscaped Area ²	Min % of Required Landscaped Area Live Ground Cover	Min. % of Required Landscaped Area Non-Live Ground Cover	Min. # of Trees for Required Landscaped Area ³	Min. # of Shrubs for Required Landscaped Area ⁴
Residential Uses					
R	50%	20%	30%	1 for every 2,000 sq. ft.	2 for every 3,000 sq. ft.
HR	40%	20%	20%	1 for every 2,000 sq. ft.	2 for every 3,000 sq. ft.
MR	30%	20%	20%	1 for every 2,000 sq. ft.	2 for every 3,000 sq. ft.
FD ¹	50%	20%	30%	1 for every 2,000 sq. ft.	2 for every 3,000 sq. ft.
DS	50%	20%	30%	1 for every 2,000 sq. ft.	2 for every 3,000 sq. ft.
Non-Residential or Mixed Uses					
HB	See 7-4-8(C) Below				

Landscaping Requirements					
Zoning District	Min. Required Landscaped Area ²	Min % of Required Landscaped Area Live Ground Cover	Min. % of Required Landscaped Area Non-Live Ground Cover	Min. # of Trees for Required Landscaped Area ³	Min. # of Shrubs for Required Landscaped Area ⁴
GC	30%	10%	20%	1 for every 2,000 sq. ft.	2 for every 3,500 sq. ft.
LI	30%	5%	15%	1 for every 2,500 sq. ft.	2 for every 4,000 sq. ft.
GI	30%	5%	15%	1 for every 2,500 sq. ft.	2 for every 4,000 sq. ft.

¹ See subsection 7-4-8(I)(2) for exemptions for uses that are non-residential in the FD zoning district.

² For all residential uses that are single-family and duplex dwellings, a maximum of one acre of area shall be used to calculate the minimum required landscape area.

³ The minimum number of trees are a sum total of all required trees. Any additional tree requirements (such as street trees) shall be counted as part of this minimum number of required trees.

⁴ Four shrubs can be counted for one required tree. A minimum of one tree is always required per lot.

(3) Historic Business (HB) District Exceptions.

This district is intended to provide for zero lot lines and full lot coverage. Therefore, there is no minimum required landscaped area as defined in this chapter. However, the following shall apply:

- (a) Right-of-way landscaping shall be required pursuant to Subsection 7-4-8(H).
- (b) If a parking lot is provided on-site, parking lot landscaping shall be required pursuant to Subsection 7-4-8(G)
- (c) Required landscaped area for properties zoned HB is required for any area not used for a building or parking lot.

(F) General Landscape Standards

- (1) Trees: Trees shall have a minimum caliper of one and one-half inches for deciduous trees and a five-foot minimum height for evergreens. In the case of fractional requirements for the number of trees, the number required shall be rounded up to the next whole number. Existing trees that are in good health, as determined by the Town Manager or designee, shall be counted as one and one-half trees for the minimum tree requirement.
- (2) Shrubs: Shrubs shall be a minimum five-gallon size. Decorative grasses are to be counted as shrubs. In the case of fractional requirements for the number of shrubs, the number required shall be rounded up to the next whole number.
- (3) Groundcover: Area can be made up of vegetative materials, organic or inorganic mulch, flowerbeds, or other acceptable landscape material. Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum, it must also remain free of noxious weeds as defined as Ouray County Weed Manager.
- (4) Turf: No more than 1,500 square feet or ten percent of the required landscaped area, whichever is less, can be high water turf. High water turf should only be used in areas of high use. Native, non-irrigated grass may be used in area of low use, low visibility areas.

- (5) **Species Diversity:** To prevent uniformity and insect or disease susceptibility, species diversity is required, and extensive monocultures of trees are prohibited. Species diversity does not apply to existing trees. The following requirements shall be met:

<i>Number of required trees on site</i>	<i>Maximum percentage of any one species</i>
1—5	No diversity
6—19	33%
20 or more	25%

- (6) **Irrigation:** To ensure best practices for water conservation, all new landscaping shall comply with the following irrigation standards:

- (a) Irrigation should be limited to between the hours of 6:00 P.M. and 9:00 A.M.
- (b) All irrigation systems shall be automatic and have moisture sensors installed.
- (c) Where possible, non-potable irrigation systems should be used to irrigate landscape.

- (7) **Screening and Buffering:**

- (a) Screening and landscape buffers soften the less desirable impacts of development and can provide a certain element of safety in commercial areas where significant pedestrian interactions are more likely to occur. Buffers should be constructed to mitigate the view, light pollution (including light trespass and glare), noise, heat, and odor impacts of vehicles, pavement, and higher intensity uses, and other potential negative effects of development.
- (b) Buffering shall be provided when a non-residential use is adjacent to a residential use. It shall be the responsibility of the non-residential use to provide the adequate buffer from the residential use in a manner consistent with these regulations. The buffer should include a mix of trees, fencing, landscape berms, and other materials appropriate to mitigate visual, audible, and other impact the non-residential use may have on the residences.
- (c) **Mechanical Equipment:** Ground mounted or rooftop equipment, shall be screened from public rights-of-way on all sides to its full height. Ground level mechanical equipment shall be screened with landscaping, berms, fences, or architectural walls. Rooftop units shall be screened with materials and colors to match the building.
- (d) **Storage Areas:** All open storage areas shall be screened from public rights-of-way and adjacent property by use of landscaping, berms, fencing, or a combination of landscaping and other structural elements to a height of six feet.
- (e) Fencing can be used as a method for screening and buffering, provided the fencing meets the requirements of Section 7-4-6(F).
- (f) Additional landscape screening above the minimum requirements of this Section may be required when it is determined by the Town Manager, Town Manager's designee, Planning Commission, or Town Council to be in the best interest of the affected properties.

- (8) **Sight Triangles:** All plant material, walls, fences, berms and/or structures shall not exceed 24 inches in height when located on any corner within a triangular area formed by the curb lines and a line connecting them at points 15 feet from the intersection of the curb lines.

- (9) Existing Plantings: Existing trees, shrubs, and live groundcover that are in good health should be retained and not destroyed during the construction process. The health of the trees shall be determined by the Town Manager or designee. These plants will be counted towards the required landscaping.
- (10) Revegetation: Development activities should only disturb, clear, or grade the area necessary for construction. All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated with native seeding and/or other approved plant materials in a method acceptable to the Town.
- (11) Slopes: Removal of existing vegetation, including ground cover and trees, is strongly discouraged on slopes greater than 30 percent. Development on slopes greater than 15 percent shall maintain the maximum vegetative cover possible to protect soils, prevent land slippage, and retain wildlife habitat and open space resources. A minimum of 50 percent of vegetation on slopes greater than 15 percent shall not be disturbed during development.

(G) Parking Lot Landscape Standards

- (1) Islands or Rain Gardens: A landscape island and/or rain garden shall be provided in parking lots along the ends of the parking rows. Islands for parking lots in residential uses shall be used to separate rows of six or more parking spaces and shall include a minimum of one tree. For nonresidential uses, islands shall be used to separate rows of 12 or more parking spaces and shall include a minimum of two trees. Islands shall be a minimum of six feet wide and as long as the adjacent parking space(s).
- (2) Trees shall be incorporated with parking lot design as to provide parking lot shading.
- (3) Catchment areas: Landscaped or grassed catchments areas and similar designs should be used for managing, controlling and filtering parking lot and site drainage and should be included as part of an overall site drainage plan.

(H) Right-of-Way Landscape Standards

- (1) Street trees: A landscape area shall be established along the public right-of-way for all non-residential uses and shall be a minimum of five feet wide. Such trees shall be placed in the center of the landscape area, not within the site triangle, and 20 feet away from any streetlight. A minimum of one tree per 50 linear feet of right-of-way is required. Street trees shall have a minimum caliper of two and one-half inches for deciduous trees and a six-foot minimum height for evergreens.

(I) Exceptions or Deviations

- (1) Affordable Housing: Landscaping requirements for affordable housing projects may be reduced, based on the determination of the Town Manager or designee. Whenever possible, deviations from these standards for the purpose of preserving affordable housing or deed restricted housing should be identified and provided for in the appropriate document establishing the affordability and/or deed restricted provisions for the projects.
- (2) Non-Residential Uses on Properties Zoned FD: If the proposed use in the FD zone district is intended to be permanent, these landscape standards shall apply. If, however, an existing use is intended to be redeveloped, the Town Manager or designee may waive these requirements until such time the property redevelops. Such decision is the sole discretion of the Town Manager.
- (3) High-Water Turf: High-water turf may be allowed in areas of high-water use such as drainages, swales, or downspout locations.
- (4) Administrative approval for deviations from a required standard: Deviations from the landscape requirements for up to ten percent may be considered for administrative approval by the Town. To request a deviation, a letter explaining the unique situation or hardship preventing the project from meeting the minimum landscape requirements shall

submitted to the Town Clerk and will be at the sole discretion of the Town Manager or designee for approval.

(J) Species List

- (1) Preferred Species: A list of recommended species for use in Colorado is available from the Ouray County Weed Manager and the Colorado State University Extension Service. The lists are not all inclusive but do recommend a variety of plants known to do well in our region of Colorado. In general, plants that are not recognized as hardy or suited to the local climate should be kept to a minimum. Water-wise, drought-tolerant plants are to be used whenever possible and appropriate and regionally appropriate species are preferred.
- (2) Prohibited Species.
 - (a) Siberian elm and Chinese elm (*Ulmus*); Cottonwoods that bear cotton (*Populus*); Purple Loosestrife (*Lythrum slaicaria*); Russian Olive (*Elaeagnus angustifolia*); and Kentucky Blue Grass (*Poa pratensis*) are prohibited.
 - (b) The Town Manager or designee is authorized to prohibit additional species with similar nuisance properties.

(K) Installation Standards

- (1) Living materials shall be adequately watered and maintained to become established. Once established watering requirements should be minimized.
- (2) Trees should also be installed in such a way that they will not infringe on solar access, views from the adjoining properties, or block a sight distance triangle.
- (3) Easements shall remain clear of all obstacles which may prevent such easement from operating within its intended purpose.
 - (a) Retaining walls are prohibited from being located in any established easement.
 - (b) Trees may only be permitted in utility easements upon written approval of the easement holder.

(L) Maintenance Requirements

- (1) Following completion of the landscaping, the owner or occupant of the property shall maintain it in good condition thereafter. Failure to so maintain the landscaping is unlawful and is hereby declared to create a nuisance.
- (2) Where approved trees, shrubs, or other landscaping materials die or are removed, it shall be the responsibility of the property owner to replace them with materials of a comparable nature and size to those originally approved. This continuing obligation shall continue until the property is redeveloped at which time the redeveloper shall comply with the requirements of this Chapter as they apply to the proposed development at that time.

7-4-9 RESIDENTIAL DESIGN STANDARDS

(A) Legislative Declaration

Ridgway is defined in part by architecture and neighborhoods that vary in age and character. A goal of the Town's Master Plan is to create a well-integrated community that meets the needs of residents of various income levels, ages and stages of family life cycles. One way of achieving this is to encourage a mix of housing types and densities, rather than segregating them into separate districts. In accomplishing this, it is acknowledged that the visual appearance of a property affects more than just the property involved. New and altered structures impact the surrounding neighborhood both in character and property value. These standards have been adopted to encourage a mix of housing types, while helping to ensure that this will not be detrimental to the character of the neighborhoods or to property values in general.

(B) Applicability

- (1) Unless otherwise excepted, the regulations set out in this Section shall apply to:
 - (a) Construction of any residential building, including without limitation construction of Single-Family, Duplex, Townhouse, Triplex, Fourplex, Cluster Housing, Co-Housing, Multiple-Family structures, and Accessory Dwelling Units;
 - (b) New residential subdivisions;
 - (c) Major additions or renovations to an existing residential structure;
 - (d) Structures that contain only residential uses that are included as part of a mixed-use development.
- (2) Once subjected to these requirements, all residential development and appurtenant sites shall thereafter be maintained in conformity with these requirements.

(C) Exceptions

These regulations shall not be applicable to manufactured homes, as defined in Section 9 and subject to supplemental standards in subsection 7-4-6.

(D) Development Standards

- (1) Foundations:
 - (a) The foundation must enclose the space beneath the perimeter of the structure. Foundations may be constructed of masonry or concrete.
 - (b) Perimeter foundations and all supports under the structure must meet the frost depth as required in Section 6-1.
 - (c) All foundations and interior supports shall be poured on undisturbed or compacted soil.
 - (d) All portions of foundations that are above the adjacent finished grade by more than six inches shall be finished using the same siding materials as the dwelling or complementary materials such as stucco, stone or brick. Cosmetically equivalent split faced block or other block with design finish or other materials may be allowed with prior approval of the Town.
 - (e) Unfinished masonry blocks, plywood, other materials or earth backfill that exceeds a grade of two-foot horizontal for each one foot of raise are not permitted.
 - (f) Exceptions to the above standards may be allowed where foundations must be stepped to address a slope in the natural grade of the site. However, such deviations to these standards shall be kept to the minimum required to address the specific site condition.
- (2) Exterior Siding:
 - (a) Exterior siding shall be made of non-reflective metal or vinyl lap, wood, simulated wood grain products, painted or colored stucco, brick, stone, or any combination of these materials, or other cosmetically equivalent materials with prior approval of the Town.
 - (b) Materials intended to be painted or finished in any manner, such as wood products or stucco, shall not be accepted until painted or finished.
- (3) Roof Structure:
 - (a) Provide varied roof forms or roof forms that are compatible with those used on adjacent homes.
 - (b) Sloped roofs must have an overhang at the eaves and gable ends of not less than 12 inches excluding rain gutters measured from the vertical side of the dwelling. This required overhang shall not apply to areas over porches, alcoves and other

appendages, which together do not exceed 25 percent of the length of the façade on which they are located. Flatter roofs are permitted only if any equipment on the roof is screened from view from each street on which the lot fronts, and from abutting lots, provided, however, that screening that would interfere with the efficient operation of rooftop solar equipment shall not be required.

- (c) A-frame designs are not permitted.
- (d) Mansard roofs are only permitted if the base of the roof is above the second story of the structure.
- (4) Sidewalks: Sidewalks shall be installed in accordance with Town specifications along the adjoining street frontages prior to issuance of a Certificate of Occupancy unless the Town allows execution of a recordable covenant to participate in an assessment district, in cases where immediate construction is not practical.
- (5) Mechanical Equipment:
 - (a) Propane storage tanks shall not be placed in the front or street side yard unless placed underground. Propane tank placement must also meet applicable code requirements, which in most cases require that the tank be no less than ten feet from any property line and ten feet from any building.
 - (b) Swamp coolers, AC units, heat pumps and other mechanical equipment shall not be placed in the front yard. When placed in the street side yard, mechanical equipment should be screened from view from the street using landscaping, walls or fences which are complimentary to the building design.
- (6) Street Address Number: Each residence shall display the street address number in a location that is easily visible from the street with each character not less than four inches nor more than eight inches in height.
- (7) A landscaping plan pursuant to RMC 7-4-8(C) shall be submitted for all new residential plans as required by Subsection 7-4-8(B).
- (8) Additions to Existing or New Homes: Any additions or exterior remodeling shall respect the architectural character, detailing, lines and proportions of the existing structure. Additions shall be so integrated into the existing structure that they are difficult to identify as being added and shall appear to have been a part of the original design of the structure. A "face lift" on the existing building may be used in accomplishing this result. Attached or detached garages, carports, patio covers or walls should be designed in the same architectural style as the main structure and be built of similar or compatible materials.

(E) Architectural Standards

- (1) Buildings shall avoid monolithic shapes and surfaces by incorporating solids and voids, changes in color, pattern, texture and materials at minimum along the primary façade.
- (2) The design of all new residential development and major additions shall meet each of the following architectural design objectives. Corner lots shall meet these objectives on both the front and side street elevations.
 - (a) Provide relief and contrast to the building's front and side street elevations incorporating solids and voids to break up plain wall surfaces.
 - (b) Provide variation of building mass and height, responding to the existing development context and adjacent zoning districts.
 - (i) Uninterrupted wall areas exceeding twenty-five feet in length shall incorporate a minimum of two (2) architectural features or propose other similar techniques. Such techniques shall include:
 - a. Changes in color, pattern, texture or material;

- b. Projections, recesses and reveals;
 - c. Horizontal/vertical breaks;
 - d. Pilasters, columns, quoined edges;
 - e. Windows or faux windows; or
 - f. Other method approved by the Town Manager, or designee.
- (c) Building materials. Building materials should be consistent with the materials currently or historically used in Town. A list of encouraged exterior materials are: brick, wood, stone, stucco, decorative block, aluminum, steel, and fiber cement siding. Additionally:
- (i) Synthetic exterior materials, which have an appearance or similarity to standard dimensional building materials, may be acceptable;
 - (ii) Exterior metal siding is not allowed as a primary material, yet it can be used as a secondary accent material. To be a secondary material, the material shall not cover more than twenty percent (20%) of the total building façade area; and,
 - (iii) Glass may be used for display and at allow visual access to interior spaces. Buildings may not incorporate glass for more than seventy percent (70%) of the total building façade area.
- (d) Garage doors shall not be more than fifty percent (50%) of the front elevation.
- (e) No two detached Single-family dwellings, Duplex dwelling structures, Townhome, Triplex dwelling structures, or Fourplex dwelling structures of substantially similar elevations shall be located adjacent to each other.
- (3) The Town Manager or designee shall promulgate design guidelines to provide assistance in meeting these requirements.

(F) Deviations

- (1) The Planning Commission may approve deviations from one or more of the requirements of this Section 7-4-9 on the basis of finding that:
- (a) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and either
 - (b) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards; or
 - (c) The proposed structure(s) support(s) the expansion of workforce housing options within the Town of Ridgway.

(2) Requests for deviations shall be reviewed pursuant to the procedures of Subsection ~~XX~~7-4-3(J), subject to the fees set in Section 7-1-6, Fees and Costs, Subsection ~~X-XX~~.

(3) Approval criteria.

(a) The Planning Commission may grant a deviation to the Residential Design Standards only upon the finding that the following criteria are met:

- (i) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and either
- (ii) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards; or
- (iii) The proposed structure(s) support(s) the expansion of workforce housing options within the Town of Ridgway.

7-4-10 COMMERCIAL DESIGN STANDARDS

(A) Purpose

- (1) These Commercial Design Standards intended to document a community's design objectives so that developers and consultants can visualize how their projects work towards the goals stated in the Town Plan. They are intended to assist property owners, developers and town review boards with the preliminary planning, design, and evaluation of proposals and approval of projects. By incorporating the Guidelines in the early phases of design, time consuming and costly changes can be avoided. Additionally, they are intended to reduce or eliminate the more common architectural characteristics of sprawl development, keeping with the Town of Ridgway's vision for the future.
- (2) The goal of these Guidelines is to ensure that, over time, the Guidelines will nurture the character and natural beauty of the community, making it an even more appealing and prosperous place.

(B) Applicability

- (1) Unless otherwise excepted, the regulations set out in this Section 7-4-10, shall apply to new construction and exterior alterations of properties within the Town of Ridgway's two primary commercial districts, the Historic Business District (HBD) and the General Commercial District (GCD) district as located on the most updated District Boundaries Map provided at Town Hall. Specifically, the following shall require compliance with these regulations:
 - (a) Structures containing commercial use(s);
 - (b) Structures designated as mixed-use, containing a combination of both commercial and residential uses.
 - (c) Developments with more than 20 parking spaces within the GC District shall incorporate the mitigation and site planning improvements.

(C) General Commercial District Development Standards

The General Commercial District is equally important to Ridgway's economic sustainability but provides a different facet of retail and business opportunities than the Historic Business District. Commercial development within this District is encouraged to be pedestrian-oriented within the development; however, it is geared more towards the drive-up customer as the main point of arrival. Furthermore, with no historic buildings on-site to influence the architectural style or ambiance of new commercial developments within the General Commercial District, close attention must be paid to site planning and design elements to promote an experience that is still complementary to Ridgway as a whole.

In general, unique and variable architectural design is encouraged, while large, uniform and generic-looking buildings should be avoided. Buildings shall avoid monolithic shapes and surfaces by incorporating solids and voids, changes in color, pattern, texture and materials at minimum along the primary façade. As described in the Land Use Plan, the community desires to carry the character and distinct charm of Ridgway forward in all new commercial developments.

With such a small developable land area, nearly all of which is within view of travelers driving on Highways 550 and 62, every development makes a difference in the overall impression and experience of Ridgway. Thus, the Commercial Design Guidelines play an ever-important role in promoting the historic, rural landscape that the community desires to maintain in the future.

- (1) Site Planning and Parking
 - (a) Site plans for new commercial development within the General Commercial District are encouraged to place buildings towards the front of the lot, with parking in the rear or the sides of the building where practical. Windows and entrances may be located on

both the front and the rear, emphasizing access for patrons who may be arriving via automobile, or those who may be walking or biking via sidewalks and bike lanes from other areas of town. Some buildings may front more than one street, in which case there will be multiple building “fronts” instead of front and rear building aspects.

- (b) Parking should be provided to the greatest extent possible at the rear or sides of buildings (except when prevented by building orientation) and parking should be sited to provide the least visual impact from public rights of way.
 - (i) Parking and driveway areas and primary access to parking facilities should be surfaced with asphalt or concrete, or alternative materials and systems approved by the Town. Hard-surface alternatives to concrete and asphalt are encouraged. Improvements shall not impede drainage on street or public rights-of-way.
 - (ii) Parking lots should not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian routes, or negatively impact surrounding areas.
 - (iii) Where feasible, parking lots are encouraged to share access drives with adjacent property with similar land uses. Shared access should include cross-access easements and/or similar shared use and maintenance agreements.
 - (iv) Off-street parking areas should be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas should be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure.
 - (v) Circulation areas should be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.
 - (vi) Parking area lighting shall comply with Town Outdoor Lighting Regulations.
 - (vii) Where possible, shared off-street parking for compatible uses should be considered and should include a shared parking agreement including substantiation that parking will be available during the times it is needed.
 - (viii) Bollard and/or street lighting should, where appropriate, be used to provide lighting at critical points in the parking lot without over lighting, glare or lighting trespass.
 - (ix) Use of landscape/grassed catchment areas shall follow the requirements of Ridgway Municipal Code 7-7-8(C).
 - (x) Site parking should include bike racks and areas for parking strollers and other non- motorized vehicles near the main entrance to the primary building(s) and should have a logical connection to on-site non-motorized access routes.

(2) Mass and Scale:

- (a) While the mass and scale of buildings within the General Commercial District might be larger as compared to other areas of the community, development should take steps to minimize the impact of this type of commercial development on the distinct character of Ridgway. Large, featureless “big box” retail structures are out of context in Ridgway.

(3) Architectural Design and Materials:

- (a) Architectural design within the General Commercial District has the opportunity to be modern and streamlined, yet still must uphold the character and distinct qualities of Ridgway as a whole. Developments should incorporate architectural features and techniques to avoid monolithic shapes and surfaces. Changes in color, pattern, texture

and material are encouraged on the primary facade as well as all other visible building elevations.

- (i) Uninterrupted wall areas exceeding fifty feet in length shall incorporate a minimum of two (2) architectural features or propose other similar techniques. Such techniques shall include:
 - a. Changes in color, pattern, texture or material;
 - b. Projections, recesses and reveals;
 - c. Horizontal/vertical breaks;
 - d. Pilasters, columns, quoined edges;
 - e. Windows or faux windows; or
 - f. Other method approved by the Town Manager, or designee.
- (b) Building materials. Building materials should be consistent with the materials currently or historically used in Town. A list of encouraged exterior materials are: brick, wood, stone, stucco, decorative block, aluminum, steel, and fiber cement siding. Additionally:
 - (i) Synthetic exterior materials, which have an appearance or similarity to standard dimensional building materials, may be acceptable;
 - (ii) Exterior metal siding is not allowed as a primary material yet it can be used as a secondary accent material. To be a secondary material, the material shall not cover more than twenty percent (20%) of the total building façade area; and,
 - (iii) Glass may be used for display and at allow visual access to interior spaces. Buildings may not incorporate glass for more than seventy percent (70%) of the total building façade area.
- (4) Screening and Buffers:
 - (a) Screening and landscape buffers shall follow the screening and buffering requirements as described in Section 7-4-8.
 - (b) Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.
 - (c) Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

(D) Historic Business District Design Guidelines

Ridgway's Historic Town Core is the heart of the community. It is home to the original Ridgway Townsite and is comprised of a walkable grid pattern, historic structures, local businesses, and the historic Hartwell Park. It is a place where the community gathers and residents and visitors alike shop, dine, relax and enjoy town. As recognized in the Land Use Plan, maintaining its charming, rustic character is important to the quality of life and sustainability of the greater Ridgway community. To this end, the Town is participating in two statewide economic development efforts, the Creative District Program and the Main Street Program, whereby the existing assets of the Ridgway community and its built environment in this historic downtown location are the focal point of current and future development.

Many of Ridgway's historic buildings were destroyed by fire in the early years, and a number of new buildings were constructed in the 1980's and 1990's. Despite the forces of nature and development influences, the Town retains a characteristic historic feel in its downtown area, with a number of historic buildings remaining from the late 1800's and early 1900's and including historically platted secondary roads and alleyways.

There are approximately 10 significant, historic, commercial structures in the downtown Historic Business District / -Main Street area. This represents roughly 20% of the commercial building stock downtown where the location and key uses of these historic buildings are significant for the Ridgway community, including the Old Stone Town Hall and Jail ("the Firehouse"), the Ridgway Train Depot, the Bank Building, and the Sherbino Theater. Most of these buildings have taken on modern businesses or uses, and provide the design foundation upon which the Historic Business District is built.

In general, new commercial construction and renovation in the Historic Business District should complement rather than overpower the historic buildings.

(1) Site Planning

- (a) The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity and character of the Historic Business District. New construction should complement the size, height and arrangement of surrounding buildings.
- (b) Buildings within the Historic Business District were traditionally placed at the front of the lot, facing the public right of way, to provide ready pedestrian access. Many were fronted by sidewalk or boardwalks and had shed-roofed porches. Horse and wagon hitchers were found on railings in front of the buildings. Today, that same model promotes a pedestrian-friendly and aesthetically- pleasing environment.
- (c) New development should place any new building to the front of the lot with the entrance at the front of the building in order to define the street edge and promote a pedestrian scale experience.
- (d) For new buildings or renovations on corner lots, both street-facing walls should be treated as primary facades.
- (e) Place less-public areas such as storage, manufacturing spaces, and loading docks toward the rear of the building, shielded from the street view.

(2) Architectural Design.

- (a) A new commercial building in the Historic Business District should blend in with its historic counterparts in terms of architectural design. Features that need to be considered include roof, storefront, windows and decorative elements.
- (b) 25' x 142' is a typical width and length for historic lots in this region, which creates the visual pattern for which towns such as Ridgway are known. Multi-story structures often have a visual distinction between the ground floor and the upper floor(s). Porches and sidewalks are also characteristic of the historic era in which many of Ridgway's buildings were constructed. They allowed people to walk along the street edge without being marred by mud or dust. Similarly, porches provided shelter and shade. Today, porches and sidewalks would add an element of historic character while also enhancing the pedestrian movement throughout the Historic Business District.
- (c) Exterior building elevations and roof lines should maintain the scale and integrity of nearby architectural character and detailing.
- (d) Uninterrupted wall areas exceeding twenty-five feet in length shall incorporate a minimum of two (2) architectural features or propose other similar techniques. Such techniques shall include:
 - (i) Changes in color, pattern, texture or material;
 - (ii) Projections, recesses and reveals;
 - (iii) Horizontal/vertical breaks;
 - (iv) Pilasters, columns, quoined edges;

- (v) Windows or faux windows; or
- (vi) Other method approved by the Town Manager, or designee.
- (e) The architectural treatment of the front facade should be continued, in its major features, around all visibly exposed sides of a building, except in the Historic Business District where side setbacks have been legally addressed in accordance with Ridgway Municipal Code Section 7-3-10(A) and a future building may directly abut the structure.
- (f) Entrances should be clearly defined to orient customers and give dimensional character to the building. Each principal entrance should have clearly defined features such as canopies, overhangs, arches or peaked roof forms. Covered, functional front porches or boardwalks are strongly encouraged.
- (g) Roof forms should complement the historic character of the District. This may include a variety of textures and forms, but should be in keeping with the scale of the structure itself, adjacent buildings, and avoid overly large or bold designs.
- (h) Flat roof structures should be capped by an articulated parapet design which acts as a structural expression of the building façade and its materials.
- (i) Historic architectural features, such as brick cornices with dentil molding or corbelling on masonry buildings, should be incorporated where appropriate.
- (j) Recessed entries, kick plates and transoms are encouraged to be incorporated into the architectural design.
- (k) Provide a shed-roofed porch on new buildings, when appropriate to the architectural design of the building.
- (l) Large areas of blank wall should be avoided, unless required by the Town-adopted Fire Code. If blank walls cannot be avoided, design accents such as pilasters or other façade articulations should be utilized to reduce the overall wall mass.
- (3) Materials.
 - (a) Traditional materials used in the Historic Business District included brick, log, milled wood, stone and metal. It is desirable to continue these historic uses in an innovative and sustainable manner.
 - (b) Materials similar in texture and finish to those used traditionally and that complement nearby buildings should be selected and used.
 - (c) New buildings must use materials that are compatible with historic materials and, when possible, are sustainably and/or locally-sourced. Examples of these materials include brick, stone, rusted metal, stucco, milled wood, log and composite siding.
- (4) Screening and Buffers
 - (a) Screening and landscape buffers shall follow the screening and buffering requirements as described in Ridgway Municipal Code 7-4-8.
 - (b) Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.
 - (c) Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

(E) Deviations

- (1) The Planning Commission may approve deviations from one or more of the requirements of this Section 7-4-10 on the basis of finding that an exception is justified on the basis of finding that:

- (a) by a substantial and compelling reason. The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and
- (b) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.
- (2) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-4-3(J), subject to the fees set in Section 7-1-6, Fees and Costs.
- (3) Approval criteria.
 - (a) The Planning Commission may grant a deviation to the Commercial Design Standards only upon the finding that the following criteria are met:
 - (i) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and
 - (ii) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.

7-4-11 INDUSTRIAL DESIGN STANDARDS

(A) Legislative Declaration

These standards have been adopted to require industrial buildings to implement design solutions which are sensitive to those nearby buildings and developments.

(B) Applicability

- (1) Unless otherwise excepted, the regulations set out in this Section shall apply to new construction and exterior alterations of properties within the Town of Ridgway's two primary commercial districts, the Light Industrial (LI) District and the General Industrial (GI) District as located on the most updated District Boundaries Map provided at Town Hall. Specifically, the following shall require compliance with these regulations:
 - (a) Structures containing industrial use(s).

(C) Development Standards

- (1) Site Planning and Parking:
 - (a) If adjacent to a residential use, an additional building setback of ten feet (10') shall be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings. The additional ten feet shall be landscaped with trees to provide buffering and shall not include parking or storage areas for equipment or mechanical systems. Vehicle and pedestrian access is permitted within the ten feet buffer.
 - (b) All manufacturing, fabrication and repairs shall be conducted within a building unless the activity is not visible from adjoining property outside of the light industrial district within 100 yards of the district boundary.
 - (c) Buildings must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and the scale of buildings in the Town generally.
 - (d) Parking should be sited to provide the least visual impact from public rights of way.
 - (i) Parking and driveway areas and primary access to parking facilities should be surfaced with asphalt or concrete, or alternative materials and systems approved by the Town. Hard-surface alternatives to concrete and asphalt are encouraged. Improvements shall not impede drainage on street or public rights-of-way.

- (ii) Parking lots should not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian routes, or negatively impact surrounding areas.
- (iii) Where feasible, parking lots are encouraged to share access drives with adjacent property with similar land uses. Shared access should include cross-access easements and/or similar shared use and maintenance agreements.
- (iv) Off-street parking areas should be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas should be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure.
- (v) Circulation areas should be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.
- (vi) Site parking should include bike racks near the main entrance to the primary building(s) and should have a logical connection to on-site non-motorized access routes.

(2) Mass and Scale:

- (a) While the mass and scale of buildings within the Industrial Districts might be larger as compared to other areas of the community, development should take steps to minimize the impact of this type of industrial development on the distinct character of Ridgway. Large, featureless industrial structures are out of context in Ridgway.
- (b) Uninterrupted wall areas exceeding fifty feet in length shall incorporate a minimum of two (2) architectural features or propose other similar techniques. Such techniques shall include:
 - (i) Changes in color, pattern, texture or material;
 - (ii) Projections, recesses and reveals;
 - (iii) Horizontal/vertical breaks;
 - (iv) Pilasters, columns, quoined edges;
 - (v) Windows or faux windows; or
 - (vi) Other method approved by the Town Manager, or designee.

(3) Architectural Design and Materials:

- (a) Architectural design within the Industrial Districts has the opportunity to be functional and streamlined, yet still must uphold the character and distinct qualities of Ridgway as a whole.
- (b) Naturally-derived materials are always desirable, such as stone or wood; and innovative materials such as metal, or high quality and environmentally friendly wood-alternative decking and siding are also encouraged. Whenever possible, local and regionally produced materials are preferred.
- (c) Developments should incorporate architectural features and techniques to avoid monolithic shapes and surfaces. Changes in color, pattern, texture and material are encouraged on the primary facade as well as all other visible building elevations.
- (d) Materials within the Industrial Districts should emphasize quality, durability, innovation, and variation. A broad array of materials is acceptable, but those that leave an impression of a poor quality, low durability and generic character are not permitted. Building materials should be consistent with the materials currently or historically used

in Town. A list of encouraged exterior materials are: brick, wood, stone, stucco, decorative block, aluminum, steel, and fiber cement siding. Additionally:

- (i) Synthetic exterior materials, which have an appearance or similarity to standard dimensional building materials, may be acceptable;
- (ii) Exterior metal siding is not allowed as a primary material, yet it can be used as a secondary accent material. To be a secondary material, the material shall not cover more than twenty percent (20%) of the total building façade area; and,
- (iii) Glass may be used for display and to allow visual access to interior spaces. Buildings may not incorporate glass for more than seventy percent (70%) of the total building façade area.

(4) Screening and Buffers:

- (a) Screening and landscape buffers shall follow the screening and buffering requirements as described in Section 7-4-8.
- (b) Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.
- (c) Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

(D) Deviations

- (1) The Planning Commission may approve deviations from one or more of the requirements of this Section on the basis of finding that:

- (a) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and ~~either~~
- (b) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards; ~~or~~

(2) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-4-3(J), subject to the fees set in Section 7-1-6, Fees and Costs.

(3) Approval criteria.

(a) The Planning Commission may grant a deviation to the Industrial Design Standards only upon the finding that the following criteria are met:

- (i) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and
- (ii) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.

7-4-12 REGULATIONS FOR MANUFACTURED HOMES, TRAVEL HOMES, AND OTHER FACTORY-BUILT HOUSING.

(A) Manufactured Home Park Design Requirements.

- (1) Manufactured home parks may be located only where allowed by Town Zoning Regulations, and shall be a minimum of two acres.
- (2) All manufactured home parks shall, as a minimum, comply with the regulations for manufactured home parks issued by the State of Colorado and the requirements of this Section 7-4-12. In the event of any conflict between the State regulations and the requirements of this Section or other ordinances and regulations of the Town, those regulations which are more stringent shall apply.

- (3) Each manufactured home space may have only one manufactured home located on it and shall comply with the dimensional requirements of this Subsection. All spaces shall be adequately identified by a number or letter.
 - (a) Minimum Lot area: 2,500 square feet.
 - (b) Minimum Setbacks:
 - (i) Front: Ten feet.
 - (ii) Rear: Eight feet.
 - (iii) Side on Corner Space: Seven and one-half feet.
 - (iv) Side: Five feet.
 - (c) Accessory structures which are not attached to the manufactured home are not subject to the rear and side yard setbacks, but shall be set back a minimum of two feet.
- (4) The manufactured home park developer shall provide the following improvements:
 - (a) A Town water system to serve each lot, including fire hydrants and fire mains.
 - (b) A sanitary sewer system.
 - (c) Fifty-foot-wide streets with a minimum paved width of 30 feet.
 - (d) A storm drainage system.
 - (e) Street signs, streetlights.
 - (f) Concrete valley pans four feet in width, or curbs, gutters and four-foot-wide sidewalks shall be installed on each side of each street; and.
 - (g) A park or playground occupying at least five percent of the area of the manufactured home park to be maintained by the manufactured home park owner.
- (5) Arrangements to provide public utilities, including, if available, gas, electricity, telephone and cable television, shall be made with the utility companies for service to each space.

(B) Travel Home Park Design Requirements

- (1) Size and Location: Travel home parks may be located only where allowed by Town Zoning Regulations and shall be a minimum of two acres in area.
- (2) All travel home parks shall, as a minimum, comply with applicable State of Colorado Regulations for campgrounds and recreation areas and the requirements of this Subsection. In the event of any conflict between State Regulations and the requirements of this Section or other Town ordinances or regulations, those regulations which are more stringent shall apply.
- (3) Dimensional Requirements:
 - (a) All travel homes and any accessory structures shall be at least ten feet from any other travel home and accessory structure.
 - (b) The number of travel homes in the park shall not exceed 25 travel homes per acre.
- (4) Eight percent of the gross area of the travel home park, or 2,500 square feet, whichever is greater, shall be developed and maintained as a park or playground by the park owner.
- (5) The travel home park developer shall provide the following improvements:
 - (a) A water system, including fire hydrants and fire mains.
 - (b) A sanitary sewer system.
 - (c) Paved streets with a minimum paved width as follows:

- (i) One-way/no parking: 11 feet
 - (ii) One-way/parking on one side: 18 feet;
 - (iii) Two-way/no parking: 24 feet;
 - (iv) Two-way/parking on one side: 27 feet;
 - (v) Two-way/parking on both sides: 34 feet.
- (d) A storm drainage system.
- (e) Street signs and security lights.
- (f) A service building meeting the requirements of applicable State and Town regulations.
- (6) Plans for all improvements shall be submitted with the site plan and shall be approved by the Town prior to the approval of any licenses by the Town Council. All required improvements shall comply with Town design and construction standards and specifications.
- (7) Easements: The Town may require reasonable utility easements to be dedicated to the public for the purpose of public and Town utilities.

(C) Maintenance of Manufactured Homes and Travel Home Parks

- (1) All manufactured home parks and travel home parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Public Health and Environment Regulations, and other applicable regulations of the Town or State.
- (2) The Town Manager or designee shall have the right to enter upon any manufactured home park or travel home park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and Town and State regulations.

7-4-13 NONCONFORMING USES

(A) General Provisions

- (1) Any use, building or structure which at the effective date of this Section or at the time of annexation, if annexed subsequent to the effective date of this Section, was lawfully existing and maintained in accordance with the previously applicable County or Town Regulations and Ordinances but which does not conform or comply with all of the regulations provided for in these Zoning Regulations, may continue to be maintained and used as a lawful nonconforming use only in compliance with the provisions and limitations imposed by this Subsection. Uses, structures or buildings which were unlawful or illegal and not in compliance with previously applicable Regulations shall remain unlawful, illegal, and subject to abatement or other enforcement action.
- (2) If a use, building or structure is lawfully nonconforming in that it is not a "Use By Right", or a "Conditional Use" which has been approved pursuant to the review provisions of Subsection 7-4-3(E), the following shall apply:
- (a) If the building, manufactured home or structure involved in the use is removed or if it is destroyed or damaged so that repair, replacement or reconstruction will cost more than 50 percent of the fair market value of the building, manufactured home or structure after repair, it shall no longer be lawful to use the building, manufactured home or premises except in compliance with the Use Regulations for the District within which it is located.
 - (b) If the nonconforming use is abandoned or discontinued for a period of six months, then the premises may only be used in compliance with the Use Regulations for the District within which it is located.

- (c) The use may be continued only substantially as it existed at the effective date of this Section or of annexation, and no material change in the type of use shall be allowed, unless the Planning Commission determines, following the hearing procedure provided in Subsection 7-4-3, that the criteria set out in Subsection 7-4-3(E) will be met, and that the new use is a more restrictive use than the existing nonconforming use. Any change in use allowed pursuant to this provision shall not affect the future status of the use as a nonconforming use for all purposes of this Subsection.
 - (d) The extent or area of the premises utilized for or by the nonconforming use, building or structure, may not be materially extended or enlarged, or substantially structurally altered, unless the Planning Commission determines, following the review procedure of Subsection 7-4-3, that the criteria set out in Subsection 7-4-3(E) will be met.
- (3) If the use, building or structure is nonconforming with respect to dimensional requirements, design and performance standards, or other provisions not related to "use", the following provision shall apply:
- (a) If the nonconformity of the building, use, or structure is abandoned, removed, or corrected, such nonconformity may not be reestablished.
 - (b) If the building, manufactured home or structure is damaged so that the cost of replacing or restoring it is greater than 50 percent of its fair market value after replacement, the building, manufactured home or structure may be repaired or replaced only in compliance with these Zoning Regulations.
 - (c) If the building or structure is damaged in such a way as to remove the nonconformity, the nonconforming feature may not be reestablished by any repair or reconstruction, unless it is unfeasible to repair the building without reestablishing the nonconforming feature.
 - (d) No alteration may be made to the use, building, or structure which would increase the amount or degree of the nonconforming feature. Changes in the use, building, or structure may be made which will decrease the degree or amount of deviation from the requirements of this Section.
- (4) This Subsection shall not apply to signs. Nonconforming signs shall be governed by the provisions of Subsection 7-4-7.

(B) Nonconforming Manufactured Home Parks and Travel Home Parks

- (1) Any manufactured home park or travel home park which at the effective date of this Section, or at the time of annexation, if annexed subsequent to the effective date of this Section, which was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained and used only in compliance with the provisions and limitations imposed by this Subsection in addition to the limitations of Sections 7-4-3 and 7-4-3(E). Manufactured home parks, or travel home parks which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful and illegal and subject to abatement or other enforcement action. All manufactured home parks and travel home parks shall comply with applicable State regulations immediately.
- (2) If the manufactured home park or travel home park is nonconforming with respect to dimensional requirements or other general requirements of the design standards of this Section, the following provisions shall apply:
 - (a) If the nonconformity is abandoned, removed or corrected for any length of time, such nonconformity may not be reestablished.
 - (b) No alteration may be made which would increase the amount or degree of the nonconforming feature. Changes may be made which would decrease the degree or amount of deviation from the requirements of this Section.

- (c) If any existing manufactured home is removed from a site or space within or without a manufactured home park, no manufactured home may be moved onto such site or space which would have the effect of increasing the degree or amount of the nonconformity with this Section.

DRAFT

FORMAT GUIDE:

Chapter 7 – Chapter Name

Section 5 Section Name

7-5-1 HEADER 1

Body Style 1

(A) Header 2 TOC

(A) Header 2 Body

Body Style 2

(1) Header 3

Body Style 3

(a) Header 4 TOC

Body Style 4

(i) Header 5

Body Style 5

a. Header 6

i. Header 7

1. Header 8

Annotation

Definitions

Table

Chapter 7: Land Use Regulations

Section 5 Subdivision Regulations

7-5-1 GENERAL PROVISIONS.

(A) Purpose.

- (1) These Regulations shall be known and may be cited as the Town's "Subdivision Regulations".
- (2) These Regulations shall apply within the corporate limits of the Town.
- (3) The purposes of these Regulations are to:
 - (a) Promote and protect the public health, safety and welfare.
 - (b) To ensure that new development bears its fair share of the cost of providing improvements and services resulting from the development of subdivisions.
 - (c) To set forth uniform procedures and standards for the handling of subdivisions.
 - (d) To ensure adequate and safe public services such as water, sewer, fire protection, streets and storm drainage.
 - (e) To ensure compatibility, and implement the Town's Master Plan and Land Use Regulations.
 - (f) To encourage development which limits hazards due to erosion, flood, soil conditions, and excessive slopes.
 - (g) To obtain land for parks, schools, affordable housing, and other public purposes.
 - (h) To protect the quality of the water, air and environment.
 - (i) To encourage energy conservation, use of solar energy, clustered development, and infilling.
 - (j) To encourage development which will not adversely affect adjacent property, or historical or recreational values.
 - (k) To discourage development inconsistent with existing services and infrastructures.
 - (l) To provide for safe and efficient flow of pedestrians, bicycles, and vehicles.
- (4) These Regulations shall not create any liability on the part of the Town or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

(B) Interpretation

- (1) In interpreting and applying provisions of these Subdivision Regulations they shall be regarded as a minimum required for the protection of the public health, safety and welfare. They shall be liberally construed to further the purposes specified in Subsection 7-5-1(A) above.
- (2) Whenever a provision of these Regulations and any other provision found in another Town ordinance or applicable law contains any restrictions or regulations covering the same subject matter, the restriction or regulation which is more restrictive or imposes a higher standard or requirement shall govern.

7-5-2 SUBDIVISION APPLICATIONS AND REVIEW PROCEDURES

This Section outlines the review procedures that are common to all applications regulated within Section 5, Subdivision Regulations, unless otherwise stated in these Land Development Regulations. Table T-5.1 identifies the various application types and associated review procedures regulated by this article. The submittal requirements, review procedures, and approval criteria for each application type are laid out in

subsequent sections of this article as identified in Table T-5.1. All documents and materials identified in this Section, and the particular application type section shall be required.

(A) Table T-5.1 – Subdivision Application Types and Processes

Table T-5.1, Subdivision Application Types and Processes

	Pre-Application Meeting (\$7-5-2(B)(1))	Completeness Review (\$7-5-2(B)(3))	Referrals (\$7-5-2(B)(4))	Notice of Hearing (\$7-5-2(B)(6))	Town Manager or designee	Planning Commission (\$7-5-2(B)(7))	Town Council (\$7-5-2(B)(7))
R=Required; O=Optional; PH=Required Public Hearing; Rec=Recommendation; D=Decision							
Minor Subdivision Plat (\$7-5-2(D))	R	R	R	R Posting	Rec	R PH / Rec	R PH / D
Major Subdivision (Section 7-5-2(C))							
Sketch Plan (\$7-5-2(C)(2)(a))	R	R	R	R Posting		R PH / D	
Preliminary Plat (\$7-5-2(C)(2)(b))	R	R	R	R Posting	Rec	R PH / Rec	R PH / D
Final Plat (\$7-5-2(C)(2)(c))	O	R	R	R Posting	Rec	R PH / Rec	R PH / D
Other Subdivision Types							
Amended Plat (\$7-5-2(E))	R	R	R	R Posting	Rec	R PH / Rec	R PH / D
Boundary or Lot Line Adjustment (\$7-5-2(F))	O	R	R	R Posting	Rec	R PH / D	
Building Footprint (\$7-5-2(G))	O	R	R	R Posting	Rec	R PH / D	
Condominium (\$7-5-2(H))	O	R	R	R Posting	Rec	R PH / D	
Lot Consolidation (\$7-5-2(I))	O	R	R	R Posting	Rec	R PH / D	
Resubdivision Plat (\$7-5-2(J))	R	R	R	R Posting	Rec	R PH / Rec	R PH / D
Townhouse (\$7-5-2(K))	O	R	R	R Posting	Rec	R PH / D	
Right-of-Way Vacation (\$7-5-2(L))	O	R	R	R Posting	Rec		R PH / D

(B) General Application Review Procedures

The following procedures shall apply to all classifications of development applications which are required under this Chapter.

- (1) Pre-Application Meeting.

If the applicant or Town Manager or designee, requests a pre-application meeting, or it is required as stated in the table above, the following process shall be followed:

- (a) Prior to the formal submission of the application, the applicant shall contact the Town Manager or designee to schedule and request an informal pre-application meeting. Following receipt of a request, the pre-application meeting should be set for a date within thirty (30) days of the date of the applicant's request. The Town Manager or designee shall advise the applicant of the date and time of the pre-application meeting.
- (b) The applicant shall be prepared to discuss the proposed application with the Town Manager or designee. The applicant is encouraged to present such plats, plans, diagrams, or other preliminary information sufficient to permit the conceptual review of the proposed application.
- (c) The purpose of the pre-application meeting is to assist the applicant in understanding the town's application review processes and to permit the Town Manager or designee to determine the applicable process(es) and regulations for the proposed application.

(2) Application Submittal Requirements.

All of the following information and materials shall be submitted to the Town of Ridgway in a form acceptable to the Town Manager or designee. Additional information and materials required to be submitted for specific application types identified in Table T-5.1 are specified in subsequent sections of this Section and shall also be submitted in order to receive a determination of completeness.

(a) Basic Application Materials.

The following materials are required for all applications regulated by Chapter 7, Section 5, Subdivision Regulations, unless waived by the Town Manager or designee.

- (i) Application Form. An application form for the request shall be obtained from the Town of Ridgway. Completed application forms and accompanying materials shall be submitted to the Town by the owner or applicant.
 - a. Authorized Agent. If the applicant is not the owner of the land based on Ouray County Assessor records, the applicant shall submit a letter signed by the owner consenting to the submission of the application.
 - b. Applicant is Not the Sole Owner. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by all owners or an association representing all the owners, by which all owners consent to or join in the application.
- (ii) Fees. All application fees shall be in compliance with Section 7-1-6, Fees and Costs.
- (iii) Proof of Ownership. Proof of Ownership in the form of a copy of the property deed or a title commitment which has been issued within sixty (60) days of the application submittal along with copies of all documents listed in the exceptions.
- (iv) Legal Description. Legal description of the property subject to the development application.
- (v) Mineral Interest Owners. List of all mineral interest owners with interests severed from the subject property.
- (vi) Vicinity Map. A map locating the project limits, parcel(s), and property within Ridgway. The vicinity map shall clearly show the boundaries of the subject property and all property within a three-mile radius of the subject property.
- (vii) General Written Narrative. A general written narrative identifying the development team, existing conditions of the property, proposed uses, density, lot layout, end users, financing, public dedications (including rights-of-way, parks, open space,

infrastructure), and describing the purpose of the project, how the request meets the applicable approval criteria, furthers the goals and objectives specified in the Master Plan, and identifying any potential impacts on adjacent properties and public infrastructure and how those impacts are proposed to be mitigated.

(3) Completeness Review.

When a completeness determination is required pursuant to Table T-5.1, Subdivision Application Types and Processes, the following shall apply:

- (a) Within fourteen (14) days following receipt of an application, the Town Manager or designee shall administratively review the application and determine whether it includes all the application content requirements of the Ridgway Municipal Code for the requested application type.
- (b) All plans, reports, maps and other information required for the application must be complete and legible. A failure of the application to meet the requirements of the zoning regulations and this Ridgway Municipal Code may delay the processing of the application until the application is sufficient and complete.
- (c) When the Town Manager or designee determines that the application is complete as submitted, the Town Manager or designee shall schedule the application for review in accordance with the provisions set forth in this Section.
- (d) In the event the Town Manager or designee determines that the application is incomplete, the Town Manager or designee shall inform the applicant in writing of the deficiencies in the application. No further processing of the incomplete application shall be undertaken until the Town Manager or designee determines that the applicant has remedied the application's deficiencies.

(4) Referral Agencies.

In accordance with Table T-5.1, Subdivision Application Types and Processes, applications shall be referred to any of the below referral agencies the Town Manager or designee determines is necessary to the complete and comprehensive review of the request. Referral of applications to other agencies shall be for a time frame of twenty-one (21) days. However, the time frame for review and comment may be extended if the application presents technical issues which require additional review, additional information is provided by the applicant, or the application is modified. Referral agencies include, but are not limited to, the following:

- (a) Bureau of Land Management (BLM)
- (b) Colorado Department of Transportation (CDOT)
- (c) Colorado Division of Reclamation, Mining & Safety
- (d) Colorado Division of Water Resources
- (e) Colorado Parks and Wildlife
- (f) Colorado State Forest Service
- (g) Ditch companies
- (h) Fire Protection District(s) or department(s)
- (i) Ouray County Departments (Assessor, Clerk & Recorder, Attorney, Health Department, Building Department, Road & Bridge, Sheriff Office, etc.) as appropriate
- (j) Town of Ridgway Departments (Town Clerk, Town Attorney, Engineering Department, Building Department, Public Works Department, Police Department, etc.) as appropriate
- (k) Water Conservation District(s)
- (l) San Miguel Power Authority

- (m) School district(s)
 - (n) Soil Conservation District
 - (o) Utility service providers and districts
 - (p) US Army Corp of Engineers
 - (q) US Environmental Protection Agency (EPA)
 - (r) US Forest Service
 - (s) Any other entity or agency deemed necessary by the Town Manager or designee
- (5) Staff Report.
- The Town Manager or designee shall review the application to determine if the proposal satisfies the applicable standards. Once all review comments have been adequately addressed by the applicant, the Town Manager or designee shall prepare a staff report discussing whether the applicable standards of the Ridgway Municipal Code have been satisfied. The staff report should identify issues raised through staff and referral agency review, potential mitigation requirements, any recommended conditions for approval, and any additional information pertinent to the review of the application.
- (6) Notice Requirements.
- All public notices of hearings required by these Subdivision Regulations shall include the date, time, place, and purpose of the hearing, a general description of the property affected, and any other information deemed appropriate to apprise the public of the general nature of the action proposed. Errors or inaccuracies in the notice shall not be deemed sufficient cause to postpone or invalidate a hearing except where such errors are substantive in material and are found to have reasonably misled or misinformed the public.
- (a) Notice by Posting
- When notice by posting is required for a public hearing by Table T-5.1, Subdivision Application Types and Processes, notice of the hearing shall be posted at Town Hall ten (10) days before the hearing and posted on the subject property in a location that is visible from each street frontage abutting the property, for at least ten (10) days prior to the hearing in addition to any other notice required by Town regulations.
- (i) Mineral Estates Notice. Per 24-65.5-103, C.R.S. if the surface estate and mineral estate are severed, the owners of severed mineral estates shall be entitled to notification of not less than thirty (30) days before the date scheduled for the public hearing for the application. A copy of the notice shall be given to the Town along with the applicant's certification of compliance with said notification requirements. Provided this notice is not required if notice was previously sent and such certification previously provided with respect to the same surface development, or the application is only platting an additional single lot, unless a mineral estate owner has requested notice pursuant to 24-6-402(7), C.R.S.
- (7) Public Hearings.
- When an application requires a public hearing before the Planning Commission or the Town Council, in accordance with Table T-5.1, Subdivision Application Types and Processes, the following shall apply:
- (a) The Town shall set the date and time of a public hearing. Notice of the public hearing shall be issued in accordance with Table T-5.1, Subdivision Application Types and Processes and Section 7-5-2(B)(6), Notice Requirements.
 - (b) At the public hearing, the reviewing body shall review the application for conformance with the applicable review standards and approval criteria for the request.

- (c) Any public hearing or other action of the body may be continued or postponed at any time to a specified date and time in order to permit preparation of additional information for further review by the reviewing body.
 - (d) When required, the Planning Commission recommendation shall be forwarded to the Town Council. Following a public hearing, the Town Council shall approve, approve with conditions, or deny the application or continue the matter to a date certain.
 - (e) The applicant shall bear the burden of presenting sufficient competent evidence at the public hearing to support the standards for approval set forth by this Ridgway Municipal Code and other governing documents. Any decision by the reviewing body to recommend, or to act to, approve, conditionally approve, or deny an application shall be based upon a consideration of all evidence presented during the public hearing. Where evidence presented is contradictory, the reviewing body shall weigh such evidence and judge the credibility and sufficiency of the evidence prior to rendering a decision.
- (8) Post Approval.
- (a) Review. Prior to recording of the approved documents, the applicant shall submit all final documents reflecting any conditions of approval to the Town Manager or designee for final review and acknowledgement.
 - (b) Recording. Ordinances, resolutions, plats, and other documents as stated throughout this section, shall be Any documents required to be recorded with the Ouray County Clerk and Recorder shall be fully executed by the applicant and filed for execution by the town and recorded. Recording of all documents shall be completed within a reasonable period of timeninety (90) days from the date of approval by the approving body.
 - (c) Approval of Subdivision Improvement Agreement. A final plat shall not be filed for recording until the Board has approved an Improvement Agreement pursuant to this article.
 - (d) Effective Upon Recording. A plat does not become effective until it is properly filed for recording with the Ouray County Clerk and Recorder.
 - (e) Public Sale of Lots. A division of land becomes complete and eligible for public sale of lots and development only after the final plat and associated approved documents have been properly recorded with the Ouray County Clerk and Recorder.

(C) Major Subdivision

(1) General Provisions.

Division of land applications which are defined as a major subdivision in Chapter 7-9, Definitions, shall be reviewed in compliance with the provisions of this Section 7-5-2(C)(2), Review Procedures. Major subdivisions require three separate stages of approval:

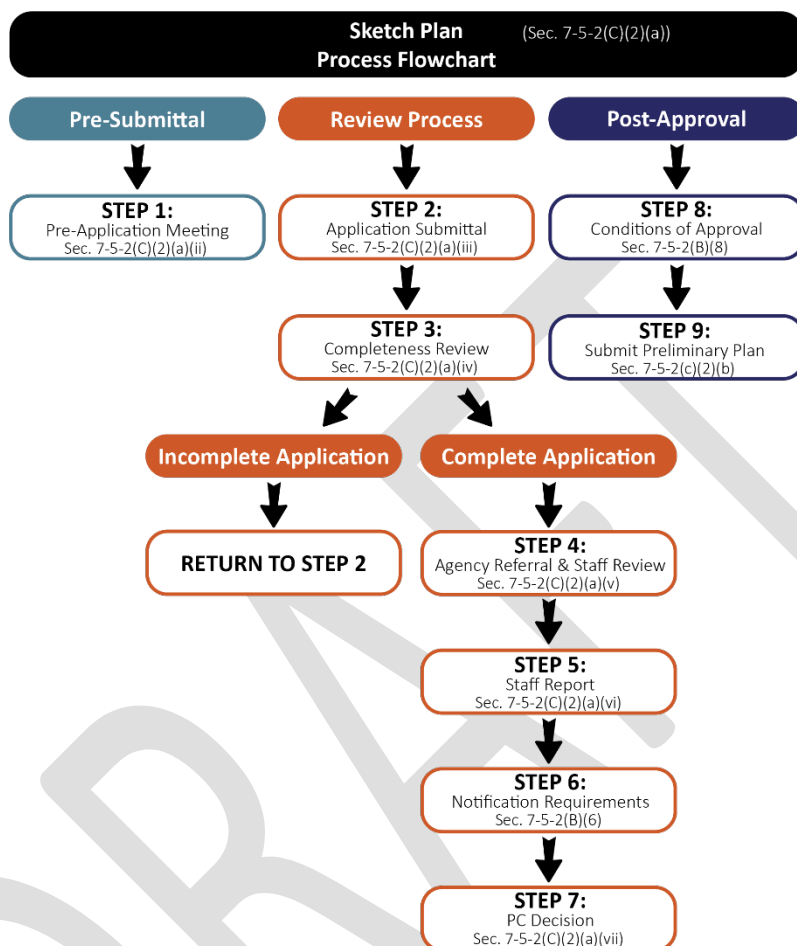
- (a) Sketch Plan Review. The process for sketch plan review is set forth in Section 7-5-2(C)(2)(a), Sketch Plan Review.
- (b) Preliminary Plat. The process for preliminary plat review is set forth in Section 7-5-2(C)(2)(b), Preliminary Plat Review.
- (c) Final Plat. The process for final plat review is set forth in Section 7-5-2(C)(2)(c), Final Plat Review.

(2) Review Procedures

- (a) Sketch plan Review. The sketch plan review process is intended to review at a conceptual level the feasibility and design characteristics of the proposed subdivision based on the applicable standards set forth in this Section 5, Subdivision Regulations, and Section 4, Zoning Regulations. The sketch plan review process is set forth in Section 7-5-2(C)(2)(a), Sketch Plan Review, and requires the following:

- (i) Review Flowchart. Figure F-5.1, Sketch Plan Flowchart, depicts the sketch plan application review process described in greater detail in this section.

Figure F-5.1, Sketch Plan Flowchart



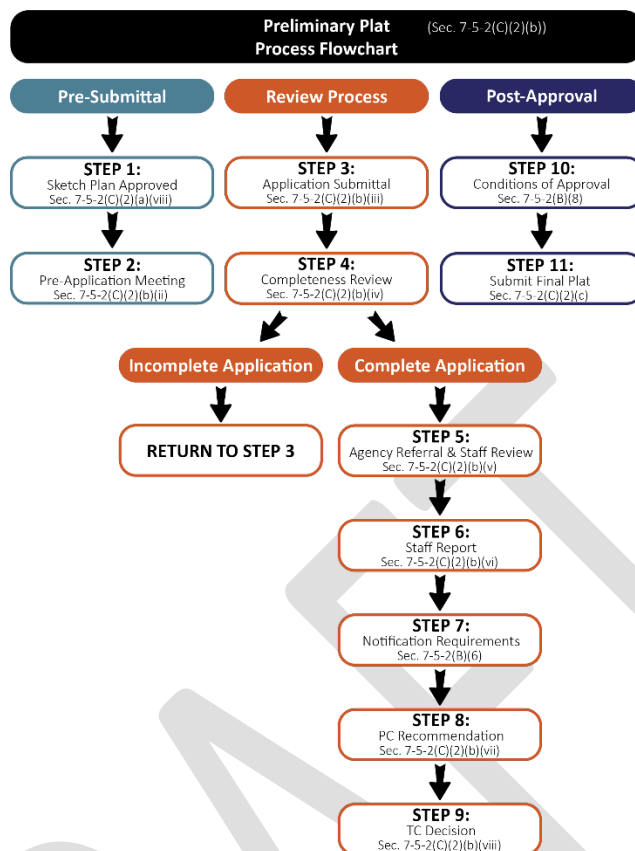
- (ii) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (iii) Application Submittal Requirements. The following are the application materials required to be submitted for a sketch plan request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
- a. Basic Application Materials. All materials set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - b. Sketch Plan. The applicant shall submit a copy of the sketch plan map at a size and scale legible and suitable for non-technical review of the proposal. The sketch plan map shall include the following information and supplemental materials. The Town Manager or designee may require, or the applicant may wish to submit, a more detailed version of all or part of the sketch plan map.
 - i. A title clearly identifying the plat as a "Sketch Plan";
 - ii. Standard certificate blocks as provided by the town;
 - iii. Legal description of the property;

- iv. North arrow, scale, and legend;
- v. A vicinity map at a suitable scale;
- vi. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- vii. Existing and proposed topographic contours at vertical intervals sufficient to show the topography affecting the development and storm drainage;
- viii. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- ix. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- x. Existing and proposed roads, railroad tracks, irrigation ditches, fences and utility lines on or adjacent to the parcel and their dimensions;
- xi. Uses and grantees of all existing and proposed easements and rights-of way on or adjacent to the property and their dimensions; and
- xii. Schematic and narrative representation of the proposed land use(s) including:
 - 1. Existing and proposed zoning of land to be subdivided;
 - 2. Total proposed subdivision area in acres and a percentage breakdown of areas devoted to specific land uses, with acreage and square footage, (e.g. percentage and area of residential development and/or nonresidential development; percentage and area of open space; percentage and area of parking and driveways, and so forth);
 - 3. Approximate lot sizes;
 - 4. Total number, size, general location, and type of proposed dwelling units;
 - 5. Location, size, and use of major improvements;
 - 6. Total number of square feet of proposed nonresidential floor space;
 - 7. Off-street parking areas and anticipated number of spaces;
 - 8. Recreation areas and open space;
 - 9. School sites;
 - 10. Approximate location of wastewater treatment system, including location and size of leach field, service lines, and treatment facilities to serve the proposed use;
 - 11. Source and capacity of the water supply, including approximate location and size of well(s) and/or water lines to serve the proposed use;
 - 12. Location and size of existing and proposed utilities and service facilities; and

- xiii. Current and proposed grading and drainage patterns including:
 - 1. Drainage arrows depicting surface flow;
 - 2. Drainage facilities and improvements; and
 - 3. A grading plan depicting existing and proposed site contours at two-foot intervals.
- c. Land Suitability Analysis. The land suitability analysis is a written analysis of conditions on-site and off-site which have an influence on the proposed use of the land. The land suitability analysis shall include the following information:
 - i. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, vegetative cover, climatology, and other significant natural and man-made features;
 - ii. A description of the existing drainages and impoundments, natural and manmade;
 - iii. A description of soil characteristics of the site;
 - iv. A description of the geologic characteristics of the area including any potential natural or man-made hazards;
 - v. A description of the topography and the slope determination;
 - vi. A description of the source of water supply, the existing and future domestic and agricultural requirements, and the capacity of the source of water supply to meet existing and future requirements. The description shall include detail of historic irrigation, tailwater issues, and water demands;
 - vii. A description of the relationship of the subject parcel to floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal, the slope of the land, the effect of sewage effluents, and the pollution of surface runoff, stream flow and groundwater;
 - viii. A description of the Floodplain and Flood Fringe designations affecting the subject property;
 - ix. A description of the existing environmental conditions:
 - 1. Existing flora and fauna habitat, wetlands, migration routes;
 - 2. Significant archaeological, cultural, paleontological, and historic resource areas; and
 - 3. Potential radiation hazard that may have been identified by the state or the Ouray County Public Health Department.
 - x. A description of the existing and historic use of adjacent property and neighboring properties within a 300' radius;
 - xi. A description of all easements defining, limiting or allowing use types and access;
 - xii. Access:
 - 1. A description of historic public access to or through the site; and
 - 2. A description of access to adjoining roads and sight distance and intersection constraints.
- d. Conceptual Landscape Plan. The landscape plan shall comply with all requirements in Section 7-4-8, Landscape Regulations.

- e. Supplemental Materials. The following items are required to be submitted to the Town of Ridgway:
 - i. Conceptual drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
 - ii. Conceptual traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
 - iii. Proof of minimum guaranteed water supply appropriate for the requested use.
 - f. Additional Requirements
 - i. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (iv) Completeness Review.
- The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (v) Evaluation by Staff and Review Agencies.
- Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (vi) Staff Report.
- A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (vii) Review and Action by the Planning Commission.
- a. The Planning Commission shall review the sketch plan application in a manner consistent with Table T-5.1, Subdivision Application Types and Processes to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny a sketch plan shall be made by the Planning Commission in a manner consistent with Table T-5.1, Subdivision Application Types and Processes and be based upon the criteria set forth in Section 7-5-2(C)(3), Approval Criteria.
 - b. The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (b) Preliminary Plat Review. The preliminary plat review process will consider the feasibility and design characteristics of the proposed subdivision based on the applicable standards set forth in Section 7-5-4, Design Standards. The preliminary plat process will also evaluate preliminary engineering documents.
- (i) Review Flowchart. Figure F-5.2, Preliminary Plat Flowchart, depicts the preliminary plat application review process described in greater detail in this section.

Figure F-5.2, Preliminary Plat Flowchart



- (ii) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (iii) Application Submittal Requirements. The following are the application materials required to be submitted for a preliminary plat request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - a. Basic Application Materials. All materials set forth in Section 7-5-1(B)(2), Basic Application Materials.
 - b. Preliminary Subdivision Plat. The preliminary subdivision plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - i. A title clearly identifying the plat as a "Preliminary Subdivision Plat";
 - ii. Standard certificate blocks as provided by the town;
 - iii. Legal description of the property;
 - iv. North arrow, scale, and legend;
 - v. A vicinity map at a suitable scale;
 - vi. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - vii. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
 - viii. The township, range, section and quarter section(s);

- ix. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.:
 - 1. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S. and
 - 2. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.
- x. Information adequate to locate all monuments shall be noted on the plat;
- xi. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
- xii. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
- xiii. Site data in chart form presenting:
 - 1. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - 2. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - 3. Total number of proposed off-street parking spaces;
 - 4. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - 5. Total gross density proposed.
- xiv. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- xv. Topography at the following minimum contour intervals:
 - 1. Subdivision with one or more lots less than two (2) acres in size, topography shown at two (2) foot contour intervals.
 - 2. Subdivision with all lots two (2) acres or greater in size, topography shown at five (5) foot contour intervals.
 - 3. Areas having slopes thirty (30) percent or more, or other significant topographic conditions, topography shown at five (5) foot contour intervals.
- xvi. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- xvii. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;

- xviii. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- xix. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown;
- xx. The location of any preliminary engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
- xxi. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions; and
- xxii. The location, use and gross square footage of proposed structures within the subdivision;
 - 1. Anticipated number of employees for proposed commercial or industrial uses.
- xxiii. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
- xxiv. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
- xxv. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
- xxvi. Zoning districts on the site and any zoning changes to be requested;
- xxvii. Existing land uses and zoning on adjoining properties;
- xxviii. Public or private sources of utility services and facilities; and
- xxix. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.
- c. Preliminary Landscape Plan. The landscape plan shall comply with all requirements in Section 7-4-7, Landscape Regulations.
- d. Land Suitability Analysis. If updates, amendments, or modifications are needed pursuant on the review and approval of a sketch plan, an updated land suitability analysis may be required. The components which shall be included in such an analysis are set forth in Section 7-5-2(C)(2)(A)(iii)c, Land Suitability Analysis.
- e. Final Construction Documents as outlined in the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction.
- f. Supplemental Materials.
 - i. Final drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
 - ii. Final traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
 - iii. Draft covenants, restrictions, and by-laws, if applicable.

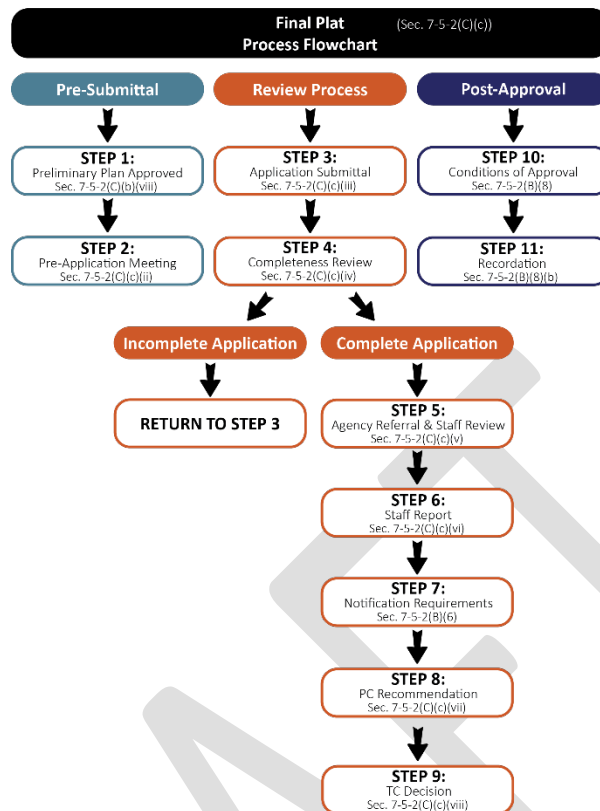
- iv. Proof of minimum guaranteed water supply appropriate for the requested use.
 - v. Land located within the Uncompahgre River Overlay District. For all parcels located in the Uncompahgre River Overlay District, excluding subdivisions of existing structures that do not include any additional site development, an Ecological Characterization Study completed by a professional qualified in the areas of ecology, wildlife biology or other relevant discipline. The ecological characterization study shall describe, without limitation, the following:
 - 1. The boundary of wetlands and riparian areas and a description of the ecological functions and characteristics provided by those wetlands and riparian areas;
 - 2. The pattern, species and location of any significant native trees and other native site vegetation;
 - 3. The pattern, species and location of any significant non-native trees and non-native site vegetation that contribute to the site's ecological, shade, canopy, aesthetic and cooling value;
 - 4. The top of bank and High-Water Mark of any perennial stream or body of water on the site;
 - 5. The wildlife use of the area showing the species of wildlife using the area, the times or seasons that the area is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;
 - 6. Special habitat features;
 - 7. Wildlife movement corridors;
 - 8. The general ecological functions provided by the site and its features;
 - 9. Any issues regarding the timing of development-related activities stemming from the ecological character of the area;
 - 10. Any measures needed to mitigate the projected adverse impacts of the development project on natural habitats and features along the Uncompahgre River corridor; and
 - 11. Twenty-five-foot and 75-foot development setback area from the High-Water Mark.
 - g. Additional Requirements.

Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (iv) Completeness Review.
- The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (v) Evaluation by Staff and Review Agencies.
- Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral

Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

- (vi) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (vii) Review and Recommendation by Planning Commission.
 - a. The Planning Commission shall review the preliminary plat application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the review criteria set forth in Section 7-5-2(C)(3), Approval Criteria.
 - b. The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (viii) Review and Action by Town Council.
 - a. The final decision to approve, approve with conditions, or deny a Preliminary Plat shall be made by the Town Council in a manner consistent with Table T-5.1 based upon the review criteria set forth in Section 7-5(C)(3), Approval Criteria.
 - b. The Town Council may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (ix) Construction of Public Improvements. The Town of Ridgway Standard Specification and Typical Drawings for infrastructure Construction shall be followed, including but not limited to a pre-construction meeting. The street base, lights and traffic control devices, and water, sewer, electricity, gas, telephone and drainage systems shall be completed, inspected, approved, and accepted by the Town.
- (c) Final Plat Review. Unless otherwise provided by this Ridgway Municipal Code, the applicant must receive preliminary plat approval before beginning the final plat process. Additionally, the street base, lights and traffic control devices, and water, sewer, electricity, gas, telephone and drainage systems, shall have been completed, inspected, approved and accepted by the Town, and received written sign-off from the Town Engineer, prior to submitting a final plat application. The final plat review process will evaluate the final plat to be recorded and associated covenants, bylaws, and restrictions if applicable.
- (i) Review Flowchart. Figure F-5.3, Final Plat Flowchart, depicts the final plat application review process described in greater detail in this section.

Figure F-5.3, Final Plat Flowchart



- (ii) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (iii) Application Submittal Requirements. The following are the application materials required to be submitted for a final plat request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - a. Basic Application Materials. All materials set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - b. Final Subdivision Plat. The final subdivision plat shall contain the following information submitted to the Town of Ridgway, in a format prescribed by the Town. The final plat shall be prepared in a clear and legible manner measuring 24" x 36" with clear margins of two (2) inches on the left-hand side and one-half(1/2) inch on the remaining sides at a scale suitable for technical review of the application.
 - i. A title clearly identifying the plat as a "Final Subdivision Plat";
 - ii. Legal description of the property;
 - iii. North arrow, scale, and legend;
 - iv. A vicinity map at a suitable scale;
 - v. Scaled at one (1) inch to two-hundred (200) feet;
 - vi. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - vii. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the final plat;

- viii. The township, range, section and quarter section(s);
- ix. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.;
- x. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S.;
- xi. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.;
- xii. Information adequate to locate all monuments shall be noted on the plat;
- xiii. Boundary lines, corner pins, and dimensions of the subject parcel(s), including land survey data to identify the subject parcel by section corners, distance and bearing to these corners, quarter corner and township and range;
- xiv. The lengths of all arcs, radii and tangents. Sufficient data shall be shown for all curved lines on the plat to enable reestablishment of the curves in the field;
- xv. Lot location and layout;
- xvi. All lots and blocks shall be numbered consecutively;
- xvii. The dimensions of all lots and acreage of each lot shown to two decimal places;
- xviii. No ditto marks shall be used for dimensions;
- xix. All unidentified angles will be presumed to equal ninety (90) degrees;
- xx. Location and width of existing and proposed roadways, road rights-of-way and parking areas within the site;
- xxi. All street and road names shall be shown;
- xxii. If any road in the subdivision is a continuation or approximately a continuation of an existing public road, the conformity or the amount of conformity of the new road to the existing roads shall be accurately shown;
- xxiii. Names and widths of all existing or recorded streets and roads intersecting the plat boundaries or paralleling them within two hundred (200) feet, the names and map numbers of all bordering subdivisions, and any municipal limits within two hundred (200) feet of the boundaries of the plat;
Area of the site, area of individual parcels, and areas of all development including developed driveways, parking and buildings;
- xxiv. The boundary lines and dimensions, shown accurately, of all easements, alleyways, sidewalks or paths, and similar features, including all other rights-of-way not otherwise or explicitly mentioned;
- xxv. The purpose and owner(s) of all easements and statements from all utility companies, as applicable, that the stated services will be provided to the proposed development after platting. A plat note may be necessary to provide complete information regarding the purpose of the easement;
- xxvi. The boundary lines and dimensions, shown accurately, of all property to be reserved and dedicated, with the means of access to such property clearly shown and its intended uses noted;
- xxvii. A legally acceptable land description and dedication block placed on the plat by the applicant dedicating streets, rights-of-way, utility easements, public sites and other such features. The transfer to the town of dedicated

- land shall take place by a legally acceptable instrument prior to or concurrent with Final Plat acceptance, but before recording of the final plat;
- xxviii. The names of abutting subdivisions or, in the case of abutting unplatted property, the notation "unplatted" shall appear;
 - xxix. All lands within the boundary of the subdivision shall be accounted for as a lot, tract, parcel, open space, street, right-of-way, alley and so forth, and all areas of such lands shall be shown on the plat to the nearest one hundredth of an acre;
 - xxx. All plat notes required by the town under preliminary plan approval or as a condition of final plat approval;
 - xxxi. Standard certificate blocks as provided by the town.
- c. Final Landscape Plan. The landscape plan shall comply with all requirements in Section 7-4-7, Landscape Regulations.
 - d. As-built plans containing information as required by the Town specifications and regulations, for water, sewer, electricity, gas, telephone and drainage systems, along with any other available as built plans. "As-built" plans for any other required improvements not completed at the time the final plat is submitted shall be submitted, reviewed and approved by the Town prior to final acceptance of the improvements by the Town.
 - e. Supplemental Materials. The following items are required to be submitted to the Town of Ridgway:
 - i. Final Subdivision Improvement Agreement meeting all standards and requirements set forth in Section 7-5-3(B), Improvement Agreement.
 - ii. Covenants, restrictions, and by-laws, if applicable.
 - iii. Proof of minimum guaranteed water supply appropriate for the requested use.
 - f. Additional Requirements. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (iv) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
 - (v) Evaluation by Staff and Review Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies, and review the application for conformance with the requirements and standards of this Municipal Code.
 - (vi) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
 - (vii) Review and Recommendation by Planning Commission.
 - i. The Planning Commission shall review the final plat application in a manner consistent with Table T-5.1, Subdivision Application Types and Processes to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the review criteria set forth in Section 7-5-2(C)(3), Approval Criteria.

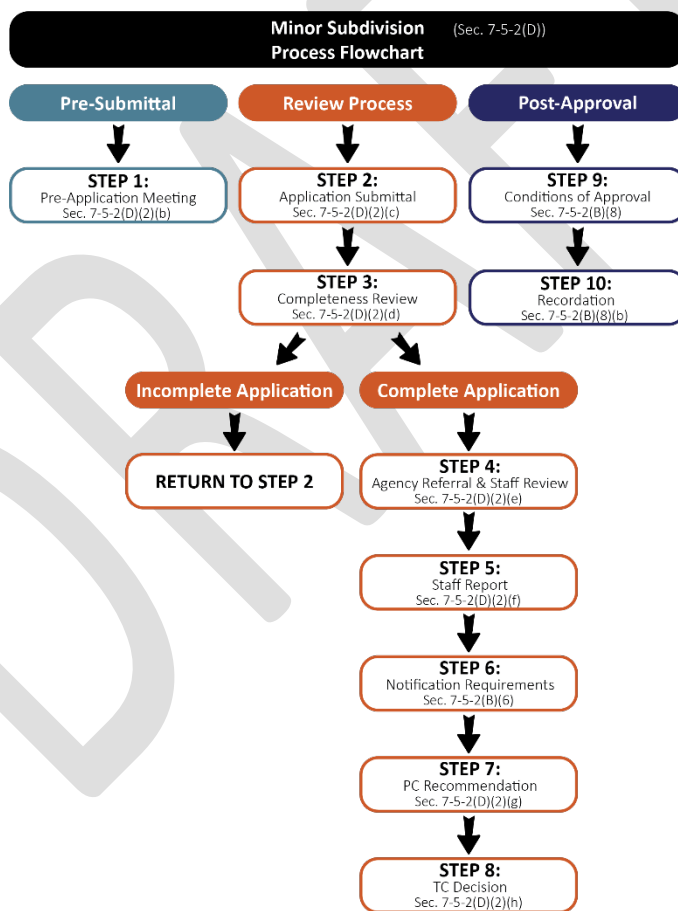
- ii. The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
 - (viii) Review and Action by Town Council.
 - i. The final decision to approve, approve with conditions, or deny a Final Plat shall be made by the Town Council in a manner consistent with Table T-5.1 based upon the review criteria set forth in Section 7-5-2(C)(3), Approval Criteria.
 - ii. The Town Council may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
 - (ix) Post Approval. The applicant shall follow the post approval procedures in accordance with Section 7-5-2(B)(8), Post Approval, including recording the final plat with the Ouray County Clerk and Recorder.
- (3) Approval Criteria.
- The following criteria shall be found to be met by the application and submittal materials in order for the Planning Commission and/or Town Council to recommend approval or approve each stage of a major subdivision:
- (a) All of the required prior approvals for the subdivision and development were issued and remain valid and effective;
 - (i) For a sketch plan, no prior approval is required.
 - (ii) For a preliminary plat, a finding must be made that a sketch plan was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for preliminary plat approval or that the sketch plan is currently valid and effective as the result of the approval of an extension of the effective date of the sketch plan.
 - (iii) For a final plat, a finding must be made that a preliminary plat for the subdivision was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for final plat approval or that the preliminary plat is currently valid and effective as the result of the approval of an extension of the effective date of the preliminary plat.
 - (b) The proposed subdivision complies with all applicable requirements for the zone district(s) in which the property is located;
 - (c) The proposed subdivision substantially complies with all other applicable requirements of this code, regulations, standards, and resolutions;
 - (d) Adequate capacity of water and wastewater utilities are currently available to serve the entire subdivision and development;
 - (e) The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body; and
 - (f) The application:
 - (i) For sketch plan approval, meets or satisfies all applicable requirements of the subdivision regulations;
 - (ii) For preliminary plat approval, is in substantial conformance with the approved sketch plan and the preliminary plat meets or satisfies all applicable requirements of the subdivision regulations; or

- (iii) For final plat approval, is in substantial conformance with the approved preliminary plat and the final plat meets or satisfies all applicable requirements of the subdivision regulations.

(D) Minor Subdivision

- (1) General Provisions. The minor subdivision review process is a procedure used to evaluate proposed subdivisions for divisions of land meeting the definition of minor subdivision as set forth in Section 9, Definitions. A minor subdivision is:
- (a) A subdivision that creates four lots or less; and
 - (b) Does not include any proposed public improvements.
- (2) Review Procedures.
- (a) Review Flowchart. Figure F-5.4, Minor Subdivision flowchart, depicts the Minor Subdivision application review process described in greater detail in this section.

Figure F-5.4, Minor Subdivision Flowchart



- (b) Pre-Application Meeting

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.

- (c) Application Submittal Requirements.

The following are the application materials required to be submitted for minor subdivision requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
- (ii) Minor Subdivision Plat. The plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying the plat as a "Minor Subdivision Plat";
 - b. Standard certificate blocks as provided by the town;
 - c. Legal description of the property;
 - d. North arrow, scale, and legend;
 - e. A vicinity map at a suitable scale;
 - f. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - g. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
 - h. The township, range, section and quarter section(s);
 - i. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.:
 - i. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S.; and
 - ii. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.
 - j. Information adequate to locate all monuments shall be noted on the plat;
 - k. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
 - l. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities.
 - m. Site data in chart form presenting:
 - i. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - ii. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - iii. Total number of proposed off-street parking spaces;
 - iv. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - v. Total gross density proposed;

- n. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- o. Topography at the following minimum contour intervals:
 - i. Subdivision with one or more lots less than two (2) acres in size, topography shown at two (2) foot contour intervals.
 - ii. Subdivision with all lots two (2) acres or greater in size, topography shown at five (5) foot contour intervals.
 - iii. Areas having slopes thirty (30) percent or more, or other significant topographic conditions, topography shown at two (2) foot contour intervals.
- p. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- q. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
- r. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- s. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown;
- t. The location of any preliminary engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
- u. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions;
- v. The location, use and gross square footage of proposed structures within the subdivision;
- w. Anticipated number of employees for proposed commercial or industrial uses.
- x. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
- y. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
- z. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
- aa. Existing land uses and zoning on adjoining properties;
- bb. Public or private sources of utility services and facilities; and

- cc. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.

(iii) Land Suitability Analysis

- a. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, vegetative cover, climatology, and other significant natural and man-made features;
- b. A description of the existing drainages and impoundments, natural and manmade;
- c. A description of soil characteristics of the site;
- d. A description of the geologic characteristics of the area including any potential natural or man-made hazards;
- e. A description of the topography and the slope determination;
- f. A description of the source of water supply, the existing and future domestic and agricultural requirements, and the capacity of the source of water supply to meet existing and future requirements. The description shall include detail of historic irrigation, tailwater issues, and water demands;
- g. A description of the relationship of the subject parcel to floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal, the slope of the land, the effect of sewage effluents, and the pollution of surface runoff, stream flow and groundwater;
- h. A description of the Floodplain and Flood Fringe designations affecting the subject property;
- i. A description of the existing environmental conditions:
 - i. Existing flora and fauna habitat, wetlands, migration routes; and
 - ii. Significant archaeological, cultural, paleontological, and historic resource areas.
- j. A description of the existing and historic use of adjacent property and neighboring properties within a 300' radius;
- k. A description of all easements defining, limiting or allowing use types and access; and
- l. Access:
 - i. A description of historic public access to or through the site; and
 - ii. A description of access to adjoining roads and sight distance and intersection constraints.

(iv) Final Landscape Plan. The landscape plan shall not include any plants or species identified as noxious weeds or invasive species by the Ouray County Weed District or on the USDA Colorado State Noxious Weed list. When landscaping is proposed, the landscape plan shall include the following elements:

- a. Topographic information at two (2) foot contour intervals;
- b. Location of all lot lines and improvements to the property and location of any easements of record;
- c. Location of all existing and proposed buildings, driveways, parking lots, walkways, sidewalks, and other impervious surfaces to remain or exist on the property;
- d. A plant schedule which identifies plants, species, and minimum size to be installed on the property;

- e. Identification of areas where existing vegetation will be preserved;
- f. Identification of areas where landscaping will be installed; and
- g. If an irrigation system is proposed, an irrigation plan depicting the location of irrigation lines and spray heads, irrigation zones, spray areas of each head, and make and model of irrigation system and sprinkler heads.

(v) Final Engineering Reports and Plans

- a. Final plan and profile design of all proposed streets, sidewalks, trails, walkways, and bikeways;
- b. Final plan and profile design of all surface drainage and storm sewer conveyance facilities including, but not limited to, inlet locations, size and location of pipes, retention or detention facilities, and required water quality and erosion control measures;
- c. Final engineering design and construction features for any bridges, culverts, or other drainage structures to be constructed;
- d. Mitigation of any geologic hazard(s) impacting the project site;
- e. Final plan and profile design of all wastewater collection and water supply and distribution system improvements necessary;
- f. Final cost estimates for all public improvements.

(vi) Supplemental Materials

The following items may be required to be submitted to the Town of Ridgway:

- a. Final improvements agreement meeting all standards and requirements set forth in Section 7-5-3(B), Improvement Agreement;
- b. Final drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed;
- c. Final traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure;
- d. Covenants, restrictions, and by-laws, if applicable;
- e. Proof of minimum guaranteed water supply appropriate for the requested use;
- f. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.

(vii) Additional Requirements

- a. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral

Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

(f) Staff Report.

A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.

(g) Review and Recommendation by the Planning Commission.

(i) The Planning Commission shall review the minor subdivision application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-5-2(D)(3), Approval Criteria.

(ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.

(h) Review and Action by the Town Council.

(i) The final decision to approve, approve with conditions, or deny a minor subdivision application shall be made by the Town Council in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(D)(3), Approval Criteria.

(ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

(i) Post Approval. The applicant shall follow the post approval procedures in accordance with Section 7-5-2(B)(8), Post Approval, including recording the resubdivision with the Ouray County Clerk and Recorder.

(3) Approval Criteria. A minor subdivision may be approved and accepted by the Town Council if the application is found to meet the following criteria:

(a) The proposed subdivision conforms to all applicable requirements for the zone district(s) in which the property is located.

(b) The proposed subdivision substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and

(c) The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

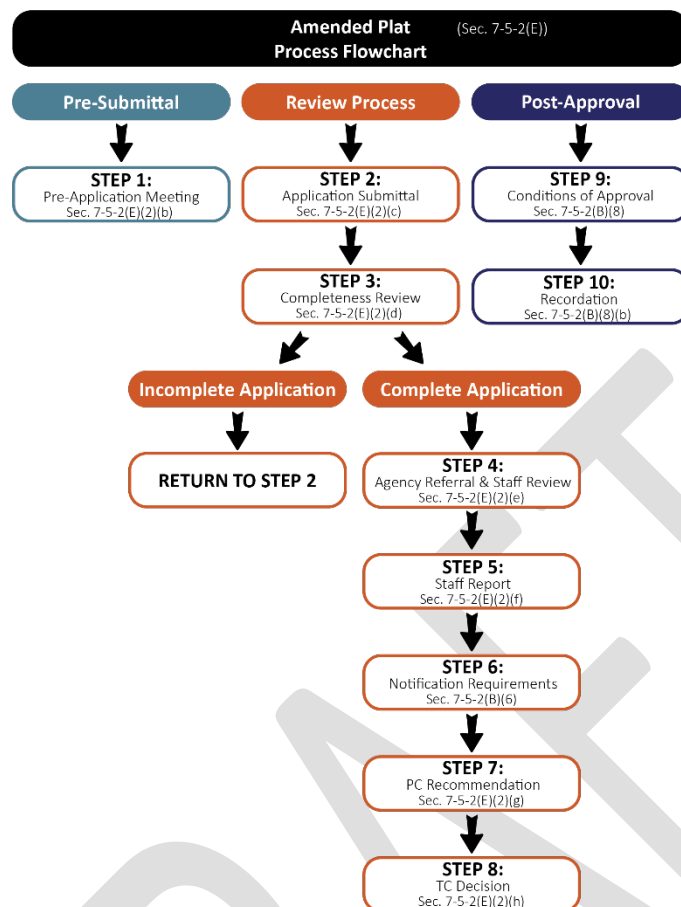
(E) Amended Plats.

(1) General Provisions. Amended Plats of subdivision plats previously approved by the Town, or parts of such plats, which do not require a substantial change to the density, development pattern, public improvements, or easements, and are consistent with the Design Standards of these Regulations as determined by the Town Manager, or designee.

(2) Review Procedures.

(a) Review Flowchart. Figure F-5.5, Amended Plat flowchart, depicts the application review process described in greater detail in this section.

Figure F-5.5, Amended Plat Flowchart



(b) Pre-Application Meeting

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for amended plat requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
- (ii) Amended Plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying this as a "Amended Plat";
 - b. Legal description of the property;
 - c. North arrow, scale, and legend;
 - d. A vicinity map at a suitable scale;
 - e. The name and address of the owner(s) of record of all properties being modified and the same information for the applicant(s), if other than the owners,
 - f. The name, address and seal of the certifying registered land surveyor and the other individuals preparing the survey plat;

- g. The township, range, section and quarter section(s);
- h. Location and full description of all monuments as required by this Land Development Code and by Title 38, Article 51, C.R.S.;
- i. Permanent monuments shall be set pursuant to Section 38- 51-101, C.R.S.
- j. Block and lot monuments shall be set pursuant to Section 38-51-101, C.R.S.
- k. Information adequate to locate all monuments shall be noted on the plat;
- l. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutive.
- m. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities.
- n. Boundary lines, corner pins, and dimensions of the subject parcel(s), including land survey data to identify the subject parcel by section corners, distance and bearing to these corners, quarter corner and township and range;
- o. The lengths of all arcs, radii and tangents. Sufficient data shall be shown for all curved lines on the plat to enable reestablishment of the curves in the field;
- p. The dimensions of all lots and the acreage of each lot shown to two decimal places;
- q. Location and width of existing roadways, road rights-of-way and parking areas within the site;
- r. All street and road names shall be shown.
- s. Area of the entire area the revision covers and the current and proposed area of each individual lot;
- t. The boundary lines and dimensions, shown accurately, of all easements, alleyways, sidewalks or paths, and similar features, including all other rights-of-way not otherwise or explicitly mentioned;
- u. The names of abutting subdivisions or, in the case of abutting unplatted property, the notation "unplatted" shall appear;
- v. Delineation of all known, identified or designated one hundred (100) year floodplains and localized areas subject to periodic inundation along the required stream setback lines, if any;
- w. Standard certificate blocks as provided by the Town.

(iii) Additional Requirements

Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

(d) Completeness Review.

The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.

(e) Evaluation by Staff and Referral Agencies.

- (i) Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

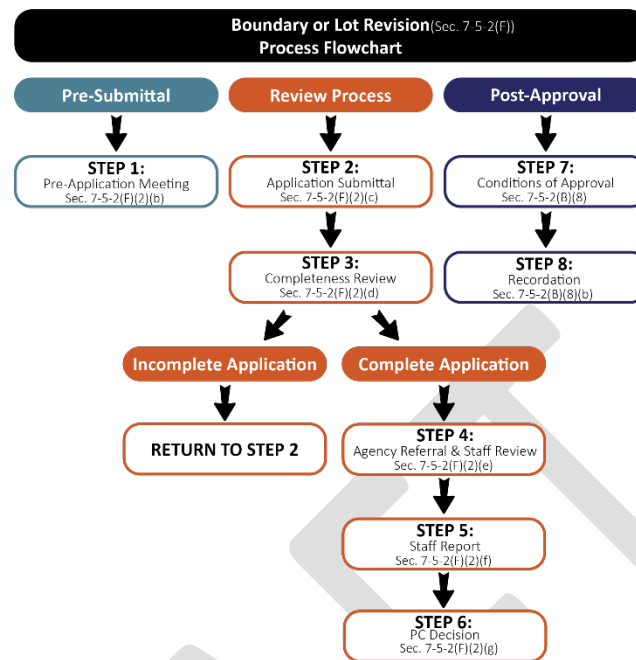
- (f) Staff Report.
 - (i) A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Recommendation by the Planning Commission.
 - (i) The Planning Commission shall review the amended plat application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-5-2(E)(3), Approval Criteria.
 - (ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (h) Review and Action by the Town Council.
 - (i) The final decision to approve, approve with conditions, or deny an amended plat application shall be made by the Town Council in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(E)(3), Approval Criteria.
 - (ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (i) Post Approval.

The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder.
- (3) Approval Criteria. An amended plat application may be approved and accepted by the Town Council if the application is found to meet the following criteria:
 - (i) The proposed revision conforms to all applicable requirements for the zone district(s) in which the property is located.
 - (ii) The proposed revision substantially conforms to all other applicable requirements of this code and town resolutions; and
 - (iii) The proposed revision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(F) Boundary or Lot Line Adjustment.

- (1) General Provisions. Boundary or lot line revisions are minor amendments to platted or unplatted property which do not result in any of the following:
 - a. The creation of any additional lot(s);
 - b. The consolidation of any lots;
 - c. The creation of an unbuildable lot; or
 - d. The creation of a lot that does not have legal access from a public right-of-way or perpetual easement.
- (2) Review Procedures.
 - (a) Review Flowchart. Figure F-5.6, Boundary or Lot Line Adjustment flowchart, depicts the application review process described in greater detail in this section.

Figure F-5.6, Boundary or Lot Line Adjustment Flowchart



(b) Pre-Application Meeting.

A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for boundary or lot line revision requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
- (ii) Boundary or Lot Line Adjustment Plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying this as a "Boundary Line Revision Survey Plat";
 - b. Legal description of the property;
 - c. North arrow, scale, and legend;
 - d. A vicinity map at a suitable scale;
 - e. The name and address of the owner(s) of record of all properties being modified and the same information for the applicant(s), if other than the owners;
 - f. The name, address and seal of the certifying registered land surveyor and the other individuals preparing the survey plat;
 - g. The township, range, section and quarter section(s);
 - h. Location and full description of all monuments as required by this Land Development Code and by Title 38, Article 51, C.R.S:

- i. Permanent monuments shall be set pursuant to Section 38- 51-101, C.R.S.
 - ii. Block and lot monuments shall be set pursuant to Section 38-51-101, C.R.S.
 - i. Information adequate to locate all monuments shall be noted on the plat;
 - j. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
 - k. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities,
 - l. Boundary lines, corner pins, and dimensions of the subject parcel(s), including land survey data to identify the subject parcel by section corners, distance and bearing to these corners, quarter corner and township and range;
 - m. The lengths of all arcs, radii and tangents. Sufficient data shall be shown for all curved lines on the plat to enable reestablishment of the curves in the field;
 - n. The dimensions of all lots and the acreage of each lot shown to two decimal places;
 - o. Location and width of existing roadways, road rights-of-way and parking areas within the site;
 - p. All street and road names shall be shown;
 - q. Area of the entire area the revision covers and the current and proposed area of each individual lot;
 - r. The boundary lines and dimensions, shown accurately, of all easements, alleyways, sidewalks or paths, and similar features, including all other rights-of-way not otherwise or explicitly mentioned;
 - s. The names of abutting subdivisions or, in the case of abutting unplatted property, the notation "unplatted" shall appear;
 - t. Delineation of all known, identified or designated one hundred (100) year floodplains and localized areas subject to periodic inundation along the required stream setback lines, if any;
 - u. Standard certificate blocks as provided by the Town.
- (iii) Additional Requirements. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Action by the Planning Commission.
- (i) The Planning Commission shall review the boundary or lot line adjustment application in a manner consistent with Table T-5.1 to evaluate compliance with applicable

standards. The final decision to approve, approve with conditions, or deny the application shall be made by the Planning Commission in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(F)(3), Approval Criteria.

- (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
 - (iii) Post Approval. The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder.
- (3) Approval Criteria. A boundary or lot line revision may be approved and accepted by the Planning Commission if the application is found to meet the following criteria:
- i. The proposed revision conforms to all applicable requirements for the zone district(s) in which the property is located;
 - ii. The proposed revision substantially conforms to all other applicable requirements of this code and town resolutions; and
 - iii. The proposed revision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(G) Building Footprint Subdivision

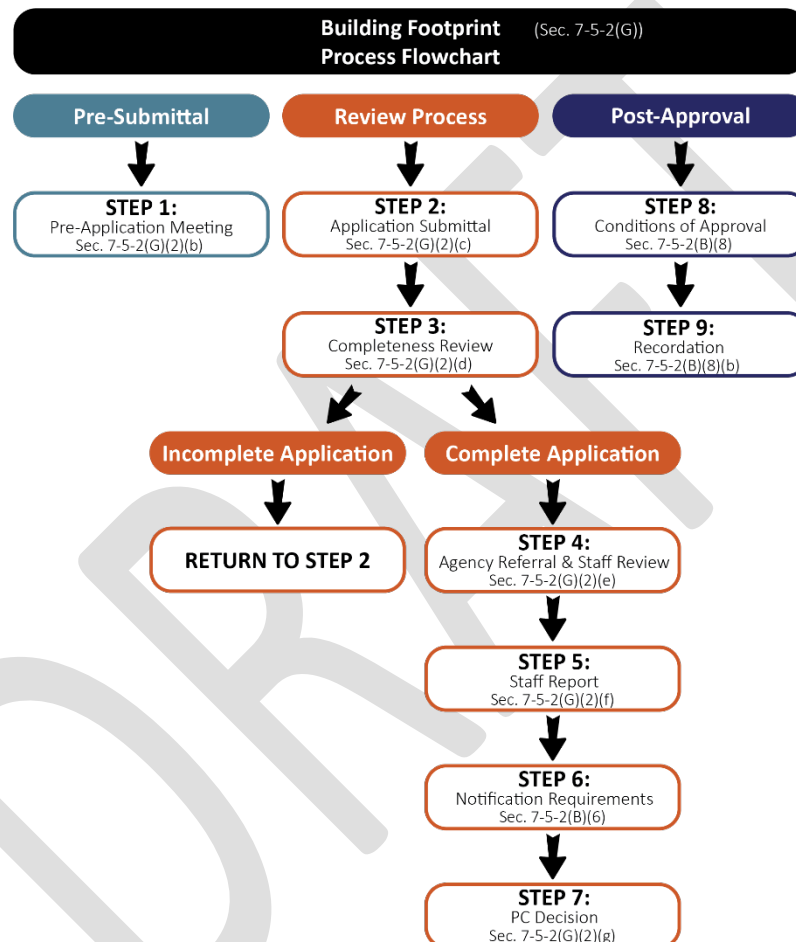
- (1) General Provisions. The platting of building footprints shall require review and approval of a building footprint subdivision in accordance with the provisions of this Section 7-5.2(G), Building Footprint Subdivision. A building footprint may be resubdivided per the Town-approved foundation line shown on the site plan at the risk of the subdivider, or it may be resubdivided once the foundation has been poured.
- (a) Notwithstanding the definition of a “Subdivision, Building Footprint” in Chapter 7, Article 9, a building footprint may be subdivided prior to the construction of the foundation for the structure provided that:
- (i) The final plat of any such building footprint shall contain a plat note that provides as follows:
 - a. The building footprint identified hereon as “_____” has been subdivided prior to the construction of the building, or foundation of the building, to be located on the pad. Pursuant to said section, the owner(s) of the building, as well as the owner(s) of any property that abuts the building must, within ninety (90) days after the construction of the foundation for the building to be located on the pad, have a survey of the foundation prepared and make a subdivision amended plat application to the Town that shall cause the building footprint depicted on the amended plat to be coterminous with the foundation of the building as constructed.
 - (ii) Within ninety (90) days after the construction of the foundation for the building to be located on the pad, the owner(s) of the building shall have a survey of the foundation prepared and, along with the owner(s) of any property that abuts the building footprint, shall make and pursue to completion an application to the Town to amend the plat of the building footprint to cause the building footprint depicted on the amended plat to be coterminous with the foundation of the building as constructed.
- (b) With respect to a building footprint that has been subdivided prior to the construction of the building to be constructed on the pad, or its foundation, it is unlawful:
- (i) For the owner(s) of the building to fail to, within ninety (90) days after the construction of the foundation, have a survey of the location of the foundation prepared; and

- (ii) For the owner(s) of the building and the owner(s) of any property that abuts the commercial pad, to fail to, within ninety (90) days after the construction of the foundation, make and pursue to completion an application to the Town to amend the plat of the building footprint to cause the pad to be coterminous with the foundation of the building as constructed.

(2) Review Procedures.

- (a) Review Flowchart. Figure F-5.7, Building Footprint Subdivision flowchart, depicts the building footprint review process described in greater detail in this section.

Figure F-5.7, Building Footprint Subdivision Flowchart



(b) Pre-Application Meeting.

- (i) A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.

(c) Application Submittal Requirements.

The following are the application materials required to be submitted for building footprint requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.

- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.

- (ii) Building Footprint Plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying the plat as a "Building Footprint Plat";
 - b. Standard certificate blocks as provided by the town;
 - c. Legal description of the property;
 - d. North arrow, scale, and legend;
 - e. A vicinity map at a suitable scale;
 - f. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - g. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
 - h. The township, range, section and quarter section(s);
 - i. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.;
 - j. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S. and
 - k. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.;
 - l. Information adequate to locate all monuments shall be noted on the plat;
 - m. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
 - n. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
 - o. Site data in chart form presenting:
 - i. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - ii. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - iii. Total number of proposed off-street parking spaces;
 - iv. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - v. Total gross density proposed.
 - p. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
 - q. Topography shown at a minimum of two (2) foot contour intervals;
 - r. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs,

excavations, and mines; and any other on-site and off-site features that influence the development;

- s. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
- t. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- u. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown;
- v. The location of any engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
- w. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions; and
- x. The location, use and gross square footage of proposed structures within the subdivision;
- y. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
- z. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
- aa. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
- bb. Existing land uses and zoning on adjoining properties;
- cc. Public or private sources of utility services and facilities; and
- dd. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.

(iii) Supplemental Materials

- a. The following items may be required to be submitted to the Town of Ridgway:
 - i. Drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
 - ii. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
 - iii. Proof of minimum guaranteed water supply appropriate for the requested use.

(iv) Additional Requirements. The following shall be submitted with a condominium subdivision application:

- a. A map showing all common areas (general and limited common elements) and usages of the building and grounds, for the interior division of the building showing

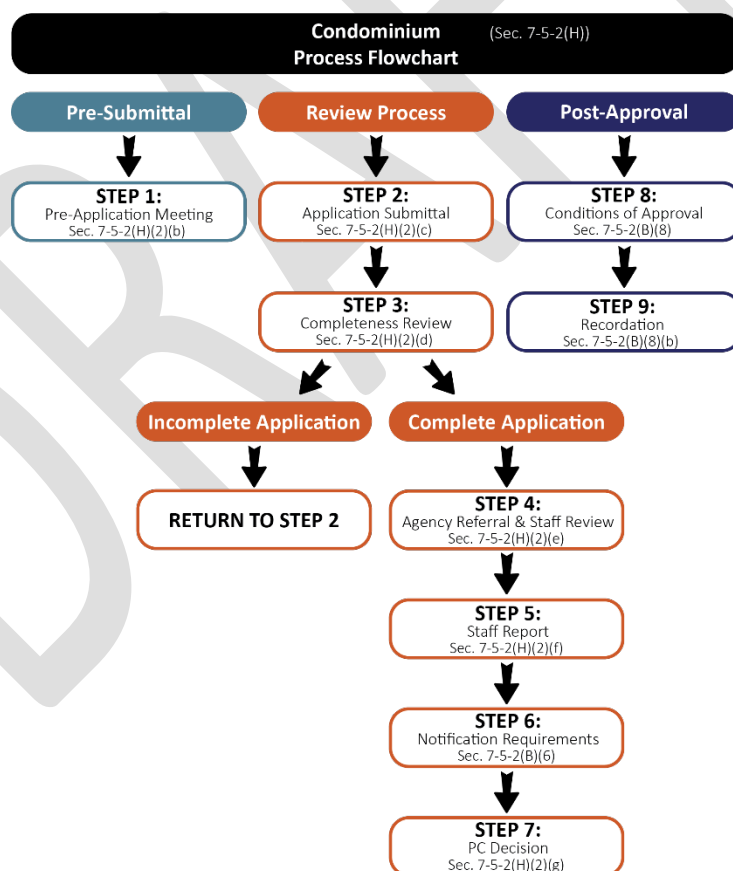
- horizontal and vertical boundaries of all units, including a distance from a building corner to a property corner or other survey reference.
- b. A copy of the articles of incorporation and bylaws of the owners association for the project and of the declaration of covenants applicable to the building footprint.
 - c. A management plan that states:
 - i. The responsible party for managing the common area, lodging reservations, etc.;
 - ii. Provisions for selecting, appointing, and securing management; and
 - iii. Responsibilities and duties of the management entity.
 - d. A maintenance plan that states:
 - i. The responsible entity for repair and maintenance of common areas;
 - ii. What will be included in the maintenance program, including but not limited to provisions for snow removal, trash removal, maintenance of pools, hot tubs, common areas, and other amenities; and
 - iii. The mechanism used to fund the management and maintenance activities of the development.
 - e. In addition, if there are any restrictive covenants, conditions, or restrictions other than specified in the declaration, they shall be filed concurrently with the filing of the condominium plat.
 - f. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Action by the Planning Commission.
- (i) The Planning Commission shall review the building foundation application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny the application shall be made by the Planning Commission in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(G)(3), Approval Criteria.
 - (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (h) Post Approval.
- (i) The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder.

- (3) Approval Criteria. A building footprint plat may be approved and accepted by the Planning Commission if the application is found to meet the following criteria:
- (a) The proposed revision conforms to all applicable requirements for the zone district(s) in which the property is located.
 - (b) The proposed revision substantially conforms to all other applicable requirements of this code and town resolutions; and
 - (c) The proposed revision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(H) Condominium Subdivision

- (1) General Provisions. The condominiumization of buildings shall require review and approval of a condominium subdivision in accordance with the provisions of this Section 7-5.2(H), Condominium Subdivision. This section shall apply to all new condominium projects and conversions of existing buildings to condominiums.
- (2) Review Procedures.
- (a) Review Flowchart. Figure F-5.8, Condominium Subdivision flowchart, depicts the condominium application review process described in greater detail in this section.

Figure F-5.8, Condominium Flowchart



- (b) Pre-Application Meeting.

- (i) A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.

- (c) Application Submittal Requirements. The following are the application materials required to be submitted for condominium subdivision requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials;
 - (ii) Condominium Subdivision Plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application:
 - a. A title clearly identifying the plat as a "Condominium Subdivision Plat";
 - b. Standard certificate blocks as provided by the town;
 - c. Legal description of the property;
 - d. North arrow, scale, and legend;
 - e. A vicinity map at a suitable scale;
 - f. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - g. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
 - h. The township, range, section and quarter section(s);
 - i. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.;
 - j. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S.;
 - k. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.;
 - l. Information adequate to locate all monuments shall be noted on the plat;
 - m. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
 - n. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
 - o. Site data in chart form presenting:
 - i. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - ii. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - iii. Total number of proposed off-street parking spaces;
 - iv. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - v. Total gross density proposed.

- p. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- q. Topography shown at a minimum of two (2) foot contour intervals;
- r. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- s. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
- t. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- u. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way widths for all arterials and collectors shall be shown;
- v. The location of any engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
- w. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions;
- x. The location, use and gross square footage of proposed structures within the subdivision;
- y. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
- z. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
- aa. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
- bb. Existing land uses and zoning on adjoining properties;
- cc. Public or private sources of utility services and facilities; and
- dd. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.

(iii) Supplemental Materials

The following items may be required to be submitted to the Town of Ridgway:

- a. Drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed;

- b. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure;
- c. Proof of minimum guaranteed water supply appropriate for the requested use.

(iv) Additional Requirements

The following shall be submitted with a condominium subdivision application:

- a. A map showing all common areas (general and limited common elements) and usages of the building and grounds, for the interior division of the building showing horizontal and vertical boundaries of all units, including a distance from a building corner to a property corner or other survey reference;
 - b. A copy of the declaration applicable to the condominium project, as defined in Section 38-33-105, C.R.S. 1973, as amended and/or as may be required pursuant to the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101 et. seq. as amended;
 - c. A copy of the condominium association's Articles of Incorporation, bylaws, and covenants. The bylaws and declaration of covenants shall contain the information required by the Condominium Ownership Act of the State of Colorado and the Colorado Common Interest Ownership Act, if applicable. All condominium projects shall comply with this requirement;
 - d. A management plan that states:
 - i. The responsible party for managing the common area, lodging reservations, etc.;
 - ii. Provisions for selecting, appointing, and securing management;
 - iii. Responsibilities and duties of the management entity;
 - iv. The responsible party for coordinating the use and rental unit occupancy of those units that are used for short-term lodging.
 - e. A maintenance plan that states:
 - i. The responsible entity for repair and maintenance of common areas;
 - ii. What will be included in the maintenance program, including but not limited to provisions for snow removal, trash removal, maintenance of pools, hot tubs, common areas, and other amenities;
 - iii. The mechanism used to fund the management and maintenance activities of the development.
 - f. In addition, if there are any restrictive covenants, conditions, or restrictions other than specified in the declaration, they shall be filed concurrently with the filing of the condominium plat;
 - g. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set

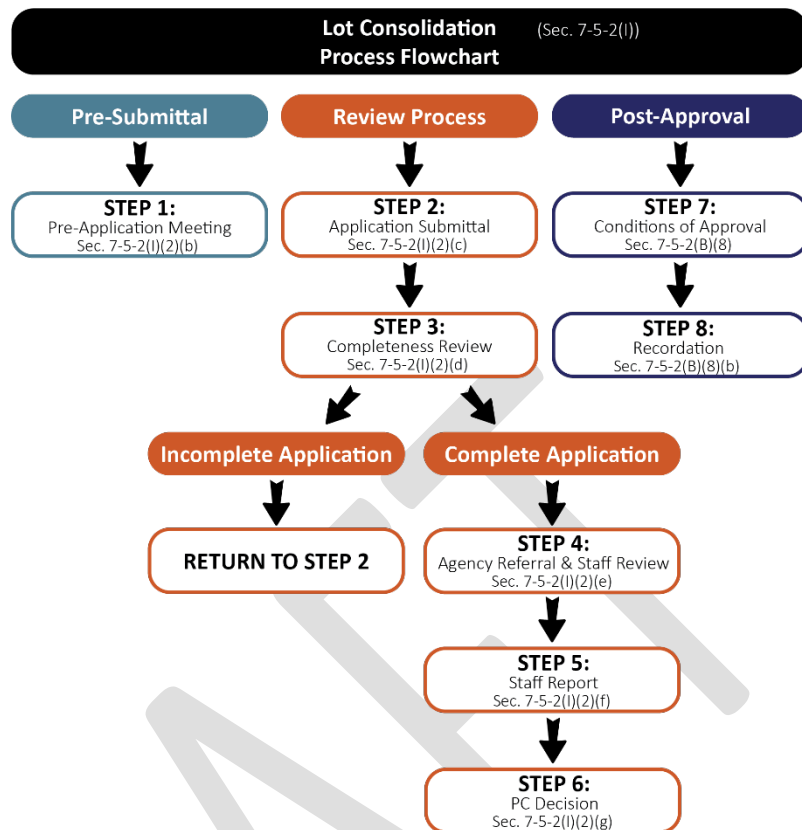
forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.

- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Action by the Planning Commission.
 - (i) The Planning Commission shall review the condominium plat application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny the application shall be made by the Planning Commission in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(H)(3), Approval Criteria.
 - (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (h) Post Approval.
 - (i) The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder
- (3) Approval Criteria. A condominium subdivision plat may be approved and accepted by the Planning Commission if the application is found to meet the following criteria:
 - (a) The proposed revision conforms to all applicable requirements for the zone district(s) in which the property is located;
 - (b) The proposed revision substantially conforms to all other applicable requirements of this code and town resolutions; and
 - (c) The proposed revision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(I) Lot Consolidation.

- (1) General Provisions. A lot consolidation is when two or more lots, tracts, or parcels are consolidated into one lot deleting the common boundary line and resulting in one lot. A lot consolidation shall not be allowed for any lot, tract, or parcel more than one time. Furthermore, a lot consolidation shall not result in any of the following:
 - (a) The modification or alteration of any public right-of-way;
 - (b) The creation of any additional lots;
 - (c) The creation of an unbuildable lot; or
 - (d) The creation of a lot that does not have legal access from a public right-of-way or perpetual easement.
- (2) Review Procedures.
 - (a) Review Flowchart. Figure F-5.9, Lot Consolidation flowchart, depicts the Lot Consolidation application review process described in greater detail in this section.

Figure F-5.9, Lot Consolidation Flowchart



- (b) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (c) Application Submittal Requirements. The following are the application materials required to be submitted for lot consolidation requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - (ii) Lot Consolidation Plat. The plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying the plat as a "Lot Consolidation Plat";
 - b. Legal description of the property;
 - c. North arrow, scale, and legend;
 - d. A vicinity map at a suitable scale;
 - e. The name and address of the owner(s) of record of all properties being modified and the same information for the applicant(s), if other than the owners,
 - f. The name, address and seal of the certifying registered land surveyor and the other individuals preparing the survey plat;
 - g. The township, range, section and quarter section(s);
 - h. Location and full description of all monuments as required by this Land Development Code and by Title 38, Article 51, C.R.S.;

- i. Permanent monuments shall be set pursuant to Section 38- 51-101, C.R.S.;
- j. Block and lot monuments shall be set pursuant to Section 38-51-101, C.R.S.;
- k. Information adequate to locate all monuments shall be noted on the plat;
- l. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
- m. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
- n. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- o. The lengths of all arcs, radii and tangents. Sufficient data shall be shown for all curved lines on the plat to enable reestablishment of the curves in the field;
- p. Location and width of existing roadways, road rights-of-way and parking areas within the site;
- q. All street and road names shall be shown;
- r. Area of each individual lot and the total area of the proposed consolidation;
- s. The boundary lines and dimensions, shown accurately, of all easements, alleyways, sidewalks or paths, and similar features, including all other rights-of-way not otherwise or explicitly mentioned;
- t. The names of abutting subdivisions or, in the case of abutting unplatted property, the notation "unplatted" shall appear;
- u. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- v. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
- w. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
- x. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown;
- y. The location of any engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
- z. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions;

- aa. The location, use and gross square footage of proposed structures within the subdivision;
- bb. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
- cc. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
- dd. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
- ee. Existing land uses and zoning on adjoining properties;
- ff. Public or private sources of utility services and facilities;
- gg. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town; and
- hh. The plat shall include executed certificates, notices, and statements in the standard format provided by the town.

(iii) Supplemental Materials

The following items may be required to be submitted to the Town of Ridgway:

- a. Final Engineering Reports and Plans;
- b. Final improvements agreement meeting all standards and requirements set forth in Section 7-5-3(B), Improvement Agreement;
- c. Final drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed;
- d. Final traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure;
- e. Covenants, restrictions, and by-laws, if applicable;
- f. Proof of minimum guaranteed water supply appropriate for the requested use;
- g. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.

(iv) Additional Requirements

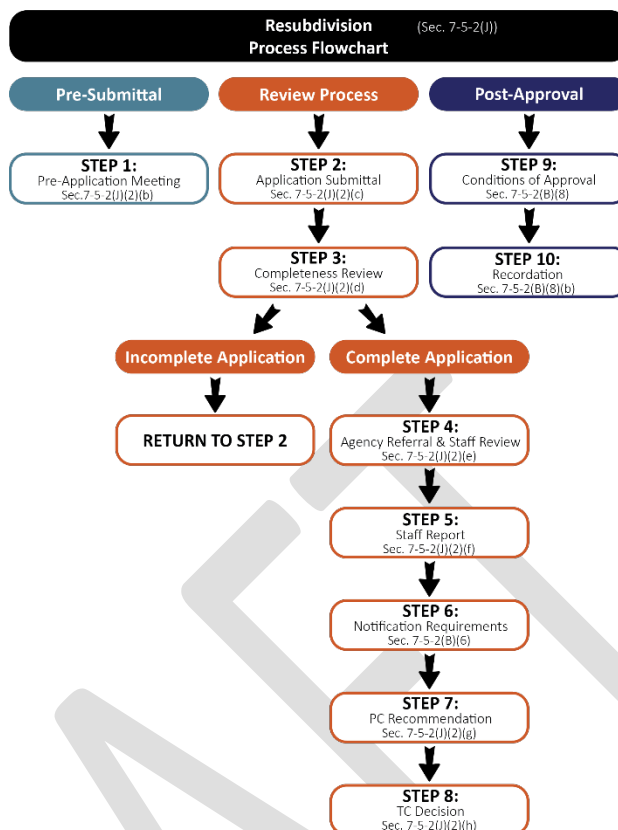
- a. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Action by the Planning Commission.

- (i) The Planning Commission shall review the lot consolidation application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny the application shall be made by the Planning Commission in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(l)(3), Approval Criteria.
- (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (h) Post Approval. The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder
- (3) Approval Criteria. A lot consolidation may be approved and accepted by the Planning Commission if the application is found to meet the following criteria:
 - (a) The proposed consolidation conforms to all applicable requirements for the zone district(s) in which the property is located.
 - (b) The proposed consolidation substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and
 - (c) The proposed consolidation is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(J) Resubdivision

- (1) General Provisions. A resubdivision is required for any request to amend or revise a recorded plat that would not be defined as another type of special land division.
- (2) Review Procedures.
 - (a) Review Flowchart. Figure F-5.10, Resubdivision flowchart, depicts the Resubdivision application review process described in greater detail in this section.

Figure F-5.10, Resubdivision Flowchart



- (b) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (c) Application Submittal Requirements. The following are the application materials required to be submitted for resubdivision requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - (ii) Resubdivision Plat. The plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying the plat as a "Resubdivision Plat";
 - b. Standard certificate blocks as provided by the town;
 - c. Legal description of the property;
 - d. North arrow, scale, and legend;
 - e. A vicinity map at a suitable scale;
 - f. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
 - g. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
 - h. The township, range, section and quarter section(s);

- i. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.:
 - i. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S.; and
 - ii. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.
- j. Information adequate to locate all monuments shall be noted on the plat;
- k. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
- l. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
- m. Site data in chart form presenting:
 - i. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - ii. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - iii. Total number of proposed off-street parking spaces;
 - iv. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - v. Total gross density proposed.
- n. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- o. Topography shown at a minimum of two (2) foot contours intervals;
- p. Areas having slopes thirty (30) percent or more, or other significant topographic conditions, topography shown at two (2) foot contour intervals;
- q. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;
- r. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high-water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
- s. Existing and proposed parking areas, driveways, emergency turnouts and emergency turnarounds, sidewalks, and paths and their dimensions;
- t. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way widths for all arterials and collectors shall be shown;

- u. The location of any engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
 - v. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions;
 - w. The location, use and gross square footage of proposed structures within the subdivision;
 - x. Anticipated number of employees for proposed commercial or industrial uses;
 - y. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
 - z. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
 - aa. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
 - bb. Existing land uses and zoning on adjoining properties;
 - cc. Public or private sources of utility services and facilities; and
 - dd. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.
- (iii) Final Landscape Plan. The landscape plan shall not include any plants or species identified as noxious weeds or invasive species by the Ouray County Weed District or on the USDA Colorado State Noxious Weed list. When landscaping is proposed, the landscape plan shall include the following elements:
- a. Topographic information at two (2) foot contour intervals;
 - b. Location of all lot lines and improvements to the property and location of any easements of record;
 - c. Location of all existing and proposed buildings, driveways, parking lots, walkways, sidewalks, and other impervious surfaces to remain or exist on the property;
 - d. A plant schedule which identifies plants, species, and minimum size to be installed on the property;
 - e. Identification of areas where existing vegetation will be preserved;
 - f. Identification of areas where landscaping will be installed; and
 - g. If an irrigation system is proposed, an irrigation plan depicting the location of irrigation lines and spray heads, irrigation zones, spray areas of each head, and make and model of irrigation system and sprinkler heads.
- (iv) Final Engineering Reports and Plans.
- a. Final plan and profile design of all proposed streets, sidewalks, trails, walkways, and bikeways;
 - b. Final plan and profile design of all surface drainage and storm sewer conveyance facilities including, but not limited to, inlet locations, size and location of pipes, retention or detention facilities, and required water quality and erosion control measures;

- c. Final engineering design and construction features for any bridges, culverts, or other drainage structures to be constructed;
 - d. Mitigation of any geologic hazard(s) impacting the project site;
 - e. Final plan and profile design of all wastewater collection and water supply and distribution system improvements necessary;
 - f. Final cost estimates for all public improvements.
- (v) Supplemental Materials. The following items may be required to be submitted to the Town of Ridgway:
 - a. Final improvements agreement meeting all standards and requirements set forth in Section 7-5-3(B), Improvement Agreement;
 - b. Final drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed;
 - c. Final traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure;
 - d. Covenants, restrictions, and by-laws, if applicable;
 - e. Proof of minimum guaranteed water supply appropriate for the requested use;
 - f. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
- (vi) Additional Requirements. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Recommendation by the Planning Commission. The Planning Commission shall review the resubdivision application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-5-2(J)(3), Approval Criteria.

The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (h) Review and Action by the Town Council.
 - (i) The final decision to approve, approve with conditions, or deny a resubdivision application shall be made by the Town Council in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(J)(3), Approval Criteria.

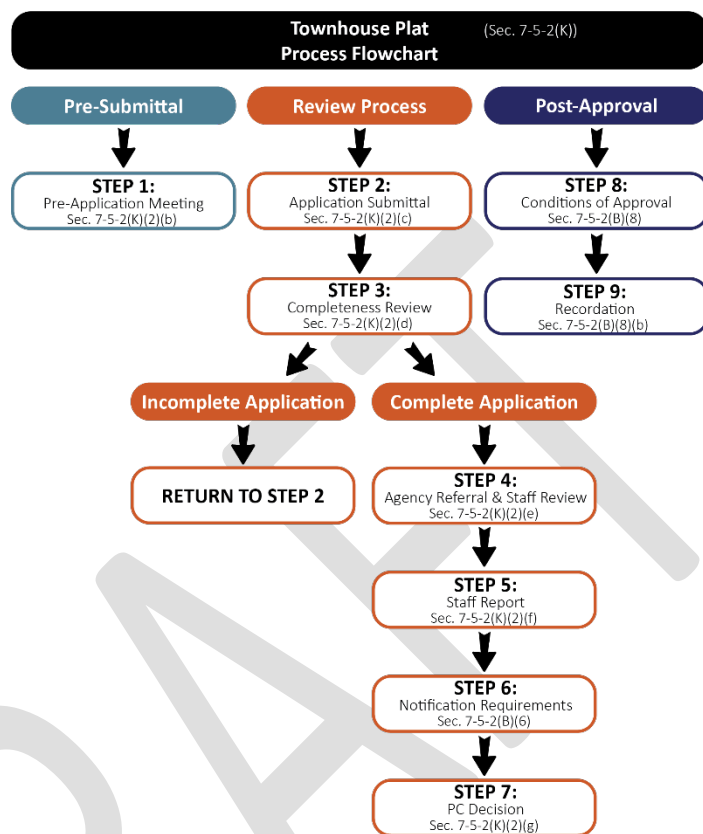
- (ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (i) Post Approval. The applicant shall follow the post approval procedures in accordance with Section 7-5-2(B)(8), Post Approval, including recording the resubdivision with the Ouray County Clerk and Recorder.
- (3) Approval Criteria. A resubdivision may be approved and accepted by the Town Council if the application is found to meet the following criteria:
 - (a) The proposed subdivision conforms to all applicable requirements for the zone district(s) in which the property is located;
 - (b) The proposed subdivision substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and
 - (c) The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(K) Townhouse Plat

- (1) General Provisions. Any division of a single-unit or multi-unit structure or structures into two or more fee simple estates consisting of townhouses for the purpose, whether immediate or future, of sale or building development. A townhouse may be resubdivided per the Town-approved foundation line shown on the site plan at the risk of the subdivider, or it may be resubdivided once the foundation has been poured.
 - (a) Notwithstanding the definition of a “Townhouse” in Chapter 7, Article 9, a townhouse lot may be subdivided prior to the construction of the foundation for the townhouse provided that:
 - (i) The final plat of any such townhouse lot shall contain a plat note that provides as follows:
 - a. Within ninety (90) days after the construction of the foundation for the townhouse, the owner(s) of the townhouse lot shall have a survey of the location of the foundation prepared and, along with the owner(s) of any property that abuts the townhouse lot, shall make and pursue to completion an application to the Town to amend the plat of the townhouse that causes the townhouse lot to be coterminous with the foundation of the townhouse as constructed; and
 - (ii) Within ninety (90) days after the construction of the foundation for the townhouse, the owner(s) of the townhouse lot shall have a survey of the location of the foundation prepared and, along with the owner(s) of any property that abuts the townhouse lot, shall make and pursue to completion an application to the Town to amend the plat of the townhouse that cause the townhouse lot to be coterminous with the foundation of the townhouse as constructed.
 - (b) With respect to a townhouse lot that has been subdivided prior to the construction of the townhouse or its foundation, it is unlawful:
 - (i) For the owner(s) of the lot to fail to, within ninety (90) days after the construction of the foundation, have a survey of the location of the foundation prepared; and
 - (ii) For the owner(s) of the lot and the owner(s) of any property that abuts the townhouse lot, to fail to, within ninety (90) days after the construction of the foundation, make and pursue to completion an application to the Town to amend the plat of the townhouse lot that causes the townhouse lot to be coterminous with the foundation of the townhouse as constructed.
- (2) Review Procedures.

- (a) Review Flowchart. Figure F-5.11, Townhouse flowchart, depicts the townhouse application review process described in greater detail in this section.

Figure F-5.11, Townhouse Plat Flowchart



- (b) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (c) Application Submittal Requirements. The following are the application materials required to be submitted for townhouse requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
- (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - (ii) Written Narrative. A written narrative shall be submitted addressing all of the following items and any other information:
 - a. A general written narrative describing the purpose of the project;
 - b. Description of the current land use(s) on the property, the characteristics of the land within the property boundaries, and the current land use on all adjoining property; and
 - c. A time schedule for development.
 - (iii) Townhouse Plat. The townhouse plat shall contain the following information submitted to the Town of Ridgway on 24" x 36" sheets at a scale suitable for technical review of the application.
 - a. A title clearly identifying the plat as a "Townhouse Plat";

- b. Standard certificate blocks as provided by the town;
- c. Legal description of the property;
- d. North arrow, scale, and legend;
- e. A vicinity map at a suitable scale;
- f. The name and address of the owner(s) of record of the land being platted and the same information for the applicant(s), if other than the owners;
- g. The name, address, and seal of the certifying registered land surveyor and the other individuals preparing the preliminary plat;
- h. The township, range, section and quarter section(s);
- i. Location and full description of all monuments as required by this article and by Title 38, Article 51, C.R.S.:
 - i. Permanent monuments shall be set on the external boundary of the subdivision pursuant to §38- 51-101, C.R.S.; and
 - ii. Block and lot monuments shall be set pursuant to §38-51-101, C.R.S.
- j. Information adequate to locate all monuments shall be noted on the plat;
- k. The location, layout, dimensions, areas, and uses of all lots and blocks numbered consecutively;
- l. The location, layout, dimensions, areas and uses of all outlots and tracts labeled consecutively by letters and include a table identifying ownership and maintenance responsibilities;
- m. Site data in chart form presenting:
 - i. Total area of the proposed subdivision; total area of the developed buildings, driveways and parking areas; total area of non-residential floor space;
 - ii. Total number of proposed lots; breakdown of the lot total by number of lots per use (i.e. residential use, business or commercial and industrial use, and other public and nonpublic uses);
 - iii. Total number of proposed off-street parking spaces;
 - iv. Total number of dwelling units; total number of dwelling units per structure proposed; and
 - v. Total gross density proposed.
- n. Boundary lines, corner pins, and dimensions of the subject property, including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range;
- o. Topography at the following minimum contour intervals:
 - i. Subdivision with one or more lots less than two (2) acres in size, topography shown at two (2) foot contour intervals.
 - ii. Subdivision with all lots two (2) acres or greater in size, topography shown at five (5) foot contour intervals.
 - iii. Areas having slopes thirty (30) percent or more, or other significant topographic conditions, topography shown at five (5) foot contour intervals.
- p. Significant on-site features including: natural and artificial drainage ways, streams, ponds, waterways, wetland areas, irrigation ditches, hydrologic features and

aquatic habitat; geologic features and hazards including slopes, alluvial fans, areas of subsidence, rock outcrops and rockfall areas, radiological and seismic hazard areas, soil types and landslide areas; vegetative cover; dams, reservoirs, excavations, and mines; and any other on-site and off-site features that influence the development;

- q. Known, identified or designated one hundred (100) year flood plains and localized areas subject to periodic flooding. The distance between the mean identifiable high water mark of any creeks, streams or rivers and the nearest proposed development within the site shall also be shown;
 - r. Existing and proposed parking areas, driveways, emergency turn-outs and emergency turnarounds, sidewalks, and paths and their dimensions;
 - s. Public Access to the site, and internal circulation. Location, dimension, alignment and names of all existing and proposed streets, drives, alleys and roads on or adjoining the property. The general location and right-of-way width for all arterials and collectors shall be shown;
 - t. The location of any preliminary engineering for any existing or proposed wastewater systems, water mains, culverts, storm drains, sidewalks, gutters, fire hydrants along with the width and depth of pavement or subgrading to be provided, the depth of burial of all underground lines, pipes and tubing and typical cross sections of the proposed grading of roadways and sidewalks;
 - u. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the property and their dimensions;
 - v. The location, use and gross square footage of proposed structures within the subdivision;
 - w. Building envelopes in hazardous areas to protect trees and other natural resources, if deemed appropriate by planning staff;
 - x. Location and layout of lots and blocks, with lots and blocks numbered consecutively, and the dimensions and acreage of each lot;
 - y. Areas for landscaping, and delineation of the type and extent of vegetative cover on the site;
 - z. Existing land uses and zoning on adjoining properties;
 - aa. Public or private sources of utility services and facilities; and
 - bb. Location and dimension of land to be held in common, open space devoted to community use, and land to be dedicated to town.
- (iv) Supplemental Materials. The following items may be required to be submitted to the Town of Ridgway:
- a. Drainage plan or study calculating historic and proposed surface and stormwater flows and how such flows will be managed.
 - b. Traffic statement or study identifying current and proposed traffic counts and proposed trip generation along with any needed or anticipated improvements to mitigate the projects use on the public transportation network and infrastructure.
 - c. Proof of minimum guaranteed water supply appropriate for the requested use.
- (v) Additional Requirements. In addition to the provisions for final townhouse subdivision approval, the following is needed:

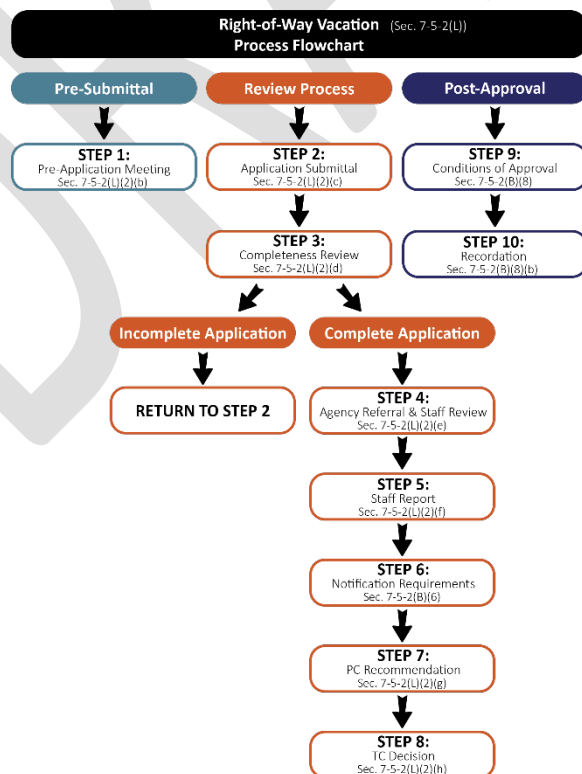
- i. A map showing all common areas (general, limited common area), usages of the building and grounds, and the building showing horizontal boundaries for the interior division of all units;
 - ii. A copy of the Townhouse Association's Articles of Incorporation, bylaws, and covenants;
 - iii. In addition, if there are any restrictive covenants, conditions, or restrictions other than specified in the declaration, they shall be filed concurrently to filing of the final plat;
 - iv. A copy of the declaration applicable to the Townhouse project, as defined in Section 38-33-105, C.R.S. 1973, as amended and/or as may be required pursuant to the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101 et. Seq., as amended;
 - v. A maintenance plan that states:
 - 1. The responsible entity for repair and maintenance of common areas.
 - 2. What will be included in the maintenance program, including but not limited to provisions for snow removal, trash removal, maintenance of pools, hot tubs, common areas, and other amenities.
 - 3. The mechanism used to fund the management and maintenance activities of the development.
 - vi. A management plan that states:
 - 1. The responsible party for managing the common area, lodging reservations, etc.
 - 2. Provisions for selecting, appointing, and securing management.
 - 3. Responsibilities and duties of the management entity.
 - 4. The responsible party for coordinating the use and rental unit occupancy of those units that are used for short-term lodging.
 - vii. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Action by the Planning Commission.
- (i) The Planning Commission shall review the condominium plat application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. The final decision to approve, approve with conditions, or deny the application shall be made by the Planning Commission in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(K)(3), Approval Criteria.

- (ii) The Planning Commission may, in its sole discretion, continue or postpone the meeting to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to making a final decision.
- (h) Post Approval. The applicant shall follow the post approval procedurals in accordance with Section 7-5-2(B)(8), Post Approval, including recording the survey plat with the Ouray County Clerk and Recorder
- (3) Approval Criteria. A townhouse plat may be approved and accepted by the Planning Commission if the application is found to meet the following criteria:
 - (i) The proposed consolidation conforms to all applicable requirements for the zone district(s) in which the property is located;
 - (ii) The proposed consolidation substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and
 - (iii) The proposed consolidation is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

(L) Right-of-Way Vacation

- (1) General Provisions. The vacation of interests in rights-of-way owned or otherwise held by the Town of Ridgway shall be in accordance with the provisions of this Section 7-5-2(L), Right-of-Way Vacation, and Part 3 of Article 2 of Title 43, C.R.S.
- (2) Review Procedures.
 - (a) Review Flowchart. Figure F-5.12, Right-of-Way Vacation flowchart, depicts the right-of-way application review process described in greater detail in this section.

Figure F-5.12, Right-of-Way Vacation Flowchart



- (b) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-5-2(B)(1), Pre-Application Meeting.
- (c) Application Submittal Requirements. The following are the application materials required to be submitted for right-of-way vacation requests. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - (i) Basic Application Materials. All items set forth in Section 7-5-2(B)(2), Basic Application Materials.
 - (ii) Supplemental Materials.
 - a. Legal description of the proposed right-of-way or portion thereof to be vacated, prepared, signed and sealed by a Colorado licensed Professional Land Surveyor;
 - b. Name and mailing address of all property owners adjacent to or otherwise affected by the request;
 - c. A copy of the original, recorded conveyance document in which the right-of-way was dedicated and conveyed for public purposes; and
 - d. Narrative describing the reasons for the request for vacation, a description of the planned use(s) for the right-of-way proposed for vacation and description of the means of access to all properties affected by the request.
 - (iii) Additional Requirements. Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.
- (d) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-5-2(B)(3), Completeness Review.
- (e) Evaluation by Staff and Referral Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-5-2(B)(4), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-5-2(B)(5), Staff Report.
- (g) Review and Recommendation by the Planning Commission.
 - (i) The Planning Commission shall review the right-of-way vacation application in a manner consistent with Table T-5.1 to evaluate compliance with applicable standards. Following its review of the application, the Planning Commission may provide either a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-5-2(L)(3), Approval Criteria.
 - (ii) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (h) Review and Action by the Town Council.
 - (i) The final decision to approve, approve with conditions, or deny a right-of-way vacation application shall be made by the Town Council in a manner consistent with Table T-5.1 and be based upon the criteria set forth in Section 7-5-2(L)(3), Approval Criteria.
 - (ii) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

- (i) Post Approval. Upon approval of a right-of-way vacation by the Town Council, title to the vacated right-of-way shall vest with adjacent property owners or the original grantor or its successors-in-interest as provide by §43-2-301, et seq., C.R.S., as amended.
- (3) Approval Criteria. Prior to making a decision on a right-of-way vacation application, the Town Council, shall consider the following review criteria and find that each criterion has been met or determined to be inapplicable:
 - (iii) Vacation of the right-of-way will not leave any adjoining land without access to an established public right-of-way or private access easement connecting such land to another established public right-of-way;
 - (iv) Vacation of the right-of-way is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body;
 - (v) Vacation of the right-of-way will not have a negative impact on the transportation network and infrastructure of the town; and
 - (vi) Adequate easements have been reserved for use and/or maintenance by the town or other utility agencies.

7-5-3 SUBDIVISION REQUIRED IMPROVEMENTS

(A) Required Improvements

The following improvements shall be constructed at the expense of the subdivider in accordance with the design standards provided by these Regulations:

- (1) Survey monuments.
- (2) A sewer collection system connected to the Town's sewage system shall be required and dedicated to the Town.
- (3) A domestic water distribution system connected to the Town's system and dedicated to the Town.
- (4) A fire prevention system.
- (5) Electricity, telephone and CATV.
- (6) Streets within and adjacent to the subdivision as necessary to provide access to each lot. Existing streets maintained by the Town for public use shall be improved by the subdivider to the extent necessary to provide access to abutting lots and to provide proper drainage, grade and sidewalk grade. Streets shall be paved in circumstances where required by Town street specifications. Streets shall be dedicated to the Town.
- (7) Street signs, stop signs or similar traffic central devices.
- (8) A storm drainage system.
- (9) Streetlights.
- (10) Curb and gutter shall be provided along paved streets and where required by Town specifications. Concrete sidewalk shall be provided along all abutting streets except when the Planning Commission and Town Council determine that sidewalk is necessary on only one side of a local street because of the shortness of the street, unusual topographical factors or other circumstances which alleviate the need for such sidewalk. In those cases where the proper grade of the sidewalk cannot be determined, the Planning Commission and Town Council may authorize the execution and recording of an agreement on forms provided by the Town to join in an improvement district to install the sidewalk at such time as sidewalk construction becomes feasible instead of immediate construction.
- (11) Public trail easements shall be provided and constructed as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time, and including the Uncompahgre

RiverWay Trail. The Town may waive this requirement if the property at issue has existing trail easements dedicated to the Town of Ridgway.

(B) Subdivision Improvements Agreement.

- (1) Applicability. All applicants granted subdivision approval, or approval of public improvements deemed necessary to comply with required adequate public improvements as set forth in these Land Development Regulations, shall timely, completely, and satisfactorily construct or install all required improvements and infrastructure as called for in these Land Development Regulations and/or as may have been specified as a condition of approval. All improvements and infrastructure intended for public use shall be dedicated and/or transferred to the town, or appropriate agency, free of all liens and encumbrances.
- (2) Agreement and Guarantee. No final division of land shall be executed by the town and no building permits shall be issued for any lot, parcel or property within a division of land as regulated by this Article 5, Subdivision Regulations involving or requiring the installation of public improvements unless and until an improvement agreement is prepared and executed pursuant to this Section 7-5-3(B), Subdivision Improvement Agreement. Such agreement shall be recorded simultaneously with the final division of land with the Ouray County Clerk and Recorder.
 - (a) Contents of Agreement. Such agreement shall, at a minimum, set forth:
 - (i) Construction specifications for required public and private improvements;
 - (ii) A construction and completion schedule;
 - (iii) Security and guarantees concerning the timely and satisfactory completion of the improvements; and
 - (iv) The terms and conditions for the acceptance of the improvements by the town.
 - (b) Timing of Agreement. The improvement agreement shall include a requirement that all improvements be maintained by the developer/subdivider at the cost of the developer/subdivider until such improvements have been fully accepted by the town.
 - (c) Agreement to Run with the Land. The improvement agreement shall run with the land and bind all successors, heirs, and assignees of the developer/subdivider.
 - (d) Security. The improvement agreement shall include a requirement for the posting of adequate financial security to ensure the timely, complete, and satisfactory construction or installation of all improvements and infrastructure as called for in the agreement.
 - (i) Amount of Security. Security shall be in an amount not less than one-hundred and fifteen (115) percent of the engineers cost estimate to complete all improvements or infrastructure and may be provided by letter of credit, cash escrow, or other financial instrument as approved by the Town Council within its sole discretion.
 - (ii) Letter of Credit. If a developer/subdivider posts a letter of credit as security, it shall:
 - a. Be irrevocable;
 - b. Be for a term, inclusive of renewals, sufficient to cover the completion, maintenance, and warranty periods as required in Section 4.14.B.2, Timing of Agreement; and
 - c. Require only that the town present the letter of credit on demand and an affidavit signed by the Town Manager attesting to the town's right to draw funds under the letter of credit.
 - (iii) Cash Escrow. If a developer/subdivider posts a cash escrow, the escrow instructions shall provide:

- a. That the developer/subdivider shall have no right to a return of any of the funds except as provided in Section 4.14.B.4.d, Reduction of Security; and
- b. That the escrow agent shall have a legal duty to deliver the funds to the town whenever the Town Manager presents an affidavit to the agent attesting to the town's right to receive funds, whether or not the developer/subdivider protests that right.

(iv) Reduction of Security.

- a. Upon preliminary acceptance of a public improvement or public infrastructure, the town shall release all but fifteen (15) percent of the amount of financial security posted to secure the successful and timely completion of same, so long as the developer is not in default of any provision of the improvement agreement.
- b. The residual fifteen (15) percent retained by the town shall act as security for the developer's/subdivider's guarantee that the public improvements and infrastructure remain free of defect during the applicable warranty period. The developer/subdivider may at any time during the preliminary acceptance or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the town. The town may accept substitute or supplemental forms of security in its sole discretion.

(v) Temporary Improvements. The applicant shall build and pay for all costs of temporary improvements required by the town and shall maintain those temporary improvements for the period specified by the Town Council. Prior to construction of any temporary facility or improvement, the developer/subdivider shall file with the town a separate public improvements agreement and a letter of credit or cash escrow in the agreed upon amount for temporary facilities, which agreement and credit or escrow shall ensure that the temporary facilities will be properly constructed, maintained, and removed.

(vi) Special Districts.

- a. Required public improvements shall be made by the developer/subdivider, at its expense, without reimbursement by the town or any improvement district except that, as may be allowed under state law, the developer/subdivider may form or cause to be formed a special district or districts to construct and finance the construction of required public improvements excluding lot improvements on individual lots.
- b. If the developer/subdivider does form or cause to be formed a special district for the purposes identified in this section, the town shall not release the developer/subdivider from its obligations under any public improvements agreement nor shall the town release any security, in whole or in part, until the special district has sold bonds or otherwise certifies to the town that it has an absolute right to raise revenues sufficient to construct, maintain, and warrant the quality of the required public improvements.

(vii) Failure to Complete Improvements

- a. For developments/subdivisions without an executed agreement or security, improvements shall be completed within a period specified by the town, or the associated development/subdivision application approval shall be deemed to have expired;
- b. In those cases where a public improvements agreement has been executed and security has been posted and required public improvements have not been installed within the terms of the agreement, the town may:

- i. Declare the agreement to be in default and require that all the improvements be installed regardless of the extent of the building development at the time the agreement is declared to be in default;
- ii. Suspend or revoke authorization for subdivision, including without limitation, suspension or revocation of previously issued building permits and suspend issuance of further building permits until the improvements are completed and record a document to that effect for the purpose of public notice.
- c. No certificate of occupancy shall be processed or issued by the town for any lot or building within a development prior to the complete and satisfactory installation of all development improvements or infrastructure required to serve such lot or building, and the payment of any and all development fees then due to the town by the developer/subdivider;
- d. Obtain funds under the security and complete improvements itself or through a third party;
- e. Assign its right to receive funds under the security to any third party, including a subsequent owner of the subdivision for which improvements were not constructed, in whole or in part, in exchange for that subsequent owner's promise to complete improvements in the subdivision; and/or
- f. Exercise any other rights available under the law.

7-5-4 DESIGN STANDARDS.

(A) General Provisions

- (1) All subdivisions shall conform to the minimum design standards of, this Section. The Town Council may allow deviation from these standards if it determines that unusual topography or a hardship exists, or that alternative standards will more effectively protect the quality of the subdivision and the public welfare, or more effectively achieve the purposes of these Subdivision Regulations.
- (2) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Floodplain Regulations, and other applicable Town ordinances, regulations and specifications.

(B) Streets, Alleys, Lots and Blocks:

- (1) All streets and alleys shall be constructed and designed in accordance with Town Street and Road Specifications.
- (2) All lots shall have access to a street connected to the public street system. In order to ensure access by emergency service responders, any new subdivision street system must be connected by at least two separate routes to the state highway system.
- (3) Access to any public highway under the jurisdiction of the State Department of Highways shall be subject to the provisions of the State Highway Access Code.
- (4) Driveways and street access shall be subject to subsection 14-5-15(B).
- (5) Streets shall be aligned to join with planned or existing streets and shall be designed to bear a logical relationship to the topography.
- (6) Intersections shall approximate right angles as closely as possible.
- (7) Cul-de-sacs shall be permitted, provided they are not more than 500 feet in length and have a turn-around diameter of at least 100 feet. Surface drainage shall be toward the intersecting street, or if this is not possible, a drainage easement shall be required through the cul-de-sac.

- (8) Dead-end streets, with the exception of cul-de-sacs, shall be prohibited unless they are designed to connect with future streets in adjacent land that has not been platted, in which cases a temporary turn-around easement of 80 feet shall be required.
- (9) Restriction of access shall be required when a subdivision or portion thereof adjoins an arterial highway. Marginal access streets, reverse frontage with screen planting contained in a non-access reservation, deep lots or similar treatment shall be required to reduce the impact of the traffic on residential properties and to avoid interference with the movement of the traffic on thoroughfares.
- (10) Half streets shall be prohibited.
- (11) Reverse curves on major arterials shall be joined by a tangent at least 200 feet in length.
- (12) Reserve strips controlling access to streets are permitted only if control of such strips is given to the Town.
- (13) Street, alley and easement right-of-way widths and grades shall not be less than the following:

	Width	Minimum Grade	Maximum Grade
Arterial Highways	120'	0.5	5%
Major Streets	100'	0.5	5%
Collector Streets	80'	0.5	7%
Local Streets	60'	0.5	7%
Marginal Access Streets	40'	0.5	7%
Alleys (where permitted)	20'		
Easements	20'		

- (14) Alleys shall be provided in commercial and industrial areas, except that this requirement may be waived where other provisions are made and approved for service access.
- (15) Block lengths and widths shall be suitable for the uses contemplated and shall be adequate for requirements pertaining to minimum lot sizes and dimensions.
- (16) Lots with double frontage shall be avoided, except where essential to separation from major arterials or from incompatible land uses.
- (17) No single lot shall be divided by a district (i.e., zoning, sanitation, fire, etc.), municipal or county boundary line.
- (18) Except in the case of condominium building, commercial building, or a property line between duplex or townhouse units, no subdivision shall be approved that creates a property line that runs through a building.
- (19) Side lot lines shall be substantially at right angles or radial to street lines.
- (20) The Town may require any street, sidewalk and related infrastructure, on a steep slope, or where there is any evidence to suspect problems due to instability, or other adverse soil conditions, to be owned and maintained by the lot owners or an owners' association, or may require an extended warranty of maintenance and repair from the subdivider. A slope easement shall be dedicated to the Town to accommodate the area of any cut or fill off of the right-of-way and an additional ten feet beyond the cut or fill. Such easement shall allow the Town to maintain the slope, cut and fill, and street improvements. Additionally, such easements may be accompanied by a plat not holding the Town harmless on account of any sloughing or disturbance due to maintenance, the cut or the fill.

(C) Public Utilities and Utility Easements:

- (1) Utility easements shall be a minimum of 20 feet centered on the rear or side lot lines, or where appropriate, ten feet on either side of a street.

- (2) All utilities shall be installed underground unless existing utilities are overhead and the existing poles can be used.
- (3) Utility easement widths may be reduced through written agreements with Utility Providers and the Town Engineer.

(D) Water and Sewer Systems:

Water, fire prevention and sewer systems shall be designed by a professional engineer and constructed in accordance with good engineering practices to Town design and construction standards and specifications.

(E) Curb, Gutter and Sidewalks:

Curb, gutter and sidewalks shall be designed and constructed in accordance with Town design and construction standards and specifications and good engineering practices.

(F) Monuments:

Monuments shall be placed at the corners of all street intersections, at the intersections of the boundary of the subdivision with street right-of-way lines, at angle points and points of curve in each street, and at points of change and direction of the exterior of the subdivision and at other locations required by statute. The top of the monument shall have a metal cap set flush to identify the location. Lot corners shall be marked as required by law. Monuments shall be constructed as provided in Town street and road specifications.

(G) Drainage Systems:

Drainage systems shall be provided in accordance with the final plat as approved. Drainage easements shall generally direct the flow to the front of the lots or to natural drainage ways as such exist, utilizing a minimum 20-foot easement. 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. The drainage system shall be designed to avoid increasing the discharge to property outside the subdivision unless agreed to by the owner of any property affected.

(H) Other Improvements:

Any other improvements provided shall comply with any applicable Town standards and specifications and shall be designed and constructed in accordance with good engineering practices.

(I) Plat Notes:

- (1) Plat notes and covenants may be required by the Town as appropriate to implement the provisions of these regulations, and to hold the Town harmless from risks associated with natural hazards and conditions or other risks, which should be borne by the subdivider. Plat notes shall be on Town approved forms, run with the land and bind all successors in interest thereto.
- (2) Town standard plat notes shall be obtained at the Ridgway Town Hall.
- (3) Any plat notes on prior Town Subdivision or PUD plats, or plats of survey which created new parcels, including those notes requiring release by the Town Council, shall not be enforceable by the Town, and are superseded unless reiterated on the plat. Plat notes which are intended to benefit lot owners within the subdivision will be reiterated unless such owners sign a document to indicate their concurrence with the proposed plat notes.
- (4) Plat notes on prior Town plats are superseded unless reiterated or incorporated by reference on the plat.
- (5) Plat notes may be required in the following circumstances.

- (a) To set out maintenance requirements of the lot owners, enforceable by the Town, for various improvements such as drainage, detention and retention facilities, commonly owned areas, private streets and other private improvements;
- (b) To require engineered foundations in areas of steep slopes or other questionable soil conditions together with provisions giving notice of, and holding the Town harmless from, potential problems due to slopes, cut and fill areas, adverse soil conditions or other natural hazards.

DRAFT

FORMAT GUIDE:

Chapter 7 – Chapter Name

Section 6 **Section Name**

7-6-1 HEADER 1

Body Style 1

(A) Header 2 TOC

(A) Header 2 Body

Body Style 2

(1) Header 3

Body Style 3

(a) Header 4 TOC

Body Style 4

(i) Header 5

Body Style 5

a. Header 6

i. Header 7

4. Header 8

Annotation

Definitions

Table

Chapter 7: Land Use Regulations

Section 6 Planned Unit Development (PUD)

7-6-1 GENERAL PUD REVIEW PROCEDURES

(A) Authorization

Planned Unit Developments (PUD) are an overlay zoning district authorized by state statute at Title 24, Article 67, C.R.S., Planned Unit Development Act of 1972.

(B) General Provisions

- (1) The intent of this Section is to encourage the development of unique projects and tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional and density requirements, design standards, and to promote the purposes of the Planned Unit Development Act of 1972.
- (2) An application for a PUD is a type of rezoning. A PUD zoning application shall be accompanied by a PUD development plan and a PUD development guide. ~~Upon approval~~ if approved, the applicable zoning district standards shall be those established by the PUD development plan and the PUD development guide. Where the PUD does not address a specific development standard or requirement of the Ridgway Municipal Code currently in effect, the Code shall apply.

(C) Intent

These PUD regulations and standards are intended to serve as an overlay zoning district to:

- (1) Allow flexibility in the development of medium and large-scale sites with unique characteristics;
- (2) Permit development in a manner varying from standards and regulations set forth in this Chapter in exchange for innovative design and creative land use that might otherwise not be permitted by a standard Town zoning district when narrowly construed;
- (3) Promote the unified and integrated development and use of land at ~~its highest~~ a feasible economic and visual values while protecting the natural physical environment of the town;
- (4) Foster development that arranges various land uses in appropriate relationship to each other, to commonly shared open space, and to common facilities;
- (5) Provide a greater variety in type, design, and layout of buildings and open space;
- (6) Utilize land and public services more efficiently; and
- (7) Provide a range of housing options at market and affordable rates.

(D) Application

A PUD may be requested for land located in any zoning district. A land use application and all submittal requirements shall be submitted to the Ridgway Town Hall as set forth in this Section 6, Planned Unit Development.

(E) Eligibility

- (1) A PUD should not be permitted on a project area of less than ~~two-five~~ (25) acres in area. Such area may include one (1) or more contiguous lots, tracts, parcels, or properties.
- (2) The project area may be reduced if the following applies:
 - (a) Common and/or dedicated open space is provided commensurate with requested reduction; or

- (b) If the layout and design of land uses and amenities provided in the PUD warrant an increase in density or a reduction of project size.
- (3) The applicant may request a reduction in project area in conjunction with the PUD Zoning application and the request will be considered by the Planning Commission and Town Council as part of the overall request.

(F) Permitted Uses

- (1) Any use that is allowed by right or by conditional use permit within the underlying zone district may be allowed in a PUD.
- (2) Uses that are consistent with the intent of ~~applicable portions of~~ the Master Plan in the reasonable judgment of the Town Council and compatible with the site's physical and environmental characteristics may be allowed in a PUD.

(G) Coordination with Subdivision and Zoning Regulations

The PUD is a type of customized overlay zoning district. All standards and regulations set forth in Section 4, Zoning Regulations and Section 5, Subdivision Regulations, as applicable, apply to the PUD and such criteria shall be met in addition to all standards and criteria set forth in this Section, unless specifically permitted to be waived or varied by the Town Council.

- (1) It is the intent of these Land Use Regulations that subdivision hearings and review under Section 5, Subdivision Regulations may cover only a portion of the entire project when the development is built in stages or phases.
- (2) At the discretion of the applicant and subject to approval by the Town Council as a part of the PUD review, the applicant may choose to delay initiation of review of a subdivision application until final approval of PUD Zoning is obtained for the entire project area.

(H) Modification of Requirements

The Town Council may waive or modify specifications, standards, and requirements such as density, setbacks, height restrictions, land dedications, improvement standards, architectural design standards, use standards, right-of-way standards, and related requirements that would otherwise be applicable to a particular land use provided such waiver or modification is found to further the objectives of these PUD regulations and the community goals, policies, and objectives.

7-6-2 PUD STANDARDS

(A) General Provisions

The following provisions apply to all PUD application requests:

- (1) Conformity with the Master Plan. The proposed PUD shall be consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.
- (2) Relationship to Surrounding Area. The PUD will not have an adverse effect on the surrounding area. The PUD shall be compatible with the scale, intensity, and type of uses located on adjacent and nearby properties.

(B) Affordable Housing

- (1) The PUD development shall restrict the ownership, use, and occupancy of residential dwelling units in accordance with these standards. Such restrictions shall be in effect in perpetuity, shall not expire, and shall survive any foreclosure, unless the restrictions are otherwise released or modified with the written consent of the Town. A deed restriction shall be recorded on each unit to be restricted under these standards.
- (2) All PUD developments shall provide, at minimum, the following:

- (a) A minimum of ~~40~~25% of housing units shall be restricted in accordance with these standards;
- (b) Any owner of a restricted unit 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 restricted unit;
- (c) At the time of purchase of a restricted unit, including the original property transfer and all subsequent resales and transfers of property, at least one person in the household shall earn the majority of their income in Ouray County, or from an employer based in Ouray County;
- (d) At the time of purchase, including the original property transfer and all subsequent resales and transfers of property, the household income will be 120% or less of the Area Median Income (AMI) for the unit, as the same are determined by the United States Department of Housing and Urban Development (HUD), as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of a restricted unit. Proof shall include written documentation, such as income tax returns, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding AMI for Ouray County;
- (e) No short-term rentals shall be permitted for the restricted units.

(C) Installation of Electric Vehicle Spaces

- (1) All new development within a PUD shall comply with Table T-6.1, EVSE Installed and EV Capable Space Requirements with regards to minimum number of spaces required for the provision of Electric Vehicle Supply Equipment (EVSE) installed and Electric Vehicle (EV) Capable parking spaces.

Table T-6.1, EVSE Installed and EV Capable Space Requirements.

Total Number of Parking Spaces	Minimum Number of EVSE Installed Spaces	Minimum Number of EV Capable Spaces
1-10	1	-
11-15	2	3
16-19	2	4
20-25	2	5
26+	2	20% of total parking spaces

7-6-3 GENERAL PUD REVIEW PROCEDURES.

This subsection outlines the review procedures that are common to all PUD applications. Table T-6.2, PUD Application Types and Processes, identifies the various PUD application types and their associated review procedures regulated by this article. The submittal requirements, review procedures, and approval criteria for each application type is laid out in subsequent sections of this article as identified in Table T-6.2. All documents and materials identified in Section 7-6-3, General PUD Review Procedures and the particular application type section shall be required.

(A) Table of PUD Application Types and Processes

PUD applications shall be processed in accordance with Table T-6.2, PUD Application Types and Processes.

Table T-6.2, PUD Application Types and Processes

	Pre-Application Meeting	Completeness Review	Referrals	Notice of Hearing	Planning Commission	Town Council	Recording
R= Required; O=Optional; PH=Public Hearing; Rec = Recommendation; D= Decision							

PUD Zoning	R	R	R	R Posting	R PH/Rec	R PH/D	R
Major PUD Amendment	R	R	R	R Posting	R PH/Rec	R PH/D	R
Minor PUD Amendment	O	R		O	R PH/Rec	R PH/D	R

(B) Pre-Application Meeting

If the applicant or Town Manager or their designee, requests a pre-application meeting, the following process shall be followed:

- (1) Prior to the formal submission of the application, the applicant shall contact the Town Manager or their designee to schedule and request a pre-application meeting. Following receipt of a request, the pre-application meeting should be set for a date within ten (10) days of the date of the applicant's request. The Town Manager or their designee shall advise the applicant of the date and time of the pre-application meeting.
- (2) The applicant shall be prepared to discuss the proposed application with the Town Manager or their designee and appropriate Town staff. The applicant is encouraged to present such plats, plans, diagrams, or other preliminary information sufficient to allow a conceptual review of the proposed application.
- (3) The purpose of the pre-application meeting is to assist the applicant in understanding the town's application review processes and to allow the Town Manager or their designee and appropriate Town staff to determine the applicable process(es) and regulations for the proposed application.

(C) Application Submittal Requirements

All of the following information and materials shall be submitted to the Town in a form acceptable to the Town Manager or designee. Additional information and materials required to be submitted for each specific application type identified in Table T-6.2 are set forth in this subsection and shall also be submitted in order to receive a determination of completeness.

- (1) Basic PUD Application Materials. The following materials are required for all applications regulated by Section 6, Planned Unit Development, unless waived by the Town Manager or their designee.
 - (a) Application Form. An application form for the request shall be obtained from the Town. Completed application forms and accompanying materials shall be submitted to the Town by the owner or applicant.
 - (i) Authorized Agent. If the applicant is not the owner of the land based on Ouray County Assessor records, the applicant shall submit a letter signed by the owner consenting to the submission of the application(s).
 - (ii) Applicant is Not the Sole Owner. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by all owners or an association representing all the owners, by which all owners consent to or join in the application.
 - (b) Fees. All application fees shall be in compliance with Section 7-1-6, Fees and Costs.
 - (c) Proof of Ownership. Proof of Ownership in the form of a copy of the property deed or a title commitment which has been issued within sixty (60) days of the application submittal along with copies of all documents listed in the exceptions.
 - (d) Legal Description. Legal description of the property subject to the development application.
 - (e) Mineral Interest Owners. List of all mineral interest owners with interests severed from the subject property.

- (f) Vicinity Map. A map locating the project limits, parcel(s), and property within Ridgway. The vicinity map shall clearly show the boundaries of the subject property and all property within a three-mile radius of the subject property.
- (g) General Written Narrative. A general written narrative identifying the development team, existing conditions of the property, proposed uses, density, lot layout, end users, financing, public dedications (including rights-of-way, parks, open space, infrastructure), and describing the purpose of the project, how the request meets the applicable approval criteria, furthers the goals and objectives specified in the Master Plan, and identifying any potential impacts on adjacent properties and public infrastructure and how those impacts are proposed to be mitigated.

(D) Completeness Review

When a completeness determination is required pursuant to Table T-6.2, the following shall apply:

- (1) Within ten (10) days following receipt of an application, the Town Manager or their designee shall administratively review the application and determine whether it includes all the application content requirements of the Ridgway Municipal Code for the requested application type.
- (2) All plans, reports, maps, and other information required for the application type must be complete and legible. A failure of the application to meet the requirements of Chapter 7, Land Use Regulations and the Ridgway Municipal Code may delay the processing of the application until the application is sufficient and deemed complete.
- (3) When the Town Manager or designee determines that the application is complete as submitted, the Town Manager or designee shall process the application for review in accordance with the provisions set forth in this Section 6, Planned Unit Development.
- (4) In the event the Town Manager or designee determines that the application is incomplete, the Town Manager or designee shall inform the applicant in writing of the deficiencies in the application. No further processing of the incomplete application shall be undertaken until the Town Manager, or designee, determines that the applicant has remedied the application's deficiencies.

(E) Referral Agencies

In accordance with Table T-6.2, applications shall be referred to any of the below referral agencies the Town Manager or their designee determines is necessary to complete a comprehensive review of the request. Referral of applications to other agencies shall be for a minimum time frame of twenty (20) working days. However, the time frame for review and comment may be extended if the application presents technical issues which require additional review, additional information is provided by the applicant, or the application is modified. Referral agencies include, but are not limited to, the following:

- (1) Bureau of Land Management (BLM)
- (2) Colorado Department of Transportation (CDOT)
- (3) Colorado Division of Reclamation, Mining & Safety
- (4) Colorado Division of Water Resources
- (5) Colorado Parks and Wildlife
- (6) Colorado State Forest Service
- (7) Ditch companies
- (8) Fire Protection District(s) or department(s)

- (9) Ouray County Departments (Assessor, Clerk & Recorder, Attorney, Health Department, Building Department, Road & Bridge, Sheriff Office, etc.) as appropriate
- (10) Town of Ridgway Departments (Town Clerk, Town Attorney, Engineering Department, Building Department, Public Works Department, Marshal, etc.) as appropriate
- (11) Water Conservation District(s)
- (12) San Miguel Power Authority
- (13) School district(s)
- (14) Soil Conservation District
- (15) Utility service providers and districts
- (16) US Army Corp of Engineers
- (17) US Environmental Protection Agency (EPA)
- (18) US Forest Service
- (19) Any other entity or agency deemed necessary by the Town Manager or their designee

(F) Staff Report

The Town Manager or designee shall review the application to determine if the proposal satisfies the applicable standards. Once all review comments have been adequately addressed by the applicant, the Town Manager or their designee shall prepare a staff report discussing whether the applicable standards of the Ridgway Municipal Code have been satisfied. The staff report should identify issues raised through staff and referral agency review, potential mitigation requirements, any recommended conditions for approval, and any additional information pertinent to the review of the application.

(G) Notice Requirements

All public notices of hearings required by this Section shall include the date, time, place, and purpose of the hearing, a general description of the property affected, and any other information deemed appropriate to apprise the public of the general nature of the action proposed. Errors or inaccuracies in the notice shall not be deemed sufficient cause to postpone or invalidate a hearing except where such errors are substantive in material and are found to have reasonably misled or misinformed the public.

(1) Notice by Posting

When notice by posting is required for a public hearing by Table T-6.2, notice of the hearing shall be posted at Town Hall ten (10) days before the hearing and posted on the subject property in a location that is visible from each street frontage abutting the property, for at least ten (10) days prior to the hearing.

(2) Mineral Estates Notice.

Per 24-65.5-103, C.R.S. if the surface estate and mineral estate are severed, the owners of severed mineral estates shall be entitled to notification of not less than thirty (30) days before the date scheduled for the public hearing for the application. A copy of the notice shall be given to the Town along with the applicant's certification of compliance with said notification requirements. Provided this notice is not required if notice was previously sent and such certification previously provided with respect to the same surface development, or the application is only platting an additional single lot, unless a mineral estate owner has requested notice pursuant to 24-6-402(7), C.R.S.

(H) Public Hearings

When a PUD application requires a public hearing before the Planning Commission or the Town Council in accordance with Table T-6.2, the following shall apply:

- (1) The Town shall set the date and time of the public hearing. Notice of the public hearing shall be issued in accordance with Table T-6.2 and Section 7-6-3(G), Notice Requirements;
- (2) At the public hearing, the reviewing body shall review the application for conformance with the applicable review standards and approval criteria for the request;
- (3) Any public hearing or other action of the body may be continued or postponed at any time to a specified date and time in order to permit preparation of additional information for further review by the reviewing body;
- (4) When required, the Planning Commission recommendation shall be forwarded to the Town Council. Following a public hearing where the request is being considered, the Town Council shall approve, approve with conditions, or deny the application or continue the matter to a date certain;
- (5) The applicant shall bear the burden of presenting sufficient competent evidence at the public hearing to support the standards for approval set forth by this Ridgway Municipal Code. Any decision by the reviewing body to recommend, or to act to, approve, conditionally approve, or deny an application shall be based upon a consideration of all evidence presented during the public hearing. Where evidence presented is contradictory, the reviewing body shall weigh such evidence and judge the credibility and sufficiency of the evidence prior to rendering a decision.

(I) Post Approval

- (1) Review. Prior to recording the approved documents, the applicant shall submit all final documents reflecting any conditions of approval to the Town Manager or their designee for final review and acknowledgement.
- (2) The approved PUD zoning and the approved PUD plan along with all exhibits are inseparable, and a PUD shall not be established without the approval of the related PUD plan.
- (3) Recording. Ordinances, resolutions, plats, and other documents as stated throughout this section, shall be Any documents required to be recorded with the Ouray County Clerk and Recorder shall be fully executed by the applicant and filed for execution by the Town and recorded. Recording of all documents shall be completed within a reasonable period of timeninety (90) days from the date of approval by the approving body.
- (4) Effective Upon Recording. The approval does not become effective until all approved documents have been properly recorded with the Ouray County Clerk and Recorder.
- (5) A PUD shall remain valid until the PUD is subsequently amended or rezoned to another zoning district in accordance with this Chapter.
- (6) The Town shall cause the Official Zoning Map to be updated to reflect approved Planned Unit Developments

7-6-4 PUD ZONING

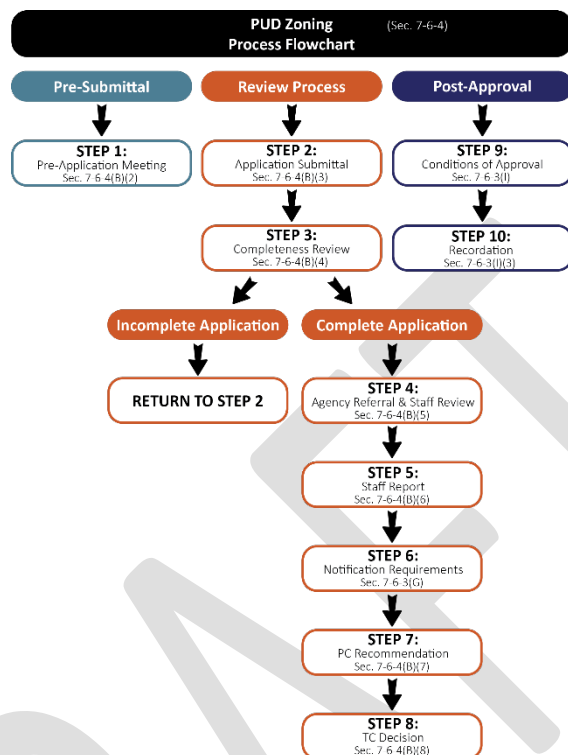
(A) General Provisions

The review process for PUD zoning applications is set forth in Section 7-6-4(B), Review Procedures. Upon approval, the applicable zoning district standards shall be those established by the PUD development plan and the PUD development guide. Where the PUD does not address a specific development standard or requirement of the Ridgway Municipal Code currently in effect, the Code shall apply.

(B) Review Procedures

- (1) Review Flowchart. Figure F-6.1, PUD Zoning Flowchart, depicts the PUD zoning application review process described in greater detail in this section.

Figure X, PUD Zoning Flowchart



- (2) Pre-Application Meeting. A pre-application meeting shall be held in accordance with the provisions set forth in Section 7-6-3(B), Pre-Application Meeting.
- (3) Application Submittal Requirements. The following are the application materials required to be submitted for a PUD zoning request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
- (i) Basic PUD Application Materials. All materials set forth in Section 7-6-3(C), Basic PUD Application Materials.
 - (ii) PUD Written Description. A written description of the proposal shall be submitted with a PUD zoning application including and addressing the following information:
 - a. The names and addresses of owner, applicant and representative;
 - b. General project concept and purpose of the request including, but not limited to, the character of the PUD, character and density of ~~residential~~ uses, and an explanation of how employee housing needs associated with the PUD will be met within the PUD and elsewhere;
 - c. Relationship of the proposed PUD development to the underlying zone district, existing land uses and adjacent property land uses;
 - d. The expected schedule and phasing of the project including an explanation of how the phasing plan will satisfy basic needs of residents, visitors and future business owners of the project;
 - e. Compliance with the Master Plan;

- f. Source of and legal right to water. Written confirmation of service availability from ~~a water and sanitation provider or district~~ the Town if the property lies within a service boundary;
 - g. Method of wastewater treatment and disposal;
 - h. Method of fire protection;
 - i. Names and addresses of severed mineral rights owners on the affected property and mineral rights lessees; names and addresses of water rights owners;
 - j. Description of natural and manmade hazards which may exist on the property;
 - k. Discussion of impacts on services, including but not limited to county services, town services, and schools;
 - l. Discussion of impacts on existing flora and fauna, air quality, wildlife, historic lands or sites, drainage or mineral extraction;
 - m. A list of the modifications of standard zoning standards and regulations being requested and justification for such requests; and
 - n. A statement of proposed financing.
- (iii) PUD Development Plan. The development plan for a PUD zoning application must depict and contain the following information:
- a. The size of the plan shall be prepared at a size that is legible for reasonable review and interpretation, as determined by the Town Manager or designee;
 - b. A scale that is one (1) inch equals two hundred (~~1200~~) feet or another suitable scale if approved by the Town Manager or designee;
 - c. Name or identifying title of the proposed development or use;
 - d. Legal description, date of preparation, north arrow, scale, and legend;
 - e. Vicinity map at a suitable scale;
 - f. Certification of taxes paid;
 - g. Total area of the site, in acres and square footage. If there are two or more lots included in the PUD, the gross and net acreage of individual lots, open space, common areas, and rights-of-way;
 - h. Name, address, telephone number, and e-mail address of the applicant, person preparing the map or plan, designer, engineer, surveyor, and any other consultants of the applicant;
 - i. The following signature and certificate blocks:
 - i. Certification of title showing the applicant is the landowner, contract purchaser or option-holder;
 - ii. Certification by the project surveyor certifying to the accuracy of the survey and plat;
 - iii. Certification of the Ridgway Planning Commission approval;
 - iv. Certification for approval of the Ridgway Town Council; and
 - v. Certification for the Ouray County Clerk and Recorder.
 - j. Existing land uses and zoning on adjoining properties;

- k. Public or private sources of utility services and facilities including a statement concerning proposed financing and, where appropriate, types of security anticipated to assure installation of such facilities;
- l. Location and size of all existing and proposed land uses, including proposed densities, where applicable;
- m. Proposed use and gross floor area of structures and anticipated number of employees if commercial or industrial uses;
- n. Depiction of all natural and man-made water courses, retention areas, streams and lakes. Any known one hundred-year (100-yr) flood plains affecting the property shall also be delineated as per the national Flood Plain Insurance Map or those maps provided by the US Army Corp of Engineers or another recognized source;
- o. Building envelopes in hazardous areas to protect natural resources, if deemed appropriate by the county;
- p. Areas where geologic hazard, mineral resources, wildfire hazards, or other natural hazards may exist;
- q. Land to be used for common areas devoted to community use, and land dedicated to the town;
- r. The maximum height of all buildings;
- s. Areas that are to be conveyed, dedicated or reserved as public parks or open space, recreational areas, and as sites for schools or other civic uses;
- t. Topography at ~~ten~~two-foot (129') contours, with delineation of areas having slopes twenty percent (20%) or more and other significant topographic conditions at more defined contours;
- u. The traffic and circulation network for vehicles, bicycles and pedestrians, off-street parking areas, service areas, loading areas and major points of access including the widths, lines, and names of all existing and proposed streets, drives, alleys, and roads on or affecting the site, and names of existing streets and alleys, if known, on or adjoining the property. The general location and right-of-way widths for all arterials and collectors shall be shown;
- v. A landscape plan identifying the location, spacing, size and proposed plant material and species schedule;
- w. Conceptual building elevations identifying the architectural intent and the means by which the intent will be achieved;
- x. Names and right-of-way width of each street or other right-of-way, even if for private maintenance and responsibility;
- y. Uses and grantees of all existing and proposed easements and rights-of-way on or adjacent to the parcel, shown by location and dimension;
- z. Primary control points, or descriptions and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred. Control points shall be related to Ouray County coordinates and K19 elevations;
- aa. Location and description of monuments;
- bb. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angels and radius, arcs, and central angles of all curves;

- cc. Number to identify each lot, parcel, tract, outlot or site, such as lot and block numbers;
- dd. Preliminary street and road plans and profiles; and
- ee. The location, size and character of proposed signs, lighting and advertising devices.

(iv) PUD Development Guide.

- a. General. All PUD applications must include a proposed development guide that will be applicable only to that particular PUD and not to any other zone district or development. The development guide shall formally establish the standards and requirements for development within the entire PUD. The standards and requirements for development in the approved development guide may be different from the standards and practices established by this Ridgway Municipal Code if the requested modifications from those regulations are, in the opinion of the Town Council, reasonable as well as necessary to the overall project development, and not detrimental to the town or the residents thereof. The regulations and standards contained within this Ridgway Municipal Code, existing or as may be amended, shall be applicable to any matter which is not addressed in the approved development guide. Each PUD owner as well as their heirs, successors, or assigns shall be bound by all matters, covenants, restrictions, terms, and conditions contained in the approved and recorded development plan and development guide, and the same shall run with the land. The PUD development guide may be included as notation sheets within the PUD development plan or submitted as a separate document to be recorded with the PUD materials.
- b. Contents of Development Guide. If no amendments or modifications are proposed for a particular standard or regulation, the standard or regulation set forth in this Ridgway Municipal Code shall apply to all uses and areas within the PUD. The development guide for all PUD applications must contain, at a minimum, provisions regarding the following development features:
 - i. Objective, purpose and intent. The development guide shall further public health, safety, and the general welfare; facilitate the efficient utilization of land; ensure that there shall be an appropriate relationship with surrounding land and generally encourage compatibility with overall town planning objectives.
 - ii. Ridgway Municipal Code. The development guide shall supersede the Ridgway Municipal Code to the extent there are conflicts between the development guide and the Ridgway Municipal Code.
 - iii. Definitions. Any term or word not defined within this Ridgway Municipal Code shall be defined within the PUD development guide. Any term not explicitly defined by the development guide shall default to the terms and words defined in Article 9, Definitions, of this Chapter.
 - iv. Land use planning areas. Land use planning areas and the uses permitted within each planning area.
 - v. Dimensional Standards. Dimensional standards for each land use planning area including setbacks, building height, lot size, lot width, and densities.
 - vi. Streets. Street scape and cross-section design depicting the total right-of-way width, vehicle travel lanes, surface material, landscaping and/or sidewalk as required by this Chapter.

- vii. Public facilities. Utilities and services (including water, stormwater, exterior lighting, irrigation, sewer, roads, electric, gas, telephone, fiber optic, police, fire, medical, solid waste, schools, and snow storage and removal) and the financing for construction, installation, and/or maintenance of those facilities and services.
 - viii. Estimated construction costs and proposed method of financing of the streets and related facilities including but not limited to:- water distribution system, sewage collection system, storm drainage facilities, and such other utilities as may be required of the applicant by the town.
 - ix. Signs and outdoor advertisement. Signs shall conform to the requirements in effect for the underlying zone pursuant to Section 7-4-7, Sign Regulations, except that the PUD development guide may include amendments to those standards when it is determined by the Town Manager or designee that such amendments will result in better relationship of the signs to the general layout and design of the PUD.
 - x. Parking. On-and off-street parking & loading area requirements for each use and planning area. If no standards are proposed, the standards set forth in this Ridgway Municipal Code shall apply to all uses and areas within the PUD.
 - xi. Landscaping. Landscaping design guidelines which enhance the PUD project shall include design standards and criteria for the construction of parks, trails, rights-of-way (where applicable), common areas, and non-residential uses. Such standards shall identify species, layout, maintenance, and design that will survive the Ridgway climate and geography.
 - xii. Accessory structure and uses. Any desired accessory structure or use may be allowed within a PUD provided any potential impacts of the structure or use are mitigated to an acceptable level.
 - xiii. General development schedule. A general development schedule of construction of each phase including necessary public improvements for each phase.
- c. Supplemental Submittal Materials
- i. Domestic water supply and wastewater treatment systems complying with the standards of Section 7-5-4, Design Standards, and the State Division of Water Resources regulations.
 - ii. Proposed covenants, conditions, and restrictions.
 - iii. Erosion control plan and drainage report.
 - iv. Mechanism for maintaining and preserving open space and common areas.
- (v) Supplemental Materials. The following items are also required to be submitted to the Town of Ridgway:
- a. Proof of minimum guaranteed water supply.
- (vi) Additional Requirements.
- Any additional information that may be reasonably requested by the Town Manager or designee and determined to be necessary to enable an adequate and comprehensive evaluation of the application.

- (4) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-6-3(D), Completeness Review.
- (5) Evaluation by Staff and Review Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-6-3(E), Referral Agencies and review the application for conformance with the requirements and standards of this Section and Chapter 7, Land Use Regulations, and all other applicable regulations.
- (6) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-6-3(F), Staff Report.
- (7) Review and Recommendation by Planning Commission.
 - (a) The Planning Commission shall review the PUD Zoning application in a manner consistent with Table T-6.2 to evaluate compliance with applicable standards. Following their review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-6-4(C), Approval Criteria.
 - (b) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (8) Review and Action by Town Council.
 - (a) The final decision to approve, approve with conditions, or deny a PUD Zoning Application shall be made by the Town Council in a manner set forth in Table T-6.2 and be based upon the review criteria set forth in Section 7-6-4(C) Approval Criteria.
 - (b) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (9) Recordation. The applicant shall cause the PUD development plan and PUD development guide to be recorded with the Ouray County Clerk and Recorder as required by Section 7-6-3(I), Post Approval.

(C) Approval Criteria

The following criteria shall be found to be met by the application and supplemental materials in order for the Planning Commission and/or Town Council to recommend approval or approve a PUD zoning application and associated development plan and development guide:

- (1) There is a legitimate need for the proposed development to be processed as a PUD;
- (2) The PUD does not negatively impact the immediate area, including employee housing requirements;
- (3) An exception from the zoning and subdivision regulations and requirements is warranted by virtue of the design and amenities incorporated in the development plan and development guide;
- (4) The land surrounding the proposed PUD can be planned in coordination with the proposed PUD;
- (5) The proposed PUD zoning is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body;
- (6) Existing and proposed utility services are adequate for the proposed development and that the methods of financing, construction and maintenance are acceptable to the county~~town~~;

~~(7) The PUD creates a desirable and stable environment, and does not cause unacceptable air, water or noise pollution; and~~

~~(8)~~(7) The overall PUD design concept as well as the general phasing scheme are suitable to the land, community, and local economy.

7-6-5 MAJOR PUD AMENDMENT

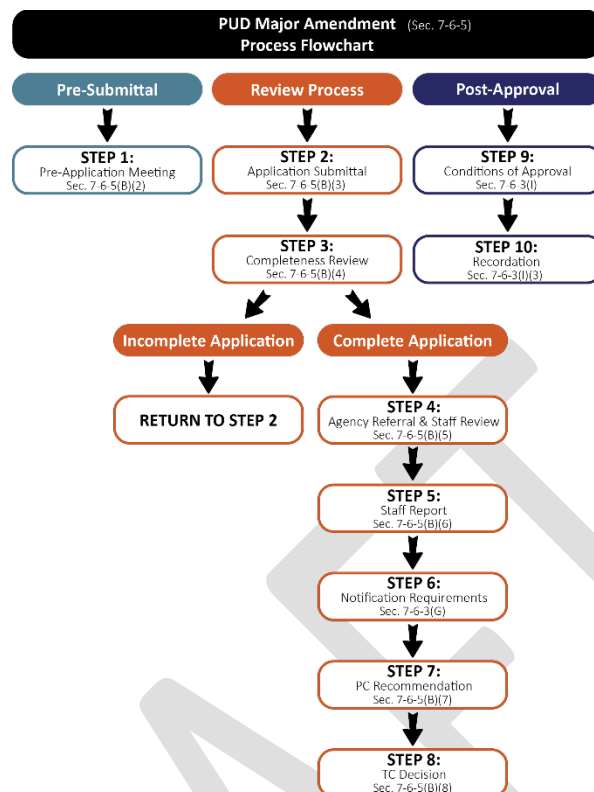
(A) General Provisions

- (1) Major PUD amendments shall be determined by the Town Manager, or designee, and include any modification or amendment to an approved PUD development plan or development guide which:
 - (a) Modifies the approved phasing plan; or
 - (b) Modifies a use established by the PUD; or
 - (c) Modifies the density established by the PUD; or
 - (d) Modifies the commercial or industrial floor area; or
 - (e) Significantly alters the amount or arrangement of open space or recreational amenities, the treatment of environmentally sensitive areas that may exist on the site; or
 - (f) Significantly alter the approved architectural concept of the PUD development guide or PUD development plan; or
 - (g) Significantly alter the basic layout of the approved project infrastructure.
- (2) Amendments and modifications to an approved PUD development plan and/or development guides may be requested in accordance with this Section 7-6-5, Major PUD Amendment.
- (3) No amendments may be made to an approved PUD development plan and/or development guide during the construction of the improvements governed by the PUD.

(B) Review Procedures

- (1) Review Flowchart. Figure F-6.2, Major PUD Amendment, depicts the Major PUD amendment application review process described in greater detail in this section.

Figure F-6.2, Major PUD Amendment Flowchart



- (2) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-6-3(B), Pre-Application Meeting.
- (3) Application Submittal Requirements. The following are the application materials required to be submitted for a major PUD amendment request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - (i) Basic PUD Application Materials. All materials set forth in Section 7-6-3(C), Basic PUD Application Materials.
 - (ii) Written Narrative
 - a. General description of the amendment(s) being requested including the proposed amendments to the PUD general description, PUD development plan, and/or PUD development guide.
 - b. Written narrative and description of how the proposed PUD amendment(s) comply with the standards of this Ridgway Municipal Code and the criteria set forth in Section 7-6-5(C), Approval Criteria.
 - (iii) PUD Development Plan. All materials and information required to be included in a PUD zoning request as set forth in Section 7-6-4(B)(3)(iii), PUD Development Plan, shall be submitted with a major PUD amendment request.
 - (iv) PUD Development Guide. All materials and information required to be included in a PUD zoning request as set forth in Section 7-6-4(B)(3)(iv), PUD Development Guide shall be submitted with a major PUD amendment request.
 - (v) Supplemental Materials. The following items are also required to be submitted to the Town of Ridgway.
 - a. Proof of minimum guaranteed water supply.

- (vi) Additional Requirements. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.
- (4) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-6-3(D), Completeness Review.
- (5) Evaluation by Staff and Review Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-6-3(E), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (6) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-6-3(F), Staff Report.
- (7) Review and Recommendation by Planning Commission.
 - (a) The Planning Commission shall review the major PUD Amendment application in a manner consistent with Table T-6.2 to evaluate compliance with applicable standards. Following their review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-6-5(C), Approval Criteria.
 - (b) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (8) Review and Action by Town Council.
 - (a) The final decision to approve, approve with conditions, or deny a PUD Zoning Application shall be made by the Town Council in a manner set forth in Table T-6.2 and be based upon the review criteria set forth in Section 7-6-5(C) Approval Criteria.
 - (b) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (9) Recordation. The applicant shall cause the PUD development plan and PUD development guide to be recorded with the Ouray County Clerk and Recorder as required by Section 7-6-3(I), Post Approval.

(C) Approval Criteria

The approval criteria for a PUD zoning application set forth in Section 7-6-4(C), Approval Criteria, for a PUD Zoning request shall be found to be met by the application and supplemental materials in order for the Planning Commission and/or Town Council to recommend or approve a major PUD amendment application and associated development plan and development guide.

7-6-6 MINOR PUD AMENDMENT

(A) General Provisions

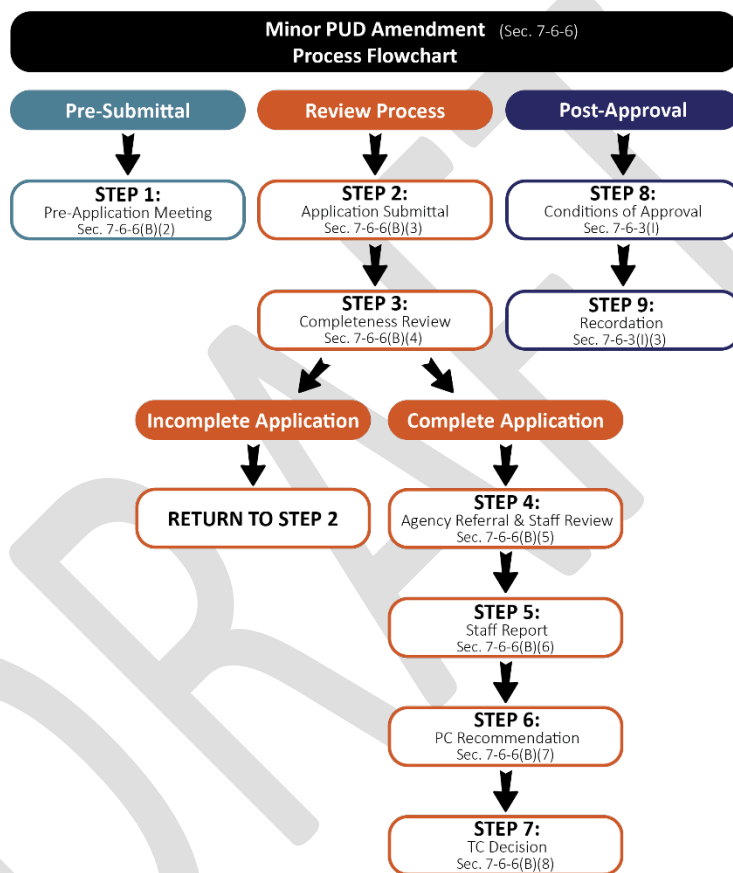
- (1) Minor PUD amendments shall be determined by the Town Manager, or designee, and include any modification or amendment to an approved PUD development plan or development guide which does not constitute a major PUD amendment as defined in Section 7-6-5(A), General Provisions.
- (2) No minor PUD amendment shall affect the rights of the residents, occupants and owners of the PUD to maintain and enforce all provisions of law or in equity, except as to those lawfully modified, removed or released.

- (3) Minor amendments and/or modifications to an approved PUD development plan and/or development guides may be requested in accordance with this Section 7-6-6, Minor PUD Amendment.
- (4) No amendment may be made to an approved PUD plan and/or approved development guide during the construction of the improvements governed by the PUD.

(B) Review Procedures

- (1) Review Flowchart. Figure F-6.3, Minor PUD Amendment, depicts the minor PUD amendment application review process described in greater detail in this section.

Figure F-6.3, Minor PUD Amendment Flowchart



- (2) Pre-Application Meeting. A pre-application meeting may be held in accordance with the provisions set forth in Section 7-6-3(B), Pre-Application Meeting.
- (3) Application Submittal Requirements. The following are the application materials required to be submitted for a minor PUD amendment request. The Town Manager or designee may waive or alter any of the submittal requirements if they are determined to be inappropriate or unnecessary to determining if the application satisfies applicable standards.
 - (a) Basic PUD Application Materials. All materials set forth in Section 7-6-3(C), Basic PUD Application Materials.
 - (b) Written Narrative
 - (i) General description of the amendment(s) being requested including the proposed amendments to the PUD general description, PUD development plan, and/or PUD development guide.

- (ii) Written narrative and description of how the proposed PUD amendment(s) comply with the standards of this Ridgway Municipal Code and the criteria set forth in Section 7-6-6(C), Approval Criteria.
- (c) PUD Development Plan. Updated PUD development plan depicting the proposed minor amendment(s), as applicable. The requirements of a PUD development plan identified in Section 7-6-4(B)(3)(iii), PUD Development Plan should be used as a template.
- (d) PUD Development Guide. Updated PUD development guide depicting the proposed minor amendment(s), as applicable. The requirements of a PUD development guide identified in Section 7-6-4(B)(3)(iv), PUD Development Guide should be used as a template.
- (e) Supplemental Materials. The following items are also required to be submitted to the Town of Ridgway.
 - (i) Proof of minimum guaranteed water supply.
- (f) Additional Requirements. Any other information deemed necessary by the Town Manager or designee to assist in the review of the application.
- (4) Completeness Review. The Town Manager or designee shall review the application for completeness in accordance with the provisions of Section 7-6-3(D), Completeness Review.
- (5) Evaluation by Staff and Review Agencies. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section 7-6-3(E), Referral Agencies and review the application for conformance with the requirements and standards of this Municipal Code.
- (6) Staff Report. A staff report shall be prepared and provided to the reviewing body in accordance with Section 7-6-3(F), Staff Report.
- (7) Review and Recommendation by Planning Commission.
 - (a) The Planning Commission shall review the minor PUD Amendment application in a manner consistent with Table T-6.2 to evaluate compliance with applicable standards. Following their review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-6-6(C), Approval Criteria.
 - (b) The Planning Commission may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Planning Commission prior to providing a recommendation to the Town Council.
- (8) Review and Action by Town Council.
 - (a) The final decision to approve, approve with conditions, or deny a minor PUD Amendment shall be made by the Town Council in a manner set forth in Table T-6.2 and be based upon the review criteria set forth in Section 7-6-6(C) Approval Criteria.
 - (b) The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.
- (9) Recordation. The applicant shall cause the PUD development plan and PUD development guide to be recorded with the Ouray County Clerk and Recorder as required by Section 7-6-3(I), Post Approval.

(C) Approval Criteria

The following criteria shall be found to be met by the application and supplemental materials in order for the Planning Commission and/or Town Council to recommend or approve a minor PUD amendment application and associated development plan and development guide:

- (1) The minor PUD amendment is consistent with the efficient development and preservation of the entire PUD;
- (2) The minor PUD amendment is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body;
- (3) The minor PUD amendment does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the PUD; and
- (4) The minor PUD amendment protects the public interest.

DRAFT

FORMAT GUIDE:

Chapter 7 – Chapter Name

Section 6 Section Name

7-6-1 HEADER 1

Body Style 1

(A) Header 2 TOC

(A) Header 2 Body

Body Style 2

(1) Header 3

Body Style 3

(a) Header 4 TOC

Body Style 4

(i) Header 5

Body Style 5

a. Header 6

i. Header 7

1. Header 8

Annotation

Definitions

Table

Chapter 7: Land Use Regulations

Section 9 Definitions

7-9-1 DEFINITIONS OF GENERAL USE CATEGORIES

(A) Agricultural Uses

Agricultural, farming, and ranching activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve farming, dairying, pasturage, apiculture, horticulture, floriculture, and viticulture.

(B) Animal Services

Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.

(C) Child Care Facilities

Establishments that provide care for children on a regular basis away from their primary residence. Accessory uses include offices, recreation areas, and parking. This category does not include public or private schools or facilities operated in connection with an employment use, shopping center, or other principal use, where children are cared for while parents or guardians are occupied on the premises.

(D) Community and Cultural Facilities

Uses including buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public.

(E) Educational Facilities

Public, private, and parochial institutions at the primary, elementary, middle, high school, or postsecondary level, or trade or business schools, that provide educational instruction to students. Accessory uses include play areas, parking, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

(F) Food and Beverage

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation and storage areas, offices, and parking.

(G) Group Living

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff.

(H) Healthcare Facilities

Any facility or use providing direct health care to the public such as hospitals, mental health institutions, sanitariums, special care centers, and clinics.

(I) Household Living

Uses characterized by residential occupancy of a dwelling unit as a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than 30 days is classified under the "lodging facilities" category). Common accessory uses include farm structures, recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles.

(J) Lodging Facilities

For-profit facilities where lodging, parking, meals, and the like are provided to transient visitors and guests for a defined period.

(K) Manufacturing and Production

Uses including all transformative processes, regardless of whether or not the new product is finished or semi-finished. Production is typically for commercial wholesaling rather than for direct sales. This use category may also include industrial service and research uses including the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Such uses generally have fewer on-site customers. Accessory activities may include retail or wholesale sales, offices, parking and storage.

(L) Parks and Open Space

Uses with a focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking.

(M) Personal Services & Offices

Establishments that provide individual services and office space related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Examples include but are not limited to beauty and barbershops, laundromats, shoe repair shops, and tailor shops. Offices may be for executive, management, administrative, or professional services and do not involve the sale of merchandise except as incidental to a permitted use. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the building or patrons to the permitted uses.

(N) Public Utilities and Facilities

All lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar services at a local level.

(O) Recreation

Uses that provide recreation or entertainment activities. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.

(P) Retail

Uses involving the sale of a product directly to the final consumer for any purpose. Examples include but are not limited to bookstores, coffee shops, restaurants, antique stores, bakeries, grocery stores, household product stores, and similar uses.

(Q) Vehicles and Equipment

Uses include a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

(R) Warehouse and Freight

Uses that are engaged in the storage or movement of goods for the owner or other firms or persons. Goods are generally delivered to other firms or the final consumer, except for some will call pickups. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

7-9-2 GENERAL DEFINITIONS

The following words and terms shall be defined as follows for the purposes of these Land Use Regulations:

ACCESS: The way by which pedestrians and vehicles enter and leave property.

ACCESSORY DWELLING UNIT: A second, subordinate dwelling unit located on the same lot as a primary dwelling unit or commercial unit. The unit includes its own independent living facilities with provisions for sleeping, cooking, and sanitation, and is designed for residential occupancy independent of the primary dwelling unit or commercial unit. The unit may have a separate entrance or an entrance to an internal common area accessible to the outside.

ACCESSORY STRUCTURE: A subordinate building or structure on the same property and not attached to the primary unit. Examples of accessory buildings include storage sheds, gazebos, detached carports, and detached residential garages.

ACCESSORY USE: A use which is subordinate to, clearly incidental to, customarily in connection with, and ordinarily located on the same premises as the permitted use. Home occupations which meet the criteria set out in subsection 7-3-18(A), including daycare facilities with eight or fewer children, shall be considered an accessory use to a residence in all districts.

ADAPTIVE CONTROLS: Devices such as timers, motion-sensors and light-sensitive switches used to actively regulate the emission of light from light fixtures.

AFFORDABLE HOUSING: A dwelling unit that is restricted in perpetuity to occupancy by individuals meeting the income limitations and occupancy standards as established from time to time by the Town. Occupancy standards include requirements for primary residency and local employment.

AGRICULTURAL LAND: Any land used primarily for the production of crops or livestock, including irrigated meadows, irrigated and dry pasture, and irrigation ditches; stock drive routes; lands used for barns, corrals and storage of crops or agricultural products. "Agricultural Land" does not include lands used primarily for the production of commercial timber.

ANIMAL, VETERINARY CLINIC: A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-term boarding and shall be only incidental to the hospital or clinic use.

ANIMAL KENNEL OR BOARDING FACILITY: Any establishment where dogs and/or cats are bred or raised for sale, or boarded, trained, cared for and/or groomed commercially.

APPLICANT: The owner of land or the owner's authorized representative of the land, as well as mineral owners and lessees, when the same are applicants for land development approval.

ART AND CRAFT STUDIO: The workshop of an artist, sculptor, photographer, crafts person, furniture maker, glass blower, potter or cabinet maker primarily used for on-site production of unique custom goods by hand manufacturing involving the use of hand tools and small-scale equipment, which may include an accessory gallery. The primary use of art and craft studios is the retail sale of the custom goods as produced on-site, as evidenced through allocation of customer floor area or gross sales receipts of the business.

ART AND ENTERTAINMENT CENTER, INDOOR: A structure or facility for the presentation of exclusively indoor performing arts, including indoor motion picture theaters, theaters for indoor live performances, and studios for performing arts education, such as dance or painting or theater.

AUTOMOBILE SERVICE OR WASH: The use of the site for the repair, washing, polishing, or detailing of motor vehicles and recreational vehicles. This includes the sale and on-site installation of parts, wheel and brake shops, body and fender shops and similar repair and service but excludes salvage and servicing semi-tractor trailers.

AUTOMOBILE FUEL SALES: An establishment operated at a fixed location at which gasoline, or any other motor vehicle engine fuel is offered for sale to the public.

AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES OR LEASING: The use of any building or land for a business involving the sale or leasing of new or used motor vehicles, boats, and

recreational vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking areas for customers and employees, vehicle repair facilities, facilities for body work, painting, or restoration and sale of parts.

BAR OR TAVERN: An establishment providing or dispensing fermented malt beverages, and/or malt, vinous or spirituous liquors and in which the sale of food products such as sandwiches or light snacks is secondary.

BED & BREAKFAST: A place of lodging that provides eight or fewer rooms for rent for more than 10 nights in a 12-month period, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.

BOARDING OR ROOMING HOUSE: A building or portion thereof which is used to accommodate, for compensation, one or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. "Compensation" includes compensation in money, services or other things of value.

BREWERY: An industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than it stores and/or small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use.

BREWERY: An industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than it stores and/or small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use.

BUILDING LINE: A line parallel to a property line beyond which no exposed portion of a building extends. The first three feet of unroofed terraces or patios, sills, cornices and chimneys; temporary awnings; free standing walls, rails or fences; the first one foot of a roof eave; and the first four feet of an open fire escape; need not be considered in determining the building line.

BUILDING SUPPLIES AND MATERIAL SALES: A commercial enterprise devoted to the sale of goods and services related to the building industry, including construction supplies, building materials and plumbing, roofing, ~~ad~~and interior remodeling supplies. Building materials businesses may include wholesale operations.

CAMPGROUND: An outdoor area providing space for vacationers to temporarily occupy in tents or recreational vehicles. A campground may also include an area with rental cabins, rental tents, and site amenities, but its primary function is to accommodate visitors providing their own shelter.

CEMETERY: Land used or intended for the burial of the dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

CHANGE IN LAND USE: Any development, grading, construction, activity or operation that changes the basic character, configuration or use of land or structures after the enactment of this Code.

CHILD CARE CENTER: A facility that is maintained for the whole or part of a day for the care of five (5) or more children who are eighteen years of age or younger and who are not related to the owner, operator, or manager thereof, whether the facility is operated with or without compensation for such care and with or without stated educational purposes. The term includes, but is not limited to, facilities commonly known as day care centers, school-age ~~child-care~~childcare centers, before and after school programs, nursery schools, kindergartens, preschools, day camps, summer camps, and centers for developmentally disabled children and are regulated and licensed by the state of Colorado.

CHURCH: See *Religious Assembly Facility*.

CLUBS AND LODGES: Organizations of persons for special purposes or for the promulgation of sports, arts, literature, politics or other common goals, interests or activities, characterized by membership

qualifications, dues or regular meetings, excluding clubs operated for profit and/or religious assembly facilities.

CODE: The Ridgeway Municipal Code.

COMMUNITY CENTER: A place, structure, area, or other facility used for and providing religious, fraternal, social, or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community. May also be referred to as a convention center or civic center.

CONDITIONAL USE: Land uses that have potential for causing adverse impacts on other uses because of such factors as location, method of operation, scale or intensity of activity, or traffic generated.

CONDOMINIUM: A building or buildings consisting of separately owned air space units of a multi-unit property. Generally, the units or portions of the units are stacked one above another. In addition to the interest acquired in a particular unit, each unit owner has an undivided interest in the land or buildings as parts thereof used in common by all the unit owners (common elements). This does not prohibit the ownership of common areas by a homeowners association holding title to such areas for and on behalf of the owner of a condominium unit.

CONDOMINIUMIZATION: The development or use of the land and existing structures as a condominium project, regardless of the present or prior use of such lands and structures and regardless of whether substantial improvements have been made to structures.

CONTRACTOR STORAGE YARD: Facilities for building, heating, plumbing, or electrical contractors, and related storage facilities. The site may include an unenclosed portion upon which a contractor maintains an area used to store equipment and other materials customarily used in the trade carried on by the contractor. This definition excludes temporary contractor storage associated with the site of an ongoing construction project.

DENSITY: A unit of measurement, specific to development, to be interpreted as the number of dwelling units per acre of land.

DEVELOPMENT: Any construction or activity which changes the basic character or the use of the land on which the construction or activity occurs.

DEVELOPMENT AGREEMENT: The agreement between the owner and the county which specifies the terms and conditions of the land use permit approval. This agreement may also implement the site-specific development plan which establishes vested rights under Article 68 of Title 24, C.R.S.

DISTILLERY: A facility for the on-site distillation of spirits in quantities not to exceed 75,000 gallons per year. The distillery operation processes the ingredients to make spirits by mashing, cooking, and fermenting. The distillery operation does not include the production of any other alcoholic beverage. A distillery may include a tasting room open to the public.

DORMITORY: A building used as group living quarters for students or religious adherents as an accessory use for a bona fide college, university, boarding school, seminary, convent, monastery or other similar institutional use.

DWELLING, CLUSTER DEVELOPMENT: A development type that concentrates single-family, duplex, or townhouse dwellings (in groups of two) on smaller lots than would otherwise be allowed in the zone district in return for the preservation of sensitive natural areas, agricultural or ranch land, trail or recreational easements, and/or common open space within the same site, on a separate lot, or in an easement.

DWELLING, CO-HOUSING DEVELOPMENT: A residential development that does not meet the definition of a Group Home, that includes a group of individual dwelling units of varying sizes, the largest containing less than 1,500 square feet of floor area, that are not constructed on a frame or capable of being transported on their own wheels, and in which individual units may or may not have partial or complete kitchens. The development must include one or more community building(s) with a community kitchen and dining room intended for communal use on a regular basis, and in which most or all residents generally agree to share in the provision of regular communal services such as cooking meals or providing childcare.

DWELLING, DUPLEX:

A single building containing two dwelling units, each of which shares a common unpierced wall that extends from ground to roof and that totally separates the enclosed living areas within the dwelling units or the enclosed area within attached accessory garages.



Sample duplex dwelling

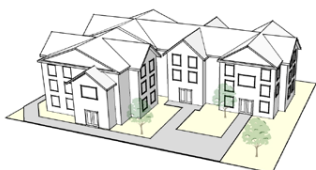
DWELLING, FOURPLEX: A single structure, located on a single lot, containing four dwelling units, none of which meets the definition of a townhouse dwelling unit or an accessory dwelling unit.



Sample fourplex dwelling

DWELLING, LIVE/WORK: A structure containing an integrated living and working space that is intended to function predominantly as business workspace with residential use area occupied by the business owner or operator. The unit typically has a store front, with the workspace, public display area, or show room on the ground floor of the unit and the majority of the residence area is located either on the upper floor if there are two floors, or the back of the unit if there is only one floor.

DWELLING, MULTIPLE FAMILY: Five or more dwelling units, within a single building and located on a single lot, including apartments and condominiums.



Sample multiple family dwelling

DWELLING, SINGLE-FAMILY DETACHED: A dwelling unit, located on a separate lot or tract that has no physical attachment to any other building containing a dwelling unit located on any other lot or tract, and that does not meet the definition of a manufactured home.



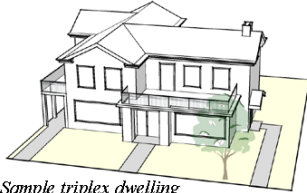
Sample single family detached dwelling

DWELLING, TOWNHOUSE: An individually owned residential unit that has an undivided interest in common with other unit owners in the common elements of a project including land and infrastructure. Townhouse ownership includes the structure, from foundation to roof in an unbroken vertical plane, and the land on which the foundation of the Townhouse is constructed. In order for footings to be considered a foundation in any location, that area must have an unbroken vertical plane to the roof and must be physically attached to the building. Townhouse units or portions thereof cannot be stacked one above another. Nothing shall be construed to prohibit the ownership of common areas by a homeownershomeowner's association holding title to such areas for and on behalf of the individual owners of a townhouse unit.



Sample townhouse dwelling

DWELLING, TRIPLEX: A single structure, located on a single lot, containing three dwelling units, none of which meets the definition of a townhouse dwelling unit or an accessory dwelling unit.



Sample triplex dwelling

DWELLING UNIT: An area in a building containing cooking, living and sanitary facilities designed for use and used by a single family for residential purposes, including related accessory structures. The term dwelling shall not include hotels, motels, homeless shelters, boarding and rooming houses, dormitories, seasonal overflow shelters, tents, or other structures designed or used primarily for temporary occupancy.

DWELLING UNIT, ACCESSORY: A dwelling unit located within, attached to, or detached from the principal dwelling, that contains no more than 800 square feet of gross floor area, the use of which is associated with and subordinate to the principal dwelling and that is located upon the same lot as the principal dwelling.

EDUCATIONAL FACILITY: Buildings and uses for instruction or research activities associated with an academic institution which has curriculum for technical or vocational training, including but not limited to kindergarten, elementary, secondary, or higher education.

EMPLOYEE HOUSING: A dwelling unit that contains no more than 450 square feet of gross floor area, located within the same structure as a nonresidential use and above or behind the nonresidential use, in which the use of the dwelling units is secondary and subordinate to the nonresidential use and restricted for occupancy only by the employees of the nonresidential use.

FACTORY-BUILT HOUSING: Any structure, or component of a structure, designed primarily for residential occupancy, either permanent or temporary, that is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and that does not meet the definition of a manufactured home. Factory-built housing shall either comply with the Town's adopted building codes or the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14.

FAMILY: One or more individuals occupying a single dwelling unit and living as a single housekeeping unit with a maximum of eight adults. This includes groups of eight or fewer persons whose right to live together is protected by the federal Fair Housing Amendments Act.

FAMILY DAY CARE: The use of a residence for the care of eight (8) or fewer children other than the occupant's own children for periods of less than twenty-four (24) hours per day, as designated by rules of the Colorado Department of Human Services.

FARM USE: The use of land for the purpose of obtaining a profit from the production and sale of agricultural products, animals or animal products, including accessory uses. See ~~also,also~~ agricultural uses.

FEED STORAGE AND SALES: A retail store selling primarily agricultural products, including the bulk storage of fertilizers and related agrichemicals.

Commented [KK1]: Not sure if the definition I came up with adequate for the existing use; have Town verify.

FENCE: A structure, which serves as a barrier intended to prevent escape or intrusion, to mark a boundary, to shield or screen view, or to serve any similar purpose constructed of materials other than vegetation.

Commented [KK2]: Changed to Automobile Fuel Sales

GENERAL FARMING AND RANCHING: The growing of crops, plants, and trees or the maintaining of animals.

GOVERNMENT BUILDINGS AND FACILITIES: Any building or facility owned and operated by the United States of America, the state of Colorado, the Town of Ridgway, or any agency or political subdivision thereof.

GRAVEL EXTRACTION: A lot or land or part thereof used for the purpose of extracting stone, sand, gravel, or topsoil for sale and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.

GROSS FLOOR AREA: The heated area of a building measured along the outside enclosing walls, excluding interior parking areas and outdoor common areas.

GROUP HOME: One or more dwelling units in which more than eight unrelated individuals or related and unrelated individuals live, where physical assistance and/or supervision, care or treatment is provided by resident and/or nonresident professional support personnel as a continual benefit. This definition does not include a hotel, motel, boarding or rooming house, facility housing juvenile or adult offenders, or a facility for persons with drug or alcohol addictions that are not in a treatment program, but includes any group of eight or more persons whose right to live together is protected by the federal Fair Housing Amendments Act. Group homes shall include state licensed personal care and alternative care personnel.

HEALTH, RECREATION, AND EXERCISE ESTABLISHMENT: An establishment or facility designed and equipped for the conduct of sports, exercise activities and other customary and usual recreational activities, including but not limited to tennis, racquetball, handball and squash courts, weight and aerobic exercise rooms, running facilities, swimming pools, yoga, bowling, martial arts, dance, and whirlpool and sauna facilities. Permitted accessory uses may include child care, sun tanning booths, health and nutrition counseling services, retail sales of sporting goods and restaurant services.

HIGH-WATER MARK: 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.

HOME OCCUPATION: A lawful commercial activity carried on within a dwelling unit or an associated accessory structure by a member or members of the household who occupy the dwelling unit, and up to one additional full time employee, where the occupation is clearly secondary to the use of the dwelling unit for living purposes and the residential character of the dwelling is maintained. Such occupation shall not generate traffic or parking requirements which significantly or adversely affect the residential character of the neighborhood.

HOMEOWNERS' ASSOCIATION: Any entity, whether corporation, partnership, nonprofit, unincorporated association, or other entity existing for the purpose of maintaining commonly owned facilities

and/or enforcing private protective covenants whose members or shareholders are the property owners involved.

HOTELS AND MOTELS: Any building or portion thereof containing six or more guest rooms used, designed to be used, let or hired out for occupancy by persons on more or less a temporary basis.

IMPROVEMENT AGREEMENT: An agreement including a list of all agreed-upon improvements, an estimate of the cost of such improvements, the form of guarantee for the improvements, and any other provisions or conditions deemed necessary by the Board of County Commissioners to ensure that all improvements will be completed in a timely, quality and cost-effective manner. Improvement agreements shall run with and be a burden upon the land.

LAND USE CHANGE: Any land use or development activity that changes the basic character, configuration or use of land or buildings and structures after the enactment of this Land Use Code.

LAUNDROMAT, COMMERCIAL/INDUSTRIAL: An establishment that cleans fabrics and textiles (apparel, uniforms, towels, bedding, table linens, draperies, rugs, upholstery, etc.) for other businesses, with no more than 30% of the gross floor area occupied by an accessory self-service laundromat use. The establishment may include drop-off facilities and collection/delivery services.

LAUNDROMAT, SELF-SERVICE: On-site laundry facilities that are an accessory use to a principal commercial, industrial, or institutional use, and are a part of normal business operations in industries such as healthcare, veterinary services, emergency services, sports and athletics, hospitality, spas and salons, farming and agriculture, manufacturing, etc.

LIBRARY: A public, nonprofit facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility but are not normally offered for sale.

LOADING AREA: A parking space other than a public street or alley for parking commercial vehicles for the purpose of loading or unloading materials or merchandise.

LOT: A portion or parcel of land, including a portion of a platted subdivision, occupied or intended to be occupied by a building or use and its accessories, together with such yards as required under the provisions of this title, that is an integral unit of land held under unified ownership in fee or co-tenancy, or under legal control tantamount to such ownership.

LOT AREA: The total horizontal area within the boundary lines of a lot, exclusive of any road rights-of-way.

LOT CONSOLIDATION: A division of land process to combine two (2) or more lots, tracts, properties or parcels within the same unit of a platted subdivision which actually deletes the common boundary lines, and results in fewer lots remaining than were started with.

LOT WIDTH: Measured at the frontage of that abutting public street which provides actual access to the lot.

KENNEL: Any use, other than a veterinary clinic in which household pets are kept commercially for board, propagation, grooming, or sale. Animals used as a part of an agricultural activity are not included in this definition.

KENNEL, BOARDING: Any kennel use which is primarily used to house, board, keep, or care for household pets for a temporary period of time.

KENNEL, BREEDING: Any kennel use which is primarily used for the propagation, breeding or raising of household pets for commercial sale.

MAJOR ADDITION: An addition to or renovation of a structure in which the total gross floor area of the proposed addition or renovation area is 50 percent or more of the total gross floor area of the existing structure before addition or renovation.

MANUFACTURE OF MATERIALS: The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, or resins.

MANUFACTURING, LIGHT: The manufacture, predominantly from previous prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. All light manufacturing activities are contained entirely within ~~building~~the building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building.

MANUFACTURING, MEDIUM: The processing and manufacturing of materials or products predominately from extracted or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. This use shall include any packaging of the product being manufactured on site. This term includes, but is not limited to, machine and welding shops.

MANUFACTURING, HEAVY: The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter, or explosive materials needed for the manufacturing process. This term includes but is not limited to: (a) fabrication of metal products; (b) chemical manufacturing; (c) stone-work or concrete product manufacturing; (d) manufacturing of agricultural, construction, or mining machinery; (f) motor vehicle manufacturing; (g) lumber milling; (h) permanent concrete/batch plant.

MANUFACTURED HOME, LARGE: A single-family dwelling which: (1) is partially or entirely manufactured in a factory; (2) is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; (3) is installed on an engineered, permanent foundation; (4) is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended; and (6) is built for the Colorado climate and snow load according to the Department of Housing and Urban Development Standards established under the provisions of 42 U.S.C. Section 5401, et seq.

MANUFACTURED HOME, SMALL: A single-family dwelling which: (1) is partially or entirely manufactured in a factory; (2) is less than twenty-four (24) feet in width and thirty-six (36) feet in length; (3) is installed on an engineered, permanent foundation; (4) is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended; and (6) is built for the Colorado climate and snow load according to the Department of Housing and Urban Development Standards established under the provisions of 42 U.S.C. Section 5401, et seq.

MARIJUANA: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MARIJUANA CULTIVATION FACILITY: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MARIJUANA PRODUCT MANUFACTURING FACILITY: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MARIJUANA TESTING FACILITY: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MEDICAL, MARIJUANA: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MEDICAL MARIJUANA CENTER: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MEDICAL MARIJUANA-INFUSED PRODUCTS, MANUFACTURING: Shall have meanings as defined in CRS, Title 12, Article 43.3.

MICROBREWERY: A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off-premises, with a capacity of not more than 15,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

MINI-STORAGE WAREHOUSE: A building, group of buildings, or other facility having compartments, rooms, spaces, or other types of units that are individually rented or leased or otherwise contracted by

customers for the storage of personal or business goods or property. For the purposes of this Title, "mini-warehouse" shall be considered synonymous with mini-storage or self-storage facility.

MIXED-USE SITE: An undivided or combination of undivided lots under one or more ownership or lease agreement used for a mixture of commercial, industrial, institutional, and residential uses.

MULTIFAMILY RESIDENTIAL SITE: An undivided or combination of undivided lots under one or more ownership or lease arrangements occupied by multiple dwelling units.

MANUFACTURED HOME PARK: A single site, parcel, or lot operated and used for the location of two or more manufactured homes intended for use as residences.

MOBILE HOME: A structure which: (1) is transportable in one or more sections; (2) is built on a permanent chassis; (3) is designed to be used as a place of living for a single-family, with or without a permanent foundation, when connected to the required utilities; and (6) includes the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home", large or small, is not included within the definition of "mobile home."

MOTOR VEHICLE PARKING LOT: An open, all-weather surfaced area, other than street or public way, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to clients or customers.

MUSEUM: An establishment for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events.

NATIVE VEGETATION: Vegetative species that occur naturally in a particular region, ecosystem, and habitat.

NONCONFORMING USE: A use which does not comply with the use regulations, dimensional requirements or other regulations of these Land Use Regulations.

NONRESIDENTIAL SITE: An undivided or combination of undivided lots under one or more ownership or lease agreement used for commercial, industrial, or institutional uses.

NURSERY: An enterprise that conducts the retail and/or wholesale of plants grown on the premises, as well as accessory items (but not power equipment, such as gas or electric lawn mowers and farm implements) directly related to their care and maintenance.

NURSING HOME: A home licensed by the state for the aged or chronically or incurably ill persons in which five or more such persons not of the immediate family are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

OFFICE: A building or portions of a building in which commercial activities take place but where goods are not produced, sold or repaired. These include but are not limited to general and professional services, governmental offices, insurance offices, real estate offices, travel agency, utility offices; radio broadcasting and similar uses.

OFFICE, MEDICAL: A building or portion of buildings that contains establishments dispensing health services, and/or that provides support to the medical profession and patients. Examples include but are not limited to medical and dental laboratories, blood banks, oxygen providers, integrative medicine and holistic or homeopathic therapies, and other miscellaneous types of medical services.

OPEN SPACE: Any land or water area which serves the specific use of providing park and recreation opportunities, conserving natural areas and environmental resources, or protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land or yards as part of a platted lot.

OPTIONAL PREMISES CULTIVATION OPERATION: Shall have meanings as defined in CRS, Title 12, Article 43.3.

OUTDOOR AMUSEMENT AND ENTERTAINMENT FACILITIES: The provision of entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside of a building, including but not limited to a golf driving range, archery range, miniature golf course or a scenic railroad.

OUTDOOR GUIDING: A use where professional outdoor guides lead groups on outdoor activities such as hunting, fishing, skiing, camping, photography, or other outdoor recreational activities. This may include accessory retail or rental of equipment for the patrons participating in the outings. Outdoor guiding does not include outdoor recreational equipment rentals.

OUTDOOR RECREATION EQUIPMENT RENTAL: Any use where motorized recreation equipment such as snowmobiles, off-highway vehicles, or utility vehicles are stored or displayed outdoors for rental purposes. This use may include office space and repair and maintenance of rental equipment.

OUTDOOR STORAGE, NONRESIDENTIAL: An outdoor area in which items that are used for commercial or construction activities (e.g., portable or mechanized equipment, building materials, manufacturing inputs, or merchandise) are stored for, in an unroofed area, in the same place for more than twenty-four hours.

OUTDOOR STORAGE, RESIDENTIAL: The keeping of any equipment, materials, or other items outdoors on property with a principal use of residential. The material or items are incidental to normal residential use of property and are owned by the owner or tenant residing on the property, including but not limited to lawn and garden equipment, snowmobiles, motor bikes, bicycles, snow blowers and other household items, excepting all items as defined in rubbish.

OUTFITTING: See Outdoor guiding.

PARK: Areas open to the general public and reserved for recreational, educational or scenic purposes.

PARKING FACILITY: Any parking lot or parking structure which is used primarily or habitually for the parking of vehicles (excluding street or alley right-of-ways).

PERSON: means any individual, firm, partnership, corporation, association, LLC, or other entity, including to the extent allowed by law, the United States and the State of Colorado, and any agency or political subdivision thereof.

PERSONAL SERVICES: Establishments primarily engaged in providing services involving the care of a person or his/her personal goods, including but not limited to, dry cleaning pickup, cosmetics, beauty and barbershops, spas, nail salons, shoe repair shops, tailor shops, funeral services, and domestic services.

PLAN, PRELIMINARY: The plat and/or maps of a proposed subdivision or planned unit development and specified supporting materials, drawn and submitted in accordance with the requirements of adopted regulations, including detailed engineering and design.

PLAN, SKETCH: A map of a proposed subdivision or planned unit development, drawn and submitted in accordance with the requirements of this Code, to evaluate feasibility and design characteristics at an early stage in the planning.

PLANNED UNIT DEVELOPMENT (PUD): A tract, lot, parcel, or property developed under single ownership or unified control, which includes one or more principal buildings and/or uses and is processed under the planned unit development provisions of this Code.

PLANNING COMMISSION: The Planning and Zoning Commission of the Town.

PRINCIPAL USE: The primary purpose or function for which the land, building or structure is used.

PUBLIC ASSEMBLY FACILITY: A permanent or temporary structure or facility, place or activity where concentrations of people gather in reasonably close quarters for purposes such as deliberation, education, worship, shopping, employment, entertainment, recreation, sporting events, or similar activities. Public assembly facilities include, but are not limited to, schools, churches, conference or convention facilities, employment and shopping centers, arenas, athletic fields, stadiums, clubhouses, museums, and similar

facilities and places, but do not include parks, golf courses or similar facilities unless used in a manner where people are concentrated in reasonably close quarters.

PUBLIC BUILDING: Any building held, used, or controlled exclusively for public purposes by any department or branch of government, public agency, or special district without reference to the ownership of the building or of the realty upon which it is situated. A building belonging to or used by the public for the transaction of public or quasi-public business.

PUBLIC UTILITY SERVICE FACILITIES: Transmission and distribution facilities for natural gas, electricity, water, sewer, drainage, telephone, and cable television necessary to provide service to customers located in the various districts of the Town, such as pipes, lines, mains, wires, transformers, valves, and other related appurtenances, but not including buildings, offices, and production or generation facilities.

RECYCLING FACILITY: A facility that accepts recyclable materials and may perform some processing activities. The principal function is to separate and store materials that are ready for shipment to end-use markets, such as paper mills, aluminum smelters, or plastic remanufacturing plants.

REGISTERED PROFESSIONAL ENGINEER: A professional engineer means a person who is qualified to perform engineering work and who is registered in conformance with Title 12, Article 25 of the C.R.S.

RELIGIOUS ASSEMBLY FACILITY: A facility or site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site, or religious camp.

RESEARCH AND DEVELOPMENT: An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

RESTAURANT/EATING & DRINKING ESTABLISHMENT: A structure in which the principal use is the preparation and sale of food and beverages.

RESTAURANT WITH DRIVE UP WINDOW: A restaurant accommodating the patron's automobile from which the occupants may receive a service or in which products purchased from the establishment may be consumed.

RETAIL: A facility or area for the retail sale of general merchandise or food to the general public for direct use. This use includes but is not limited to sale of general merchandise, clothing and other apparel, flowers and household plants, dry goods, convenience and specialty foods, hardware, liquor, and similar consumer goods.

RETAIL, CONTRACTOR CONSTRUCTION YARD: An unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. Designation of the lot or parcel as a contractor's storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade carried on by the construction contractor.

RETAIL, CONVENIENCE STORE: Any retail establishment selling consumer products including primarily prepackaged or prepared food items and household items, having a gross floor area of less than five thousand (5,000) square feet. A convenience store may also have associated retail sale of gasoline and other petroleum products.

SETBACK: The perpendicular distance between a property line and the building line.

SHORT-TERM RENTAL: Rental of all or a portion of a residential dwelling unit for periods of less than 31 days. This definition of short-term rentals excludes hotels, motels, lodges, and bed and breakfasts.

SINGLE-FAMILY RESIDENTIAL SITE: An undivided or combination of undivided lots under one ownership occupied by a single-family residential structure and related accessory structures.

SOLID WASTE DISPOSAL: A lot of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning, or any other means and for what purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

STRUCTURE HEIGHT: Shall be determined as follows for application of the limitations as set forth herein:

- (1) The height of any structure shall be determined by measuring the vertical distance between the elevation of the lowest point of the natural grade abutting any exterior wall or supporting structure and the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable or a pitched or hipped roof. Structures that do not have roofs shall be measured to the height of the structure.
- (2) The height of each separate terrace or step for terraced or stepped buildings shall be considered for the purpose of application of these limits.
- (3) Allowable building height may be increased by six inches if the roof design includes raised heel trusses.

SUBDIVISION means a parcel of land which is divided into two or more parcels, lots, tracts or other interests including condominiums; townhouses, other common interest ownership properties; and apartment complexes or other development involving more than one primary building; and any act creating such results. Provided, however, the following shall not be considered to be a subdivision for the purpose or application of these regulations:

- (1) A division of land which creates cemetery lots;
- (2) The creation of separate but undivided interests in a tract of land such as joint tenancy, tenancy in common, tenancy in entirety, trust, lien, mortgage, deed of trust or other security interest, unless such separate interests apply to less than all of the tract;
- (3) An interest severing the oil, gas, minerals or water from the surface estate;
- (4) Creation of a utility easement or an easement unrelated to the use of the surface;
- (5) Any division of property created by acts of a Town;
- (6) Boundary adjustments which resolve a disputed boundary or boundary survey problem such as overlaps or gaps, so long as the boundary adjustment or transaction does not result in the transfer from one parcel to another of an area in excess of 10,000 square feet.

SUBDIVIDE means any act which is intended to or does result in the creation of a subdivision, and **SUBDIVIDER** means any person performing such act or processing a subdivision pursuant to Section 5 of these Land Use Regulations.

SUBDIVISION, BUILDING FOOTPRINT: A previously approved commercial or mixed-use building footprint that is intended for individual ownership and which includes in such ownership an undivided interest in the common elements of a project, including land and infrastructure. Ownership includes the building, from foundation to roof in an unbroken vertical plane, and the land on which the foundation is constructed. A building footprint subdivision may be defined by the building foundation line delineated on an approved site plan/preliminary plat and may be subdivided per a site plan/preliminary plat prior to the actual pouring of the foundation at the risk of the subdivider. The building footprint subdivision must be defined by resubdivision, once the foundation has been poured. This does not prohibit the ownership of common areas by an owner's association holding title to such areas for and on behalf of the individual owners of a commercial pad.

SUBDIVISION, CONDOMINIUM: The development or use of the land and existing structures as a condominium project, regardless of the present or prior use of such lands and structures and regardless of whether substantial improvements have been made to structures.

SUBDIVISION, MAJOR: A major subdivision is any division of land that is not defined as a "boundary or lot line adjustment, a "building footprint subdivision", a "condominium subdivision, a "lot consolidation", a "minor subdivision", a "resubdivision", a "townhouse subdivision", or a "right-of-way vacation".

SUBDIVISION, MINOR: A minor subdivision is a division of land creating four (4) or fewer lots, and a subdivision creating a second single-family dwelling unit on one parcel.

TELECOMMUNICATION FACILITY: A facility that transmits and/or receives electromagnetic wireless communications signals. It includes antennas, microwave dishes, and other types of equipment for the transmission or receipt of such signals, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area, and other accessory development.

TOWN: means Town of Ridgway, Colorado, and any authorized officer, employee or agent thereof.

TRAVEL HOME: Any movable or relocatable dwelling unit with a living area of less than 500 square feet or which is required to have a license plate.

TRAVEL HOME PARK: A park or campground for the temporary use of travel homes, including, but not limited to, campers, motorhomes, pick-up truck campers, trailers and trailer coaches.

TRUCK REPAIR SHOP: The use of the site for the repair, washing, polishing, or detailing semi-tractor trailers.

USE: The activity or purpose for which property, a building or other structure is designed, arranged, intended, occupied or maintained.

USE BY RIGHT: A use which is permitted or allowed in the district involved, without review, and complies with the provisions of these Land Use Regulations and other applicable Town ordinances and regulations.

VETERINARY HOSPITAL: An establishment that provides medical treatment and care to animals, and which may include temporary or overnight boarding of animals that are recuperating from treatment. A veterinarian clinic or office may include a kennel.

WAREHOUSE FACILITY: An establishment whose primary activity is the storage of residential, commercial, industrial, or other goods, including inventory and/or finished products, and where no such goods are sold either at wholesale or at retail. This use does not include the storage of goods incidental to a different primary use on the same lot, which is considered an accessory use.

WHOLESALE ESTABLISHMENT: An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use. This term includes but is not limited to: (a) Building supplies material and sales; (b) Electronic and mechanical supplies; (c) Industrial equipment sales or leasing; (d) Office supplies, printing; (e) Nursery sales and storage of nursery equipment, materials and supplies. Wholesale establishments may include associated outdoor storage of goods connected directly to the operations of the establishment.

WORKFORCE HOUSING: Housing that is available for purchase or rent on terms that are affordable to households earning between 80 percent and 120 percent of area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD) and published annually for the County. The cost of for sale workforce housing (including principal, interest, taxes, insurance, utilities, and homeowners' association fees) or for rent workforce housing (including rent and utilities) does not exceed 30 percent of those households' gross annual incomes.

YARD, FRONT: A yard extending between the side lot lines across the full width of the lot and lying between the front lot line and any portion of any structure on the lot. In those instances where a lot abuts two (2) streets, such as a corner lot or a double frontage lot, the town manager shall designate which yard constitutes the front yard based on the existing development patterns within the neighborhood.

YARD, REAR: A yard extending between the side lot lines across the full width of the lot and lying between the rear lot line and any portion of any structure on the lot.

YARD, SIDE: A yard extending between the front and rear lot lines along the full length of the lot and lying between the side lot line that abuts a public way or private street and any portion of any structure on the lot.

Commented [KK3]: Truck repair is an existing use but not sure if just means semi-tractors trailers or if should be expanded? Ask Town to verify

DRAFT

FORMAT GUIDE:

Chapter 7 – Chapter Name

Section 10 Section Name

7-10-1 HEADER 1

Body Style 1

(A) Header 2 TOC

(A) Header 2 Body

Body Style 2

(1) Header 3

Body Style 3

(a) Header 4 TOC

Body Style 4

(i) Header 5

Body Style 5

Annotation

Definitions

CHAPTER 6 BUILDING REGULATIONS

Sections:

1. Building Regulations
2. Floodplain Management Regulations
3. Regulations for Mobile Homes, Travel Homes, and Other Factory Manufactured Structures
- ~~4. Fence, Hedge and Wall Regulations~~
- ~~5. Outdoor Lighting Regulations~~
- ~~6. Residential Design Standards~~

SECTION 1 Building Regulations

Subsections:

(Section amended by Ord. 9-2019)

6-1-1 ADOPTION AND APPLICATION OF CODES.

- (A) There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, The International Building Code, 2018, Edition, including Appendices E, I and J, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing, the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; the declaration of buildings and structures as unfit for human occupancy and use, and the demolition of such structures; and providing for the issuance of permits and collection of fees therefore.
- (B) There is hereby adopted for the purpose of providing minimum standards to protect persons and property, public safety, health and general welfare, The International Residential Code, 2018 Edition, including Appendices E, F, G, H, J, L, M, Q, R and S as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and the issuance of permits and collection of fees therefore.
- (C) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Mechanical Code 2018 Edition, including Appendix A, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the design, construction, quality of materials, erection, installation, alteration, repair,

location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees therefore.

- (D) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fuel Gas Code, 2018 Edition, including Appendices A, B, C, and D, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing fuel gas systems and gas-fired appliances and the issuance of permits and collection of fees therefore.
- (E) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Energy Conservation Code, 2018 Edition, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems and for the issuance of permits and collection of fees therefore.
- (F) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fire Code, 2018 Edition, including Appendices B and C, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations safeguarding life and property from fire and explosion hazards arising from the occupancy of buildings and premises and the issuance of permits and collection of fees therefore.
- (G) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Existing Building Code 2018 Edition, including Appendices A and B, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings including historic buildings and the issuance of permits and collection of fees therefore.
- (H) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Property Maintenance Code, 2018 Edition, including Appendix A, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the conditions and maintenance of all property, building and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and the issuance of permits and collection of fees therefore.
- (I) Plumbing. The International Plumbing Code, as adopted and amended by the state of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.
- (J) Electrical. The National Electric Code, as adopted and amended by the state of Colorado, shall apply to the installation, alterations, repairs, and replacement of electrical systems.
- (K) One copy of each of the above codes is on file in the office of the Town Clerk and may be inspected during regular business hours.

6-1-2 ADMINISTRATION.

- (A) The Town Council may appoint a Building Official or one or more inspectors, who shall be employees of the Town, to enforce, interpret and administer the provisions of this Section and the codes adopted herein by reference, except that the State Electrical Inspector shall have primary responsibility to enforce, interpret and administer the Electrical Code in accordance with State law. No certificate of occupancy shall be issued

until the State Electrical Inspector and the State Plumbing Inspector have given final approval of State permitted work.

- (B) The Building Official or his/her designated representative shall have the right to enter upon public and private property at all reasonable times to inspect or enforce the provisions of this Section and any of the codes adopted herein by reference. If the premises are occupied, he/she shall request entry. If the premises are unoccupied, he/she shall make efforts to locate the owner or the persons in custody to request entry. If entry is refused, the Building Official shall have recourse as provided by law to secure entry.

6-1-3 CHANGES, DELETIONS AND EXCEPTIONS TO THE CODES ADOPTED BY REFERENCE.

- (A) The INTERNATIONAL BUILDING CODE, 2018 Edition is amended as follows:
- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.
 - (2) Section 101.4.1 is hereby amended to read as follows:
101.4.1 Gas. The provisions of the International Fuel Gas Code as amended and adopted by the state of Colorado Plumbing Board.
 - (3) Section 101.4.3 is hereby amended to read as follows:
101.4.3 Plumbing. The International Plumbing Code, as adopted and amended by the state of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.
 - (4) Add Section 101.4.8:
101.4.8 Electrical. The provisions of the Electrical Code, as adopted by the state of Colorado, shall apply to the installation of electrical systems, including alterations and repairs.
 - (5) Section 104.1 is hereby amended to append the following sentence:
The Building Official is empowered to hire on a special basis, technical assistants for the provision of special expertise and the checking of plans and making of inspections, and the cost of employing such technical assistants shall be added to the cost of any permits required by this Code or the codes adopted by the Town.
 - (6) Section 104.7 Department records, is hereby deleted.
 - (7) Section 104.10.1 is amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.
 - (8) Section 105.2 Work exempt from permit, is hereby amended as follows:
Item number 1: Replace 120 square feet (11 m²), with 150 square feet (13.9 m²), and append the sentence: Provided, however, a site permit must be obtained from the Town for such structures which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located structures.
Item number 2: Append the sentence to say: Provided, however, a site permit must be obtained from the Town for such fences which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located fences.
 - (9) Section 107.1 General under Submittal documents, is hereby amended to read as follows:
107.1 General. The Building Inspector is hereby directed to require plans and specifications to accompany all applications for building permits and to waive this requirement only in the clearest cases

Created: 2021-12-15 08:34:35 [EST]

(Supp. No. 1)

of non-necessity. Architectural designs and documents shall be prepared by an architect licensed to practice in the state of Colorado. Structural designs and documents shall be prepared by a professional engineer licensed to practice in the state of Colorado. The construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application.

- (10) Section 109.2 Schedule of permit fees, is amended to read:

Section 109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L of the 2018 International Residential Code or as established by the applicable governing authority.

Plan review fees shall be 65% of the building permit fee as shown in Appendix L. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Subsection 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Appendix L. In all cases involving new construction, if the Building Official finds that any of the permits required by any of the codes adopted by the Town are duplicative or redundant, the Building Official is empowered to waive the permit requirement or the fee for the permit or both.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

- (11) Section 109.3 Building permit valuations, is hereby amended to read as follows:

109.3 Building permit valuations. The applicant for a permit shall provide an estimated project valuation at time of application. Project Valuations shall include total value of work including materials and labor for electrical, gas, mechanical, plumbing and all construction related installations and improvements. If, in the opinion of the Building Official, the valuation is underestimated on the application generally in accordance with the Building Valuation Data published by the International Code Council, the permit shall be denied, unless the applicant can show detailed estimates in the form of valid construction contracts which meet the approval of the Building Official or adjust the valuation as recommended by the Building Official. Final project valuation for permit purposes shall be set by the Building Official.

- (12) Section 109.4 Work commencing before permit issuance, is hereby amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

- (13) Section 109.6 Refunds, is hereby amended to read as follows:

109.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (14) A new Section 109.7 is added as follows:

109.7 Re-inspection. A re-inspection fee may be assessed for each inspection or re-inspection necessary because the portion of work for which the inspection was requested was not complete or when a required correction was not completed.

- (15) Section 110.3.5 Lath, gypsum board and gypsum panel product inspection, is hereby amended to delete the exception.

- (16) Section 110.5 Inspection requests, is hereby amended to read as follows:

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. Inspection requests shall be made a minimum of twenty-four hours in advance.

- (17) Section 113 Board of Appeals, is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

- (18) Section 114 Violations, is amended as follows:

114.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 114.3 and 114.4 are hereby deleted.

- (19) Section 115.3 Unlawful continuance, is hereby deleted.

- (20) Section 310.4.1 Care facilities within a dwelling, is hereby deleted.

- (21) Section 1612.3 Establishment of Flood Hazard Areas, is amended to read as follows:

1612.3 Establishment of Flood Hazard Areas. Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

- (22) Section 1805.1.2.1 Flood Hazard Areas, is hereby amended such that the Exception therein reads as follows:

Exception: Under-floor spaces of Groups R-1, R-2, R-3 and R-4 buildings that meet the requirements of FEMA TB-11.

- (23) Section 2701.1 Scope, is amended to read as follows:

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Electrical Code as adopted by the state of Colorado.

- (B) The INTERNATIONAL RESIDENTIAL CODE, 2018 Edition is amended as follows:

- (1) References in Section R101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

- (2) Sections R104.10.1, R105.3.1.1, R301.2.4, R309.3 and R322 are amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

- (3) Section R105.2 Work exempt from [building] permit, is hereby amended as follows:

Item #1: Replace 200 square feet (11 m²), with 150 square feet (13.9 m²), and append the sentence: Provided, however, a site permit must be obtained for such structures from the Town, which shall be subject to a permit fee of \$70 and shall be issued only for lawfully located structures.

Created: 2021-12-15 08:34:35 [EST]

Item #2: Fences not over six (6) feet high. Append the sentence to say: Provided, however, a site permit must be obtained from the Town for such fences which shall be subject to a permit fee of \$50 and shall be issued only for lawfully located fences.

Item #10: Replace with: Decks that are not more than thirty (30) inches above grade at any point. Provided, however, a site permit must be obtained for such structures from the Town, which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located structures.

Add Items #11 and #12.

- 11. Re-roofing less than 200 square feet.
- 12. Re-siding with similar materials less than 200 square feet.

Electrical: All exemptions are subject to the laws established by the State.

Plumbing: All exemptions are subject to the laws established by the State.

(4) Section R105.5 Expiration, is amended to read:

- a. Work must commence within 180 days of issuing the permit.
- b. Unless determined otherwise by the Building Official because of the size or complexity of the project, each inspection must be completed within 180 days of the previous mandated inspection according to the following schedule:
 - i. Reinforcement in footings or structural (monolithic) slab.
 - ii. Reinforcement in stem wall or basement wall.
 - iii. Wall and roof sheathing (as required by AHJ)
 - iv. Framing (which implies that plumbing, electrical and mechanical have already passed inspection or will be inspected at the time of the framing inspection).
 - v. Insulation.
 - vi. Drywall or other interior wall coverings.
 - vii. All final inspections.

(5) Section R108.2 Schedule of permit fees, is hereby amended to read as follows:

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Appendix L of the 2018 International Residential Code or as established by the applicable governing authority. Plan review fees shall be 65% of the building permit fee as shown in Appendix L. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Subsection 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Appendix L.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

(6) Section R108.3 Building permit valuations, is hereby amended to read as follows:

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated project valuation at time of application. Project Valuations shall include total value of work including materials and labor for electrical, gas, mechanical, plumbing and all construction related installations and improvements. If, in the opinion of the Building Official, the valuation is underestimated on the

application generally in accordance with the Building Valuation Data published by the International Code Council, the permit shall be denied, unless the applicant can show detailed estimates in the form of valid construction contracts which meet the approval of the Building Official or adjust the valuation as recommended by the Building Official. Final project valuation for permit purposes shall be set by the Building Official.

- (7) Section R108.5 Refunds, is hereby amended to read as follows:

R108.5 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (8) Section R108.6 Work commencing before permit issuance, is hereby amended to read as follows:

Section R108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

- (9) Section R110.1 Use and occupancy, is hereby amended to delete Exception: 2. Accessory buildings or structures.

- (10) Section R112 Board of Appeals, is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

- (11) Section R113 Violations, is amended as follows:

113.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 113.3 and 113.4 are hereby deleted.

- (12) Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. The following values shall be added to the table:

Ground Snow Load: 65 lbs/Sq. Ft.

Wind Speed: 115 Ultimate/Exposure C

Topographic Effects: No

Special Wind Region: No

Windborne debris zone: No

Seismic Design Category: C

Weathering: Severe

Frost Line Depth: 36 inches

Termite: Slight

Winter Design Temperature: 0 degrees F

Ice Barrier Underlayment Required: Yes

Flood Hazards: Ridgway Municipal Code Subsection 6-2-6

Air Freezing Index: 2000

Mean Annual Temperature: 43 degrees F

MANUAL J DESIGN CRITERIA

Elevation: 7,000

Latitude: 38

Winter Heating 0

Summer Cooling 83

Altitude Correction Factor: 77

Indoor Design Temperature: 70

Design Temperature Cooling: 75

Heating Temperature Difference: 70

Cooling Temperature Difference: 8

Wind Velocity Heating: N/A

Wind Velocity Cooling: N/A

Coincident Wet Bulb: 59

Daily Range H

Winter Humidity: 30%

Summer Humidity: 50%

- (13) Section R309.5 Fire sprinklers, is hereby deleted.
- (14) Section R310 Emergency escape and rescue openings, is hereby amended to add a new Section R310.3.2.3 to read as follows:

R310.3.2.3 Roof section required. Every window well serving as a means of egress shall have a roof section that extends beyond the window well footprint.
- (15) Section R311.2 Egress door, is hereby amended to add the following sentence: Egress doors shall be provided with protection from ice and snow shedding.
- (16) Section R313.2 One- and two-family dwellings automatic fire sprinkler systems, is hereby deleted.
- (17) Section R322 Flood-Resistant Construction, is replaced with Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.
- (18) Section R326 Swimming Pools, Spas and Hot Tubs, is hereby deleted.
- (19) Section R908.3.1.1 Roof recover not allowed, item #3 is amended to read: Where the existing roof has two or more applications of any type of roof covering unless the third covering is metal panels and appropriate length fasteners are used.

Created: 2021-12-15 08:34:35 [EST]

(Supp. No. 1)

-
- (20) Section R908.7 is added and shall read: In reroof applications, attic ventilation shall be brought into compliance with Section R806 when possible.
- (21) Sections N1102.4.1.2, N1103.3.3, and N1103.3.4 are hereby deleted.
- (22) Section N1103.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
- (23) Section N1103.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:
1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
 2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).
- (24) Section N1103.5.4 is amended as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.
- (25) Section N1103.6 append this Section by adding: Automatic controls for heating incoming air shall be provided.
- (26) Section G2406.2 Prohibited locations, is hereby amended to delete exceptions Numbered 3 and 4.
- (27) Section G2425.8 Appliance not required to be vented, is hereby amended to delete item Number 7.
- (28) Section G2445 Unvented room heaters, is hereby amended in its entirety to read as follows:
G2445.1 Prohibited. Unvented room heaters are prohibited in all locations throughout all occupancies.
- (29) Chapters 25 through 43 are hereby deleted. Plumbing and Electrical shall comply with codes adopted by the state of Colorado.
- (C) The INTERNATIONAL ENERGY CONSERVATION CODE, 2018 Edition, is amended as follows:
- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.
 - (2) Section C109 Board of Appeals, is hereby deleted.
 - (3) Section R403.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
 - (4) Section R403.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:
 1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.

-
2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).
- (5) Section R403.5.4 is amended as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.
- (6) R403.6 Mechanical ventilation (mandatory), append this Section by adding: Automatic controls for heating incoming air shall be provided.
- (D) The INTERNATIONAL MECHANICAL CODE, 2018 Edition is amended as follows:
- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.
- (2) Section 104.7 Department records, is hereby deleted.
- (3) Section 106.5.1 Work commencing before permit issuance, is hereby amended to read as follows:
- 106.5.1 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.
- (4) Section 106.5.2 Fee schedule, is hereby amended to read as follows:
- 106.5.2 Fee schedule. The fees for mechanical work, or alterations requiring a permit, shall be derived using Appendix L of 2018 International Residential Code.
- (5) Section 106.5.3 Fee refunds, is hereby amended to read as follows:
- 106.5.3 Fee refunds. The Building Official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder which was erroneously paid or collected.
 2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
- The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.
- (6) Section 108 Violations, is amended as follows:
- 108.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.
- Sections 108.3, 108.4, 108.5, and 108.7.3 are hereby deleted.
- (7) Section 109 Means of Appeal, is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.
- (DD) The INTERNATIONAL FUEL GAS CODE, 2018 Edition is amended as follows:
- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

-
- (2) Sections 104.7 Department records, is hereby deleted.
- (3) Section 106.6.1 Work commencing before permit issuance, is hereby amended to read as follows:
106.6.1 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.
- (4) Section 106.6.2 Fee schedule, is hereby amended to read as follows:
106.6.2 Fee schedule. The fees for work, or alterations requiring a permit, shall be derived using Appendix L of 2018 International Residential Code.
- (5) Section 106.6.3 Fee refunds, is hereby amended to read as follows:
106.6.3 Fee refunds. The Building Official shall authorize the refunding of fees as follows:
1. The full amount of any fee paid hereunder which was erroneously paid or collected.
 2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.
- The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.
- (6) Section 108 Violations, is amended as follows:
108.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.
Sections 108.3, 108.4, 108.5, and 108.7.3 are hereby deleted.
- (7) Section 109 Means of Appeal, is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.
- (8) Section 501.8 Appliances not required to be vented, #8 is hereby deleted.
- (9) Section 621 Unvented Room Heaters, is amended to read: Unvented room heaters are hereby prohibited.
- (E) The INTERNATIONAL FIRE CODE, 2018 Edition is amended to read as follows:
- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.
 - (2) Section 109 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.
 - (3) Section 110 is amended as follows:
110.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.
Section 110.3.3 is hereby deleted.
 - (4) Section 112.4 is hereby deleted.
 - (5) The geographic limits referred to in the following sections of the IFC are hereby established as follows:

5704.2.9.6.1 The entire Town except the I-1 and the I-2 Zoning Districts, and except outside above ground fuel oil tanks used for heating, if the capa Town or aggregate capa Town does not exceed 500 gallons, in use as of June 1, 2006.

5706.2.4.4 The entire Town except the I-1 and I-2 Zoning Districts.

6104.2 The entire Town.

- (6) Section 202 Definitions, is hereby amended by the substitution of a new definition of Recreational Fire, to read as follows:

RECREATIONAL FIRE. An outdoor fire burning materials other than refuse where the fuel being burned is contained in an outdoor fire place, barbeque grill, chiminea, patio heater, or similar container, and has a total fuel area of three (3) feet or less in diameter and two (2) feet or less in height, for pleasure, religious, ceremonial, cooking, warming or similar purposes.

- (F) The INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 Edition is hereby amended as follows:

- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

- (2) Sections 103.1, 103.2 and 103.3 are hereby deleted.

- (3) Section 103.5 Fees, is hereby amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be as indicated in Appendix L of the 2018 International Residential Code or as established by the applicable governing authority.

- (4) Sections 104.6, 107, 108.3, 109.5, 109.6, 110.2, 110.3, 110.4 and 112.4 are hereby deleted.

- (5) Section 106 Violations, is amended as follows:

106.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Sections 106.3, 106.4 and 106.5 are hereby deleted.

- (6) Section 111 is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

- (7) Section 302.4 is hereby amended to insert the following height in the space provided: 6 inches.

- (8) Section 304.14 Insect screens, is hereby amended to insert the following dates in the spaces provided: May 1 to October 15.

- (9) Section 602.3 Heat supply, is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

- (10) Section 602.4 Occupiable work spaces, is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

- (G) The INTERNATIONAL EXISTING BUILDINGS CODE, 2018 Edition is amended as follows:

- (1) References in Section 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

- (2) Sections 103 Department of Building Safety, and 104.7 Department records, are hereby deleted.

- (3) Section 104.10.1 Flood hazard areas, is amended to read: Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

- (4) Section 106.5 Retention of construction documents, is hereby deleted.

- (5) Section 108.2 Schedule of permit fees, is hereby amended to read as follows:

108.2 Schedule of permit fees. The fees for work, or alterations requiring a permit, shall be derived using Appendix L of 2018 International Residential Code.

- (6) Section 108.4 Work commencing before permit issuance, is hereby amended to read as follows:

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

- (7) Section 108.6 Refunds, is hereby amended to read as follows:

108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (8) Section 112 Board of Appeals, is amended to read: Means of Appeal shall be initiated and addressed as per Municipal Code Section 6-1-5.

- (9) Section 113 Violations, is amended as follows:

113.1 shall read: Violations shall be processed as outlined in Municipal Code Section 6-1-8.

Section 113.3 and 113.4 are hereby deleted.

- (10) Sections 114.3, 115.2, 115.4, 116.5, and 116.6 and 117.4 are hereby deleted.

(H) [Additional Provisions.]

- (1) Any structure which has not been substantially completed prior to the expiration of a building permit, is hereby declared to be a nuisance, which may be abated by the Town in any lawful manner. It shall be unlawful to maintain or fail to remove such a nuisance.
- (2) All below grade excavation done in advance of construction shall be filled and made safe within 30 days of an abandoned project. Where construction has proceeded beyond excavation, all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.
- (3) Notwithstanding anything in the codes adopted herein to the contrary, wood shingles shall be allowed only if they are treated to Class "B" fire resistance pursuant to UL Standard 790 or the equivalent. The Building Official may charge an additional inspection fee as necessary to cover the costs of inspection to insure only qualified shingles are used in the work.
- (4) No building permit shall be issued for any premises requiring plumbing unless Town water and Town sewer services are reasonably available to the site, or the necessary extensions are provided for contractually, or for sewer, an individual or private system has been authorized pursuant to Section 9-1-10 of the Ridgway Municipal Code; and applicable water or sewer tap fees have been paid. It shall be

unlawful to occupy any premises for any residential related purpose unless the premises is served by lawful operational domestic water supply and sanitary sewer plumbing systems.

- (5) Nothing in the Codes adopted by reference in this Section shall be construed to prohibit the issuance of a building permit in the Vista Terrace Subdivision, merely because the Town water system in such subdivision is unable to deliver full fire flows.
- (6) Buildings and structures and all portions thereof that are subject to snow loading shall be designed and constructed to resist snow loads and all other loads pursuant to the Town of Ridgway Building Code. Potential unbalanced accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Ground snow load is hereby established to be 65 pounds per square foot throughout the entire Town of Ridgway.
- (7) For the purpose of determining footing and foundation depths, frost line depth is hereby established to be 40 inches below finished grade. Footing and foundation depths may be altered, when approved by the Building Official, based upon approved engineered design and geotechnical analysis. Monolithic slabs for garages and similar nonresidential structures less than 600 square feet shall be subject to a minimum 24-inch depth below finished grade throughout the entire Town of Ridgway.
- (8) The storage of explosives and blasting agents is prohibited within the Town of Ridgway.
- (9) The storage of hazardous materials is prohibited within the Town of Ridgway.
- (10) All references in the International Fire Code, 2018 Edition, to the Fire Code Official, Fire Department, Fire Chief, Fire Marshal, Fire Prevention Bureau, or other administrative officers or employees shall be construed to mean the Town of Ridgway, and its Building Official or inspector, or other officer, employee or agent authorized by the Town to enforce and administer the International Fire Code, 2018 Edition.
- (11) The Town shall be exempt from Permit fees.
- (I) The definition of "Person" in any of the codes adopted by reference herein is amended to read - "PERSON" means any individual, firm, partnership, corporation, association, LLC, or other entity, including to the extent allowed by law, the United States and the state of Colorado, and any agency or political subdivision thereof.

6-1-4 PLUMBING AND ELECTRICAL PERMIT.

It shall be unlawful to do any plumbing or electrical work within the Town of Ridgway without the proper permits issued by the state of Colorado pursuant to State law.

6-1-5 APPEALS.

- (A) The decision of the Building Official or his designated official or inspector under this Chapter, or the codes adopted by reference herein may be appealed to the Board of Appeals by filing a written appeal on forms provided by the Town with said official or inspector within 15 days of the date he renders his decision.
- (B) Such appeal should set in full the reasons for the appeal, and specify the relief requested.
- (C) The Building Official shall review the appeal and forward it to the Board of Appeals attaching thereto his written recommendations and reasons for his decision.
- (D) The Board of Appeals shall hold a hearing with reasonable notice to the applicant. The decision of the Board of Appeals shall be final.
- (E) The Board of Appeals shall have no authority to grant any variance.
- (F) The Mayor shall appoint three members to the Board of Appeals to serve at the pleasure of the Mayor.

Created: 2021-12-15 08:34:35 [EST]

(Supp. No. 1)

6-1-6 ADDITIONAL ELECTRICAL AND PLUMBING REGULATIONS.

- (A) In case of emergency, to protect persons or property, the Electrical Inspector shall have authority to disconnect or cause any electrical equipment to be disconnected and to enter upon the affected premises, if necessary, for that purpose.
- (B) No electric current shall be turned on or connection made for use until a final inspection has been made of the work covered by this Section and The National Electric Code, and until a certificate of approval is issued. Provided, however, the Electrical Inspector may issue a temporary permit for use of current during the course of construction or alteration.
- (C) It shall be unlawful for any person to insulate, sheetrock, lath or otherwise cover from view any electrical work or plumbing work subject to the provisions of this section that has not been inspected and finally approved.
- (D) All steam and gas fittings, furnace work, plumbing or signal wiring shall be in place before the electrical wiring for light, heat, power, and communications is completed. The electrical wiring shall not be considered completed until such other work is in place.
- (E) In the event any wires, cables, fittings, apparatus or electrical fixtures are in such a position as to interfere with the completion of the building following acceptance of the electrical work by the Inspector, the Electrical Inspector shall be notified and he shall reinspect the electrical work and may charge an additional fee therefore.
- (F) All electrical and plumbing work, including electrical work for the repair, damage, deterioration, alteration, remodeling or otherwise, shall be done in accordance with the requirements of this Section, The National Electric Code, and The Colorado Plumbing Code. When alterations or repairs to a building exceed 50 percent of the value of the existing structure during any 12-month period, the entire building or structure shall be made to conform to the requirements of this Section. The Electrical Inspector may require repairs or alterations to electrical wiring or fixtures not meeting the requirements of this Section or The National Electric Code to the extent necessary to alleviate conditions hazardous to persons or property.
- (G) Prevention of Cross Connections, Prohibited Sewer System Discharges and General Utility Guidelines for Water and Sewer shall be in accordance with Ridgway Municipal Code Section 9-1.
- (H) It shall be unlawful to change the use of any building without notifying the Electrical Inspector and obtaining his approval that the electrical facilities of the building are safe for the new use.

6-1-7 GENERAL PROVISIONS.

If there is any conflict between any provision of this Section or of any codes adopted in reference herein with any other provision of any ordinance of the Town or any applicable State or Federal regulation, those regulations providing the more stringent or restrictive requirements shall apply.

6-1-8 VIOLATIONS AND PENALTIES.

- (A) It shall be unlawful to violate any provision of this Section, the Electrical and Plumbing Codes as adopted by the State, any of the Codes adopted by reference herein, or any notice, stop order, permit, certificate or other order issued by the Town pursuant to said Codes or this Section. Any person convicted of such a violation shall be punished by a fine of not more than \$300.00. Each day during which any violation is committed or permitted to continue shall be considered as a separate offense. As part of any sentence the Municipal Court may order restitution of the Town's cost of enforcement including reasonable attorney's fees.

-
- (B) Continuing violation of the provisions of this Section, the Codes adopted herein by reference, the Electrical and Plumbing Codes as adopted by the State or of any notice, stop order, permit, certificate or other order issued pursuant to this Chapter [Section] or the Codes adopted by this Section is hereby declared to be a nuisance and may be abated in accordance with law.
 - (C) In addition to any other remedy the Town may have, it may maintain an action in a Court of competent jurisdiction to enjoin any violation of any provision of this Section, the Electrical and Plumbing Codes as adopted by the State, or of the Codes adopted herein by reference.
 - (D) The Town may refuse to issue any permits required by this Section, or by the Codes adopted herein by reference if the applicant is in violation of any of any provision of such codes, this Section, or any notice, stop order, permit, certificate or other order issued pursuant thereto.

6-1-9 DRIVEWAYS AND STREET ACCESS.

(Repealed by Ordinance No. 8-2007)

6-1-10 WOOD STOVES AND SIMILAR DEVICES.

- (A) It shall be unlawful to install any wood stove or similar device of a type subject to the certification requirements of Regulation No. 4 of the Air Quality Control Commission, Colorado Department of Public Health and Environment, 5 C.C.R. 1001-6, within the Town unless it has been certified pursuant to said Regulation.
- (B) A Fireplace or Stove Permit shall be obtained for the installation or replacement of all wood stoves, fireplaces and similar devices. The fee for a separate permit shall be \$50.00.
- (C) No more than one wood stove, fireplace or similar device may be installed in any single structure. This limit shall not apply to furnaces.
- (D) It shall be unlawful to install any fireplace within the Town, unless it is a gas appliance, an electric device, or a fireplace insert, approved masonry heater, approved pellet burning insert, or other clean burning device, which is approved pursuant to Regulation No. 4 of the Air Pollution Control Commission of the Colorado Department of Public Health and Environment.
- (E) All wood-burning stoves, fireplaces and similar devices shall be installed, operated and maintained in full compliance with applicable State regulations, and Town building, mechanical and fire codes.
- (F) Devices which do not comply with paragraph (A) but which on February 1, 1992 were lawfully installed, and structures with more than one device lawfully installed therein contrary to paragraph (C) on February 1, 1992, may continue to be maintained as existing on February 1, 1992, notwithstanding said paragraphs (A) and (C) until the ownership of the property upon which they are located is transferred. At that time all nonconforming devices shall be removed except that excess fireplaces may be deactivated instead of being removed by permanently blocking the chimney or by other methods approved by the building inspector.
- (G) This Subsection may be enforced as part of the Town's Building Code or in accordance with Subsection 6-1-8 or in any other lawful manner. Violations of this Subsection are hereby declared to be a nuisance.
- (H) It shall be unlawful to install any coal burning device or to burn coal within the Town for any purpose, except when authorized by a permit issued by the state of Colorado. Provided, however, persons lawfully burning coal for space heating, during the winter of 2000/2001, may register such use with the Town by July 1, 2001, and continue to do so in their existing coal burning appliance until the appliance is taken out of service.

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

6-1-11 LANDSCAPING.

(A) ~~A landscaping plan pursuant to RMC 7-7-4, shall be submitted for all building permits required by Subsection 7-7-3.~~

~~(Ord. No. 06-2021)~~

(B) ~~The plan must provide for the following minimum landscaping elements:~~

~~(1) Groundcover must be adequate to ensure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum.~~

~~(2) A minimum of one tree per 2,000 square feet of gross lot area in all zones except Historic Business shall be provided. Trees shall have a minimum caliper of one and one-half inches for deciduous trees and five-foot minimum height for evergreens. Trees should be located in such a way that they will not infringe on solar access and views of the adjoining properties or block vehicular sight lines to public roadways.~~

(C) ~~Landscaping Guidelines are as follows:~~

~~(1) Existing trees and groundcover on the property are encouraged to be retained and not destroyed during the construction process. These plants will be counted towards the minimum standards.~~

~~(2) Xeriscape landscaping and drip irrigation are encouraged. Large irrigated areas are discouraged.~~

~~(3) Siberian elm and Chinese elm (Ulmus); Cottonwoods that bear cotton (Populus); Purple Loosetrife (Lythrum slaicaria); Russian Olive (Elaeagnus angustifolia) are prohibited.~~

~~(4) The Town Manager is authorized to prohibit additional species with similar nuisance properties.~~

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

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

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

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

~~events and also provide valuable areas for snow storage during the winter. Landscaping that is visually appealing, functional, and sustainable is desirable for all new development within the General Commercial District.~~

6-1-12 SOLAR ENERGY INCENTIVE PROGRAM.

- (A) The Town will make a payment equal to the amount of Town sales tax paid by the customer and received, adjusted for any vendor's fee, for the purchase of systems which are installed within the Town, which will generate electricity or hot water from sunlight for domestic use, industrial processes, space heating, pools or spas.
- (B) Applications must be submitted on forms provided by the Town accompanied by proof of payment of Town sales tax and proper installation of the system acceptable to the Town.
- (C) This incentive shall terminate, as of every biennial anniversary of the effective date of this ordinance unless renewed by a motion of the Town Council at, or about, such time.

SECTION 2 Floodplain Management Regulations

Subsections:

6-2-1 GENERAL PROVISIONS.

- (A) The regulations adopted by this Section shall be in addition to and supplementary to all other ordinances and regulations of the Town of Ridgway. Whenever any conflict exists between these regulations and any other ordinance or regulations, those providing the more stringent limitation or requirement shall apply.
- (B) As used in this Section, DEVELOPMENT means any manmade change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

(Ord. 10-2013)

- (C) As used in this Section, BASE FLOOD ELEVATION means the elevation of a flood having a one percent chance of being equaled or exceeded in any given year.
- (D) As used in this Section, FLOOD or FLOODING means:
 - (1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (a) The overflow of inland or tidal waters.
 - (b) The unusual and rapid accumulation or runoff of surface waters from any source.
 - (c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(a) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
 - (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (1)(a) of this Subsection.

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

-
- (E) As used in this Section, FLOOD INSURANCE RATE MAP (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special hazard areas and the risk premium zones applicable to the community.
- (F) As used in this Section, FLOOD INSURANCE STUDY or FLOOD ELEVATION STUDY means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.
- (G) As used in this Section, FLOODWAY or REGULATORY FLOODWAY means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- (H) As used in this Section, NEW CONSTRUCTION means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later. For flood plain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a flood plain management regulation adopted by a community.
- (I) As used in this Section, START OF CONSTRUCTION (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure.
- (J) As used in this Section, MANUFACTURED HOME means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.
- (K) As used in this Section, MANUFACTURED HOME PARK OR SUBDIVISION means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- (L) As used in this Section, SUBSTANTIAL IMPROVEMENT means any repair, reconstruction, or improvement of a structure, including structures that have incurred Substantial Damage, the cost of which equals or exceeds 50 percent of the market value of the structure either:
- (1) Before the improvement or repair is started, or
 - (2) If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimension of the structure.

The term does not, however, include either:

- (a) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or

Created: 2021-12-15 08:34:36 [EST]

-
- (b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

(Ord. 10-2013)

- (M) Unless another definition is specifically provided, the terms used in these Floodplain Management Regulations shall have the same meaning provided by regulations issued by the Federal Emergency Management Agency for the National Flood Insurance Program as found in 44 CFR, 59.1.
- (N) The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Section shall not create liability on the part of the Town, any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made thereunder.
- (O) Amendments to these regulations or the maps adopted herein shall be processed in accordance with procedures for amending the Ridgway Zoning Ordinance.
- (P) As used in this Section, ADDITION means any activity that expands the enclosed footprint or increases the square footage of an existing structure.

(Ord. 10-2013)

- (Q) As used in this Section, BASEMENT means any area of a building having its floor sub-grade (below ground level) on all sides.

(Ord. 10-2013)

- (R) As used in this Section, CONDITIONAL LETTER OF MAP REVISION (CLOMR) means FEMA's comment on a proposed project, which does not revise an effective floodplain map that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

(Ord. 10-2013)

- (S) As used in this Section, CRITICAL FACILITY means a structure or related infrastructure, but not the land on which it is situated, as specified in subsection 6-2-4(P), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

(Ord. 10-2013)

- (T) As used in this Section, FLOODPROOFING means any combination of structural and/or non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

(Ord. 10-2013)

- (U) As used in this Section, HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

(Ord. 10-2013)

-
- (V) As used in this Section, LETTER OF MAP REVISIONS BASED ON FILL (LOMR-F) means FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

(Ord. 10-2013)

- (W) As used in this Section, LOWEST FLOOR means the lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

(Ord. 10-2013)

- (X) As used in this Section, SPECIAL FLOOD HAZARD AREA means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e., the 100-year floodplain.

(Ord 10-2013)

- (Y) As used in this Section, SUBSTANTIAL DAMAGE means damage of any origin sustained by a structure whereby the cost of restoring the structure of its before damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

(Ord. 10-2013)

- (Z) As used in this Section, VARIANCE means a grant of relief to a person from the requirement of this Section when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Section. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

(Ord. 10-2013)

- (AA) As used in this Section, VIOLATION means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the National Flood Insurance Program regulations is presumed to be in violation until such time as that documentation is provided.

(Ord. 10-2013)

6-2-2 DEVELOPMENT PERMITS.

- (A) Within the Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), as indicated on the Flood Insurance Rate Map adopted by Subsection 6-2-6, a development permit shall be obtained prior to commencing any construction or development.

(Ord. 10-2013)

- (B) Application for a development permit shall be made on forms furnished by the Town which may require plans drawn to scale showing the nature, location, dimensions and elevations of the area in question,

existing or proposed structures, fill, storage of materials, drainage facilities, and their locations, and other information appropriate for the administration of these regulations.

- (C) Submitted with the application for a development permit or other applicable permit for property within said Zones A and A-5 shall be the following information:
- (1) Elevation in relation to mean sea level of the lowest floor (including basement) of all structures.
 - (2) Elevation in relation to mean sea level to which any structure has been floodproofed.
 - (3) Certification by a registered professional engineer or architect that the floodproofing methods of any nonresidential structure meet the criteria of subsection 6-2-4(M).
 - (4) Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
 - (5) Other information required by the Town as necessary to administer and enforce the provision of these regulations.
 - (6) An application fee of \$250.00.

(Ord. 2-2019)

6-2-3 DUTIES OF BUILDING OFFICIAL.

The Building Official or other officer or employee designated by the Town Council shall administer and enforce the provisions of these regulations, including the performance of the following duties:

- (A) Review all development and other permits to determine that all requirements of these regulations have been met prior to any permit being approved.
- (B) Review all development and other permits to determine that all necessary permits have been obtained from those federal, state or local government agencies from which prior approval is required.
- (C) Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and record whether or not the structure contains a basement.
- (D) For all new or substantially improved flood-proofed structures, verify and record the actual elevation (in relation to mean sea level); and maintain on file the flood-proofing certification required by subsection 6-2-4(M).
- (E) Maintain for public inspection all records pertaining to these regulations.
- (F) Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (G) Require as a condition of permit approval that maintenance will be provided by the owner within an altered or relocated portion of any watercourse so that the flood carrying capacity is not diminished.
- (H) Review all development permits and other permits and applications, including subdivision proposals and other new developments to determine whether such development will be reasonably safe from flooding.
- (I) Require that an evacuation plan indicating alternate vehicular access and escape routes be filed with the Town and County of Ouray for mobile home parks and mobile home subdivisions located within Special Flood Hazard Areas, as indicated on the Flood Insurance Rate Map.

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

(Ord. 10-2013)

- (J) For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the community.

(Ord. 10-2013)

- (K) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases water surface elevation of the base flood by more than one-half foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12, and receives FEMA approval.

(Ord. 10-2013)

6-2-4 STANDARDS.

- (A) The standards provided in this subsection shall apply within the Special Flood Hazard Areas designated on the Flood Insurance Rate Map.

(Ord. 10-2013)

- (B) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent floatation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.
- (C) All manufactured homes to be placed within such floodplains shall be installed using methods and practices which minimize flood damage and shall be elevated and anchored to resist floatation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, the use of over the top or frame ties to ground anchors. The requirements of this paragraph (C) shall not apply when the grade of the ground itself has been elevated by compacted fill above the elevation of the base flood. Special requirements shall be that:
 - (1) Over the top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations; with manufactured homes less than 50 feet long requiring one additional tie per side.
 - (2) Frame ties be provided at each corner of the home with five additional ties per side at intermediate points; with manufactured homes less than 50 feet long requiring four additional ties per side.
 - (3) All components of the anchoring system be capable of carrying a force of 4,800 pounds.
 - (4) Any additions to the manufactured home be similarly anchored.
 - (5) In lieu of the special requirements of subsections (1), (2) and (3) above, an alternative anchoring system may be used if a licensed professional engineer certifies or technical evaluation demonstrates that such system will adequately anchor the manufactured home with respect to base flood discharge.
- (D) All new construction and substantial improvements shall be constructed with materials resistant to flood damage and with electrical heating, ventilation, plumbing and air-conditioning equipment and other service

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

- (E) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (F) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (G) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters.
- (H) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (I) All subdivision proposals shall be consistent with the need to minimize flood damage and shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (J) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (K) Base flood elevation data shall be provided with subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) which contain at least 50 lots or five acres whichever is less.
- (L) New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to or above base flood elevation.

(Ord. 10-2013)

- (M) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above one foot above the level of the base flood elevation, or, together with the attendant utility and sanitary facilities, shall:

(Ord. 10-2013)

- (1) Be floodproofed so that below a point one foot above the base flood level, the structure is watertight with walls substantially impermeable to the passage of water,

(Ord 10-2013)

- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, and

(Ord. 10-2013)

- (3) Have structural design specifications and plans for the construction developed and/or reviewed by a registered professional engineer or architect who shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting applicable provisions of this Section. Such certification including elevations to which the structure is flood-proofed shall be provided to the Building Official.

(Ord. 10-2013)

- (N) All manufactured homes to be placed within the floodplain or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one foot above

the base flood elevation and shall be securely anchored to an adequately anchored foundation system according to subsection 6-2-4(C).

(Ord. 10-2013)

(O) For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- (2) The bottom of all openings shall be no higher than one foot above grade.
- (3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

(P) Standards for Critical Facilities:

- (1) A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the Town at any time before, during, or after a flood. Critical facilities are classified as essential services, hazardous materials, at risk populations and vital to restoring normal services. The Town shall identify Critical Facilities pursuant to the following criteria:

(Ord. 10-2013)

- (2) (a) Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines. These facilities consist of: public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and emergency operation centers); emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctor's offices, and non-urgent care medical structures that do not provide these functions); designated emergency shelters; communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits); public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and Air Transportation lifelines (airports [municipal and larger], helicopter pads and structures serving emergency functions, and associated infrastructure [aviation control towers, air traffic control centers, and emergency equipment aircraft hangars]).

(Ord. 10-2013)

- (b) (i) Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.

(Ord. 10-2013)

- (ii) Public utility plant facilities may be exempted if it can be demonstrated that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum it shall be demonstrated that redundant facilities are available (either

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Section, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town on an as needed basis upon request.

(Ord. 10-2013)

- (3) (a) Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic or water-reactive materials. These facilities may include: Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing); laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials; refineries; hazardous waste storage and disposal sites; and aboveground gasoline or propane storage or sales centers. Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the workplace, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the chemicals listed under 40 C.F.R., Section 302, as amended, also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R., Section 1910, as amended. The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R., Section 302, as amended, and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R., Section 1910, as amended, are incorporated herein by reference.

(Ord. 10-2013)

- (b) Specific exemptions to this category include:
- (i) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.

(Ord. 10-2013)

- (ii) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the Town by hazard assessment and certification by a qualified professional (as determined by the Town) that a release of the subject hazardous material does not pose a major threat to the public.

(Ord. 10-2013)

- (iii) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.

(Ord. 10-2013)

- (iv) These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this Subsection.

(Ord. 10-2013)

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

-
- (4) At risk population facilities include medical care, congregate care, and schools. These facilities consist of: Elder care (nursing homes); congregate care serving 12 or more individuals (daycare and assisted living); public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children.

(Ord. 10-2013)

- (5) (a) Facilities vital to restoring normal services including government operations. These facilities consist of: Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers); essential structures for public colleges and universities (dormitories, offices, and classrooms only).

(Ord. 10-2013)

- (b) These facilities may be exempted if it is demonstrated to the satisfaction of the Town that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this Section, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Town on an as needed basis upon request.

(Ord. 10-2013)

- (6) New Construction and Substantial Improvement of any Critical Facility shall comply with the provisions of subsection (M) above, except that the required elevation or flood proofing shall be to at least two feet above the base flood elevation.

(Ord. 10-2013)

- (7) New Critical Facilities shall, when practicable as determined by the Town, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

(Ord. 10-2013)

- (Q) New construction of any structure on property removed from the floodplain by issuance of a FEMA Letter of Map Revision based on Fill (LOMR-F) shall have the lowest floor (including basement) elevated to or above one foot above the base flood elevation which existed prior to placement of fill.

(Ord. 10-2013)

- (R) All recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM shall either:

(Ord. 10-2013)

- (1) Be on the site for fewer than 180 consecutive days,

(Ord. 10-2013)

- (2) Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices, and has no permanently attached additions.

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

(Ord. 10-2013)

- (3) Meet the permit requirements of Subsection 6-2-2, and the elevation and anchoring requirements for "manufactured homes" in subsection 6-2-4(C) of this section.

(Ord. 10-2013)

6-2-5 VARIANCES.

Commented [KK1]: Does the Town want this section updated to reflect the same zoning process as in Chapter 7?

- (A) The Building Official is hereby authorized to grant a variance from these regulations for the reconstruction, rehabilitation, or restoration of structures listed on the National Register or State Inventory of Historic Places upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(Ord. 10-2013)

- (B) The Board of Zoning Adjustment shall have authority to grant a variance from the provisions of these regulations in accordance with the criteria provided in this Subsection following a hearing of which reasonable notice has been published, and has been posted visible from each street frontage abutting the property for at least ten days prior to the hearing.

(Ord. 14-1998)

- (C) Application for a variance shall be accompanied by an application fee of \$150.00 and by all information necessary to show that the variance is justified in accordance with the criteria of this Subsection.

(Ord. 2-2019)

- (D) Generally, variances shall be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided that all relevant technical considerations have been fully considered. As lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- (E) In considering any variance, all technical considerations, all relevant factors, and the standards provided in these regulations shall be considered.
- (F) A variance shall be issued only upon the determination that all of the following exist:
- (1) The variance is a minimum necessary considering the flood hazards to afford relief.
 - (2) There is good and sufficient cause;
 - (3) Failure to grant the variance would result in exceptional hardship to the applicant; and
 - (4) The granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing laws.
- (G) A variance shall be disallowed within the floodway if any increase in flood levels during the base flood discharge would result.
- (H) The applicant for any variance shall have the burden of proof to show that the above criteria are met. Any technical or engineering data or information shall be prepared and certified by a registered professional engineer or other qualified professional.

(Supp. No. 1)

Created: 2021-12-15 08:34:36 [EST]

-
- (I) Records shall be maintained of all variance actions, including justification of their issuance, and shall be included in the annual report submitted to the Federal Emergency Management Agency. The applicant for a variance which is granted shall be given written notice that (i) the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be increased commensurate with the increased risk resulting from the reduced lowest floor elevation; and (ii) that such construction increases risk to life and property. Copies of such notice shall be kept by the Town.

(Ord. 10-2013)

6-2-6 ADOPTION OF MAPS AND STUDY.

- (A) The Flood Insurance Study for the Town of Ridgway, Colorado, dated September 27, 1985, together with the Flood Insurance Rate Map, dated September 27, 1985, and any revisions hereto, as prepared and promulgated by the Federal Emergency Management Agency is hereby adopted and designated for use in the enforcement and administration of these regulations. Such studies and maps reflect the floodplain developed by the "Floodplain Information Report" prepared by A&S Consultants, Inc., dated April 1978, for the Uncompahgre River - Ouray to Dallas Creek, which has been designated and approved by the Colorado Water Conservation Board in December 1981. Said Flood Insurance Study, related maps, and Floodplain Information Report including Plates 4 through 6 thereof, shall be and are hereby adopted and designated for use in the enforcement and administration of these regulations.

(Ord. 10-2013)

- (B) The Building Official shall interpret the exact locations of the boundary of the floodway, flood-fringe, and high hazard areas and of base flood elevations as provided in the Report, study and maps referenced above. Elevations determined from the profiles shall take precedence over plates or maps.
- (C) In interpreting the boundaries of the floodway, flood-fringe, high hazard areas and determining base flood elevation, the building official shall obtain, review and reasonably utilize any base flood elevation or floodway data and other data available from other federal sources or sources officially approved by the Colorado Water Conservation Board.

6-2-7 ADDITIONAL RESTRICTIONS IN FLOODWAY.

- (A) In addition to the other requirements of these Floodplain Management Regulations, the restrictions of this Section shall apply within the floodway as designated on the Floodplain Information Report which is adopted in Section 6-2-6.
- (B) No encroachments, including fill, new construction, substantial improvements, and other development shall be allowed within the boundaries of the floodway unless a technical evaluation demonstrates that the encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

6-2-8 ENFORCEMENT.

- (A) It shall be unlawful for any person to violate any of the provisions of this Section. Any person convicted of such a violation may be punished by a fine of up to \$300.00. Each day any violation continues shall be considered a separate offense.

(Ord. 1-2017)

-
- (B) The Town may maintain an action in any court of competent jurisdiction to enjoin or abate any violation of the requirements of this Section.
 - (C) Any property, building or structure existing or maintained in violation of the requirements of this Section is hereby declared to be a nuisance which may be abated in accordance with law.

6-2-9 APPEALS.

- (A) The Board of Adjustment shall hear and decide appeals of any requirement, decision, or determination made by the building official in the enforcement or administration of this ordinance.
 - (B) Appeals shall be submitted accompanied by a \$25.00 application fee and all necessary information.
 - (C) The Board shall hold a hearing with reasonable notice to the applicant, notice of which shall be posted visible from each street frontage abutting the property for at least ten days prior to the hearing. The Board of Adjustment's decision shall be final.
- (Ord. 14-1998)

SECTION 3 Regulations for Manufactured Homes, Travel Homes, and Other Factory-Built Housing

Subsections:

(Section Restated by Ordinance No. 03-2020)

~~6-3-1 DEFINITIONS.~~

- ~~(A) — MANUFACTURED HOME: A factory-built structure that is built on a permanent chassis, is designed and constructed to permit lawful long-term occupancy as a dwelling, whether attached or unattached to a permanent foundation, that meets requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended (commonly referred to as the "HUD Code").~~
 - ~~(B) — DEPENDENT MANUFACTURED HOME: A manufactured home without toilet, lavatory or bathing facilities.~~
 - ~~(C) — FACTORY BUILT HOUSING: Any structure, or component of a structure, designed primarily for residential occupancy, either permanent or temporary, that is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and that does not meet the definition of a manufactured home. Factory-built housing shall either comply with the Town's adopted building codes or the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14.~~
 - ~~(D) — MANUFACTURED HOME PARK: A single site, parcel or lot operated and used for the location of two or more manufactured homes intended for use as residences.~~
 - ~~(E) — TRAVEL HOME: Any movable or relocatable dwelling unit with a living area of less than 500 square feet or which is required to have a license plate.~~
 - ~~(F) — TRAVEL HOME PARK: A park or campground for the temporary use of travel homes, including, but not limited to, campers, motorhomes, pick-up truck campers, trailers and trailer coaches.~~
- ~~(Ord. 03-2020)~~

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

6-3-2 BUILDING AND OCCUPANCY PERMITS FOR FACTORY-BUILT STRUCTURES.

- (A) It shall be unlawful to erect, move or place any manufactured home or other factory-built housing or structure, other than travel homes, within, on or onto any site, lot or tract, including a manufactured home park space without first obtaining a building permit.
- (B) Application for a building permit shall be made in accordance with the requirements of the Town's Building Code to the extent applicable and a building permit shall be required regardless of the value of the work. Accompanying the application shall be a site plan drawn to scale showing the dimensions of the manufactured home lot or space, the dimensions of the manufactured or factory-built home itself, setbacks and the location of any other structures, easements or improvements on the lot or space. Building permit fees shall also be due determined as follows:
 - (1) Manufactured homes or factory-built housing set up within a lawful manufactured home park: \$200.00 building permit fee. No plan check fee shall be charged.
 - (2) All other manufactured homes or factory-built structures, the building permit fee determined according to the current Building Code fee schedule based upon the value of the work to be performed, plus the value of the manufactured home or the factory-built structure. No plan check fee shall be charged for the structure itself.
- (C) No building permit shall be issued unless the following criteria are met:
 - (1) The manufactured home or factory-built structure meets either the Town's Building, Plumbing, Electrical and other Codes and Regulations, or
 - (a) It is to be used for a residence and for manufactured homes manufactured after June 15, 1976, meets the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et seq.) and regulations promulgated thereunder;
 - (b) It is to be used for a residence and for mobile homes manufactured prior to June 15, 1976, and after the effective date of the Colorado Housing Act of 1970 (C.R.S., 24-32-701, et seq., as amended), complies with the requirements of said Act, and all rules and regulations promulgated thereunder;
 - (c) For factory-built storage and outbuildings with less than 250 square feet of floor area, they are to be assembled and erected in accordance with the manufacturer's minimum requirements;
 - (d) It is to be used for a residence and for factory-built homes meets the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14.
 - (2) Any foundation, and all electrical and plumbing interconnections shall comply with applicable requirements of the Town's Building, Plumbing and Electrical Codes.
 - (3) Except for a manufactured home located in a manufactured home park for less than 90 days, or one which is located upon a full foundation constructed in compliance with the building code requirements, each manufactured home shall have skirting installed around the entire lower perimeter of the home completely enclosing all water and sewer connections. Such skirting shall meet Town standard specifications.
 - (4) (a) Except for manufactured homes erected on a foundation, complying with the requirements of the Building Code, all manufactured homes located within the Town shall be adequately blocked and supported with sufficient number of footings, which, at a minimum, conform with the manufacturer's recommendations for such manufactured home. Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by the Building Code for the intended

Created: 2021-12-15 08:34:36 [EST]

use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting untreated wood shall extend at least six inches above the adjacent finished grade. Footings shall have a minimum depth below finished grade of 12 inches unless a greater depth is recommended by a foundation investigation.

Piers and bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems which shall be of sufficient capacity to support all loads.

- (b) Manufactured homes to be set up in a manufactured home park may be set up as follows in lieu of the requirements of paragraph (4)(a).
- (i) The manufactured home shall be set up so that there is a minimum 18 inches high area for access to the water and sewer connections measured from the bottom of the wood frame to the ground or pad.
 - (ii) The support areas shall consist of a poured concrete or leveled gravel base.
 - (iii) The manufactured home shall be set upon supports along both sides no more than eight feet apart, center to center, or as per manufacturer's specifications. Each support shall consist of two four-inch by eight-inch by 16-inch concrete pad blocks, topped by additional concrete blocks placed with their long dimensions running perpendicular to the long dimensions of the pad blocks. Pad blocks are not required if the supports rest upon a concrete slab. The top of each support shall be capped by a two-inch by eight-inch by 16-inch wood block, and wedges shall be used to insure a tight set up. Alternate supports may be approved pursuant to Town's Building Regulations.
 - (iv) The sewer connection shall be grouted and sealed.
 - (v) The site shall be graded to direct drainage away from the manufactured home.
 - (vi) That portion of the water supply line subject to flexing shall be copper or polybutylene. That portion subject to freezing shall be wrapped with heat tape or otherwise frost proofed.
 - (vii) All applicable requirements of this Section, Town Zoning Regulations, Flood Plain Management Regulations and other Town ordinances and regulations shall be met.
- (D) It shall be unlawful to use or occupy a manufactured home, or factory-built structure (other than a travel home) until an Occupancy Permit has been issued by the Building Inspector following his inspection to determine compliance with the requirements of this Section 3 and other applicable Town Building and Zoning Ordinances and Regulations.
- (E) Except as modified in this subsection 6-3-2(E), all factory-built structures are subject to applicable provisions of Town building, electrical and plumbing codes, including provisions applicable to maintenance, additions, repairs, alterations, and permits, therefore. Provided, however, repairs to structures built pursuant to the regulations described in subsection 6-3-2(C)(1)(a) may be made in compliance with such regulations.

(Ord. 03-2020)

~~6-3-3 NONCONFORMING MANUFACTURED HOMES AND STRUCTURES.~~

~~Any manufactured home or other factory built housing or structure which, at the effective date of this Section, or at the time of annexation, if annexed, subsequent to the effective date of this Section, was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained or used but shall not be enlarged, modified, repaired or replaced except in conformity with this~~

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

~~Section. Any manufactured home or other factory-built housing or structure which was previously unlawful or illegal under previously applicable regulations shall remain unlawful or illegal and subject to abatement or other enforcement action.~~

~~(Ord. 03-2020)~~

6-3-4 ADMINISTRATION AND ENFORCEMENT.

- (A) The Building Official shall administer and enforce this Section.
- (B) It shall be unlawful for any person to violate any provision of this Section.
- (C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300.00. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense.
- (D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.
- (E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.
- (F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.

(Ord. 03-2020)

~~SECTION 4 Fence, Hedge and Wall Regulations~~

~~Subsections:~~

~~6-4-1 FENCE, HEDGE AND WALL RESTRICTIONS.~~

~~(A) (1) No fence, rail or freestanding wall shall exceed six feet in height within the Town, except for those located within the I-1 and I-2 Light Industrial Districts which may not exceed eight feet in height.~~

~~(Ord. 10-2008)~~

~~(2) In the Residential and Historic Residential Zoning Districts, fences, rails or freestanding walls located within the area between the property line and the front set back line may not exceed four feet in height, except for fences designed and intended to exclude deer may be up to six feet high if they are substantially transparent at sight angles up to 45 degrees from perpendicular to the faces of the fence, and are constructed out of a:~~

~~(a) Mesh;~~

~~(b) Woven wire;~~

~~(c) Rails and pickets or similar components which have a width no greater than their depth.~~

~~(Ord. 10-2008)~~

~~(B) No fence, freestanding wall or hedge or other plantings shall be constructed or maintained on corner lots in a place or at a height which unreasonably creates a traffic hazard by obstructing vision from vehicles on abutting streets.~~

Created: 2021-12-15 08:34:36 [EST]

(Supp. No. 1)

- (C) ~~Electrically charged fences are not allowed within the Town unless their location is made inaccessible to persons who would not know that the fence is electrified by virtue of another fence or structure.~~
- (D) ~~Barbed wire fences may be allowed only I-1 and I-2 Light Industrial Districts, and only if the barbed wire is a minimum of six feet above the ground. No barbed wire fence may be maintained in other districts unless necessary to confine livestock lawfully kept within the Town.~~
- ~~(Ord. 15-2006)~~
- (E) ~~All fences shall be maintained in good and safe condition.~~

6-4-2 ENFORCEMENT.

- (A) ~~It shall be unlawful for any person to violate any provision of this Section.~~
- (B) ~~Any violation of the provision of this Section is hereby declared to be a nuisance and may be abated in accordance with law.~~
- (C) ~~In addition to any of the remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of, or compel compliance with, any of the provisions of this Section.~~

6-4-3 NONCONFORMING FENCES OR WALLS.

- (A) ~~Any fence or wall lawfully constructed and maintained in accordance with previously applicable regulations but not in conformity with these regulations, may be maintained in substantial conformity with its existing condition.~~
- (B) ~~Nonconforming fences or walls destroyed or removed for any reason, may be replaced only with a complying fence or wall.~~
- (C) ~~Nonconforming fences or walls for which a building permit had been issued under previous applicable regulations, may be constructed and maintained in accordance with such building permit as a nonconforming fence or wall.~~

6-4-4 VARIANCES.

- (A) ~~A variance to the provisions of Section 6-4 may be granted by the Board of Adjustment following the review procedure set out in Subsection 7-3-18 of the Ridgway Municipal Code, if it determines that the requirements of subsections 7-3-16(A), (C), and (D) of the Ridgway Municipal Code are met.~~
- ~~(Ord. 16-1997)~~
- (B) ~~The fees and costs provided for in Subsection 7-3-20 of the Ridgway Municipal Code shall apply to any variance request.~~
- ~~(Ord. 16-1997)~~

SECTION 5-Outdoor Lighting Regulations

Subsections:

~~(Section enacted by Ord. 3-1997) (Section amended by Ord. 6-2019)~~

~~6-5-1 GENERAL PROVISIONS:~~

- ~~(A) All non-exempt outdoor light fixtures and illuminating devices permanently or temporarily installed outdoors, including, but not limited to, devices to illuminate signs, shall meet the following requirements:~~
- ~~(1) They shall be shielded so no light rays are emitted at angles which will allow the light to pass directly off of the premises appurtenant to the fixture.~~
 - ~~(2) They shall be shielded so that no light rays are emitted by the installed fixture at angles below the horizontal plane.~~
 - ~~(3) All fixtures designed to illuminate signs or structures shall be mounted above the area of the sign or structure to be illuminated.~~
 - ~~(4) Blinking, flashing, rotating or moving lights are prohibited.~~
 - ~~(5) Correlated color temperature (CCT) is limited to 3,000 kelvin per fixture.~~
 - ~~(6) The following lumen limits are established to prevent over-lighting and are not intended to be achieved. Each site should use the lowest amount of lumens needed for the site to provide safety and functionality.~~
 - ~~(a) Single-Family Residential Sites shall be limited to 5,100 lumens. Single Family Residential Sites that include an accessory dwelling unit shall be limited to 6,500 lumens. Each lighting fixture shall be limited to 850 lumens.~~
 - ~~(b) Multifamily Residential Sites, Mixed Use Sites and Nonresidential Sites shall be limited to 25,000 lumens per net acre plus 2,000 lumens per unit beyond the first. Each lighting fixture shall be limited to 1,500 lumens.~~
 - ~~(7) Lighting for all nonresidential uses shall be extinguished one hour after close of business unless there is a public safety hazard that is best mitigated by the use of lighting. Lighting intended for security purposes shall use Adaptive Controls.~~
 - ~~(8) If any of the above are in conflict with the Town building codes adopted pursuant to Municipal Code Section 6-1, the regulations of the adopted building code shall apply.~~
- ~~(B) The following are exempt from the provisions of subsection (A):~~
- ~~(1) Lights used to illuminate athletic fields of other community special event areas. Such lights shall be turned off one hour after the conclusion of the event and should be designed or placed to minimize light falling beyond the area in use.~~
 - ~~(2) Signs which are illuminated by interior light sources, such as neon signs, provided such signs are lit only during the property owner's business hours.~~
 - ~~(3) Official traffic control devices and lights owned and operated by or pursuant to proper authority of the United States of America, the state of Colorado or any of their agencies, and such other lights as are specifically required by federal or state law.~~
 - ~~(4) Official traffic control lights owned and operated by the Town of Ridgway.~~
 - ~~(5) Repealed by Ordinance 16-2006.~~
 - ~~(6) Lawful vehicle lights.~~
 - ~~(7) Repealed by Ordinance 10-2007.~~
 - ~~(8) Holiday lights. Holiday lights should only be in use from November 15 to January 31.~~

~~(9) — Repealed by Ordinance 2-2002.~~

~~(10) — Artwork that is outdoors and on public property. Such artwork shall receive a permit by the Town of Ridgway prior to installation. Such artwork shall be public and accessible to all people and may be illuminated, pursuant to the following:~~

~~(a) — Artwork shall not contain lighting that exceeds 500 lumens within the entire structure, nor more than 2,500 degrees kelvin.~~

~~(b) — All public art that is illuminated shall include a dimmer and timer to aid the compliance with the Dark Skies Association's Outdoor Lighting Requirements, and shall have the ability to be automatically turned off. In any event such lighting shall be automatically turned off by 10:00 p.m. nightly.~~

~~(c) — No structure may contain lighting that is cast upward or outward, but may be diffused in a way such that the lighting emits a soft glow.~~

~~(d) — All structures shall be lit internally.~~

~~(e) — All illuminated public art is subject to review and approval by Town staff for compliance with these regulations.~~

~~(C) — Public Outdoor Lighting.~~

~~(1) — New public lighting owned and operated by the Town of Ridgway, including street lights, walkway lights, external building lights, holiday lights and other lights to ensure safety, shall be allowed as recommended by the Town Manager in situations where a public health hazard exists which can only be mitigated by artificial light at night and shall be in compliance with subsection (A).~~

~~(2) — Adaptive controls or curfews shall be employed in all new public outdoor lighting installations.~~

~~(3) — All Town owned lighting shall comply with the requirements of Section 6-5 within five years from the effective date of this Section.~~

6-5-2 NONCONFORMING LIGHTS.

~~(A) — Lights which were lawfully existing and in use at the time they became nonconforming with the requirements of this Section 6-5 by virtue of the initial adoption of this Section, subsequent amendment to this Section or by annexation into the Town, may continue to be used and operated subject to the limitations of this Section.~~

~~(B) — The right to operate a lawful nonconforming light shall terminate upon any of the following:~~

~~(1) — Replacement of the light fixture.~~

~~(2) — Non-use of the light fixture for a period of six months.~~

~~(3) — Repealed by Ordinance 16-2006.~~

~~(4) — Damage to the light fixture so that the cost of repair is 50 percent or more of the cost to replace it with a conforming fixture.~~

~~(C) — The right to exceed the lumen limits established in Subsection 6-5-1 as a lawful nonconforming site shall terminate upon any of the following:~~

~~(1) — Replacement of 50 percent or more of the light fixtures on the site.~~

~~(2) — Damage to the light fixtures so that the cost of repair is 50 percent or more of the cost to replace them with conforming fixtures.~~

~~(D) — No alteration may be made to lighting on a site which would increase the amount or degree of the nonconformity.~~

~~6-5-3 ADMINISTRATION AND ENFORCEMENT.~~

~~(A) — The provisions of this Section shall be administered by the building official or other authorized Town officer or employee.~~

~~(B) — It shall be unlawful to violate any provision of this Section.~~

~~(C) — Any continuing violation of this Section is hereby declared to be nuisance, which may be abated by the Town in any lawful manner, or enjoined by a court of competent jurisdiction.~~

~~(D) — No building permit or occupancy permit shall be issued for work which has noncomplying light fixtures.~~

~~6-5-4 APPEALS AND VARIANCES.~~

~~(A) — Any person aggrieved by an interpretation of this Section or decision of the Town made in the administration of this Section, may appeal the interpretation or decision to the Board of Appeals pursuant to the review procedure of Subsection 6-1-5 of the Ridgway Municipal Code upon payment of a \$250.00 application fee.~~

~~(B) (1) Any person may apply for a variance to the Planning Commission from the provisions of this Section upon payment of the \$250.00 application fee in accordance with the review procedure of Subsection 7-3-18 of the Ridgway Municipal Code.~~

~~(2) — The Planning Commission may grant a variance only upon a determination that the following criteria are met:~~

~~(a) — The variance will be consistent with the public health, safety and welfare.~~

~~(b) — The variance is justified by unreasonable hardship not created by the activities of the applicant or strict compliance is unfeasible.~~

~~(c) — The variance will be substantially consistent with the purposes of this Section to avoid nuisances to others, preserve the ability to observe the night sky, conserve energy, reduce glare, promote traffic and pedestrian safety, preserve the small town character of Ridgway and promote the Town's master plan.~~

~~(d) — The variance will not compromise any dark sky certification, if such certification is in place at the time the variance is requested.~~

~~6-5-5 PURPOSE.~~

~~To protect the dark sky resource, maintain nighttime visibility, minimize light pollution and glare, promote energy conservation, promote traffic and pedestrian safety, help mitigate wildlife sleep and mitigation related issues, and preserve the small town character of the Town.~~

~~6-5-6 DEFINITIONS.~~

~~(A) — ADAPTIVE CONTROLS: Devices such as timers, motion sensors and light sensitive switches used to actively regulate the emission of light from light fixtures.~~

~~(B) — MIXED USE SITE: An undivided or combination of undivided lots under one or more ownership or lease agreement used for a mixture of commercial, industrial, institutional, and residential uses.~~

- (C) ~~MULTIFAMILY RESIDENTIAL SITE: An undivided or combination of undivided lots under one or more ownership or lease arrangements occupied by multiple dwelling units.~~
- (D) ~~NONRESIDENTIAL SITE: An undivided or combination of undivided lots under one or more ownership or lease agreement used for commercial, industrial, or institutional uses.~~
- (E) ~~SINGLE FAMILY RESIDENTIAL SITE: An undivided or combination of undivided lots under one ownership occupied by a single family residential structure and related accessory structures.~~

SECTION 6 Residential Design Standards

Subsections:

~~(Section Restated by Ordinance No. 03-2020.)~~

6-6-1 LEGISLATIVE DECLARATION.

Ridgway is defined in part by architecture and neighborhoods that vary in age and character. A goal of the Town's Master Plan is to create a well integrated community that meets the needs of residents of various income levels, ages and stages of family life cycles. One way of achieving this is to encourage a mix of housing types and densities, rather than segregating them into separate districts. In accomplishing this, it is acknowledged that the visual appearance of a property affects more than just the property involved. New and altered structures impact the surrounding neighborhood both in character and property value. These standards have been adopted to encourage a mix of housing types, while helping to ensure that this will not be detrimental to the character of the neighborhoods or to property values in general.

~~(Ord. 03-2020.)~~

6-6-2 APPLICABILITY.

(A) ~~Unless otherwise excepted, the regulations set out in this Section 6-6 shall apply to:~~

- ~~(1) Construction of any residential building, including without limitation construction of Single Family, Duplex, Townhouse, Triplex, Fourplex, Cluster Housing, Co-Housing, Multiple Family structures, and Accessory Dwelling Units;~~
- ~~(2) New residential subdivisions;~~
- ~~(3) Major additions or renovations to an existing residential structure;~~
- ~~(4) Structures that contain only residential uses that are included as part of a mixed-use development.~~

(B) ~~Once subjected to these requirements, all residential development and appurtenant sites shall thereafter be maintained in conformity with these requirements.~~

~~(Ord. 03-2020.)~~

6-6-3 EXCEPTIONS.

~~These regulations shall not be applicable to manufactured homes, as defined in Subsection 7-3-2 and subject to supplemental standards in subsection 7-3-18(K).~~

~~(Ord. 03-2020.)~~

6-6-4 DEVELOPMENT STANDARDS.

(A) Foundations:

- ~~(1) The foundation must enclose the space beneath the perimeter of the structure. Foundations may be constructed of masonry or concrete.~~
- ~~(2) Perimeter foundations and all supports under the structure must meet the frost depth as required in Section 6-1.~~
- ~~(3) All foundations and interior supports shall be poured on undisturbed or compacted soil.~~
- ~~(4) All portions of foundations that are above the adjacent finished grade by more than six inches shall be finished using the same siding materials as the dwelling or complementary materials such as stucco, stone or brick. Cosmetically equivalent split faced block or other block with design finish or other materials may be allowed with prior approval of the Town.~~
- ~~(5) Unfinished masonry blocks, plywood, other materials or earth backfill that exceeds a grade of two foot horizontal for each one foot of raise are not permitted.~~
- ~~(6) Exceptions to the above standards may be allowed where foundations must be stepped to address a slope in the natural grade of the site. However, such deviations to these standards shall be kept to the minimum required to address the specific site condition.~~

(B) Exterior Siding:

- ~~(1) Exterior siding shall be made of non-reflective metal or vinyl lap, wood, simulated wood grain products, painted or colored stucco, brick, stone, or any combination of these materials, or other cosmetically equivalent materials with prior approval of the Town.~~
- ~~(2) Materials intended to be painted or finished in any manner, such as wood products or stucco, shall not be accepted until painted or finished.~~

(C) Roof Structure:

- ~~(1) Provide varied roof forms or roof forms that are compatible with those used on adjacent homes.~~
- ~~(2) Sloped roofs must have an overhang at the eaves and gable ends of not less than 12 inches excluding rain gutters measured from the vertical side of the dwelling. This required overhang shall not apply to areas over porches, alcoves and other appendages, which together do not exceed 25 percent of the length of the façade on which they are located. Flatter roofs are permitted only if any equipment on the roof is screened from view from each street on which the lot fronts, and from abutting lots, provided, however, that screening that would interfere with the efficient operation of rooftop solar equipment shall not be required.~~
- ~~(3) A-frame designs are not permitted.~~
- ~~(4) Mansard roofs are only permitted if the base of the roof is above the second story of the structure.~~

(D) Sidewalks: Sidewalks shall be installed in accordance with Town specifications along the adjoining street frontages prior to issuance of a Certificate of Occupancy unless the Town allows execution of a recordable covenant to participate in an assessment district, in cases where immediate construction is not practical.

(E) Mechanical Equipment:

- ~~(1) Propane storage tanks shall not be placed in the front or street side yard unless placed underground. Propane tank placement must also meet applicable code requirements, which in most cases require that the tank be no less than ten feet from any property line and ten feet from any building.~~

~~(2) Swamp coolers, AC units, heat pumps and other mechanical equipment shall not be placed in the front yard. When placed in the street side yard, mechanical equipment should be screened from view from the street using landscaping, walls or fences which are complimentary to the building design.~~

~~(F) Street Address Number: Each residence shall display the street address number in a location that is easily visible from the street with each character not less than four inches nor more than eight inches in height.~~

~~(G) A landscaping plan pursuant to RMC 7-7-4, shall be submitted for all new residential plans as required by Subsection 7-7-3.~~

~~(Ord. No. 06-2021)~~

~~(H) Additions to Existing or New Homes: Any additions or exterior remodeling shall respect the architectural character, detailing, lines and proportions of the existing structure. Additions shall be so integrated into the existing structure that they are difficult to identify as being added and shall appear to have been a part of the original design of the structure. A "face lift" on the existing building may be used in accomplishing this result. Attached or detached garages, carports, patio covers or walls should be designed in the same architectural style as the main structure and be built of similar or compatible materials.~~

~~(Ord. 03-2020)~~

~~6-6-5 ARCHITECTURAL STANDARDS.~~

~~(A) The design of all new residential development and major additions shall meet each of the following architectural design objectives. Corner lots shall meet these objectives on both the front and side street elevations.~~

~~(1) Provide relief and contrast to the building's front and side street elevations incorporating solids and voids to break up plain wall surfaces.~~

~~(2) Provide variation of building mass and height, responding to the existing development context and adjacent zoning districts.~~

~~(3) Garage doors shall not dominate the front elevation.~~

~~(4) No two detached Single family dwellings, Duplex dwelling structures, Townhome, Triplex dwelling structures, or Fourplex dwelling structures of substantially similar elevations shall be located adjacent to each other.~~

~~(B) The Town Manager or his/her designee shall promulgate design guidelines to provide assistance in meeting these requirements.~~

~~(Ord. 03-2020)~~

~~6-6-6 DEVIATIONS.~~

~~(A) The Planning and Zoning Commission may approve deviations from one or more of the requirements of this Section 6-6 on the basis of finding that:~~

~~(1) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and either~~

~~(2) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards; or~~

~~(3) The proposed structure(s) support(s) the expansion of workforce housing options within the Town of Ridgway.~~

~~(B) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-3-23, subject to the fees set in Subsection 7-3-25.~~

~~(Ord. 03-2020)~~

6-6-7 ENFORCEMENT AND ADMINISTRATION.

~~(A) The Town Manager or his/her designee shall be responsible for the interpretation, administration and enforcement of the provisions of these regulations, as amended, and of any decisions entered by the Planning and Zoning Commission, Board of Adjustment or Town Council, pursuant to such section.~~

~~(B) No building permit, occupancy permit, or other permit or license shall be issued, nor shall any other action of approval be taken or allowed by the Town for any property which is not in compliance with the provisions of these regulations and any decision issued pursuant hereto.~~

~~(C) Whenever necessary to make an inspection to enforce any of the provisions of these regulations or any provision of a decision entered, pursuant to this Subsection, or whenever there is reasonable cause to believe that a violation of any provision of these regulations or of any decision issued pursuant to this Subsection exists, the Marshal, Town Manager, or their authorized representative shall have the right to enter upon such building or premises at all reasonable times for purposes of inspection or to perform any other duty imposed by this Subsection. Prior to entry, he shall identify himself and request permission to enter from the occupant or person in charge of the premise if they can be found by reasonable efforts. If entry is refused, he shall have recourse to any remedy provided by law to secure entry.~~

~~(D) The Town may maintain an action in a court of competent jurisdiction to enjoin any violation of these regulations or of the terms of any decision entered pursuant to this Subsection. In the alternative, the Town may issue an administrative citation under Section 2-4.~~

~~(E) It shall be unlawful to violate any of the provisions of these regulations, or the terms of any decision entered pursuant to this Subsection. Any person convicted of such a violation may be punished by a fine of up to \$300.00. Each day any violations continues shall constitute a separate violation.~~

~~(F) Continuing violations of this Subsection, or the terms of any decision issued pursuant to this Subsection, are hereby declared to be a nuisance and may be abated in any lawful manner.~~

~~(G) In addition to the fees contained in this Chapter 6, the applicant shall reimburse the Town for all out of pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.~~

~~(Ord. 03-2020)~~

CHAPTER 8 LICENSING

Sections:

1. Mobile Home Park and Travel Home Park Regulations
2. Outdoor Concerts
3. Transient Merchants
4. Marijuana
5. Short-Term Rentals

SECTION 1 Manufactured Home Park and Travel Home Park Regulations

Subsections:

(Section Restated by Ordinance 03-2020)

8-1-1 LICENSES.

- (A) It shall be unlawful to operate a manufactured home park or travel home park unless a license has been issued in accordance with this Section.
- (B) Application for a license shall be made on forms provided by the Town.
- (C) No license shall be issued until an inspection is made by the Town and it is determined that the applicable requirements of this Section and other Town and State regulations are met.
- (D) Following a hearing, preceded by a 30-day notice to licensee, any license may be revoked if the Town Council determines that a violation of this Section, or other applicable Town or State regulations, exists.
- (E) All existing manufactured home parks or travel home parks shall have 60 days to obtain a license following the effective date of this Section. As part of the initial license, an occupancy permit shall be issued for each dwelling lawfully located within a manufactured home park at the effective date of this Section, without charge.

(Ord. 03-2020)

8-1-2 DEFINITIONS.

Manufactured Home, Dependent Manufactured Home, Manufactured Home Park, Travel Home and Travel Home Park shall be defined as set out in Section ~~6-37-9~~ of the Ridgway Municipal Code.

(Ord. 03-2020)

8-1-3 MANUFACTURED HOME PARK AND TRAVEL HOME PARK CONSTRUCTION PERMITS.

- (A) It shall be unlawful to commence the construction of any manufactured home park or travel home park, or the enlargement of an existing manufactured home park or travel home park until a construction permit has been approved by the Planning Commission and Town Council as meeting the criteria and requirements of this Section and other applicable Town and State regulations.
- (B) Application for a construction permit shall be made by submitting a site plan of the proposed park, accompanied by any supporting documents, plans or drawings, as necessary, to show that the design requirements of Subsections 8-1-4 or 8-1-5, as applicable, will be complied with.
- (C) The site plan and all supporting plans must be submitted to the Town no later than 30 days before the date at which the Planning Commission is to review the application. Notice of the proceeding shall be posted, visible from each street frontage abutting the property, for at least ten days prior to the date of review. Following review of the application, the Planning Commission shall recommend approval or disapproval of the application. If disapproved, the reasons for disapproval shall be included in the Planning Commission minutes and provided to the applicant, upon request. The application shall then be submitted to the Town Council for review and action. The Council may approve, or disapprove, the application if it finds that the requirements of these regulations have not been met.
- (D) No license for a manufactured home park or travel home park, or part thereof subject to the construction requirements of this Section, shall be approved until an inspection to determine if the park, or the applicable portion thereof, has been developed in substantial conformity with the site plan as approved by the Town Council.

(Ord. 03-2020)

8-1-4 MANUFACTURED HOME PARK DESIGN REQUIREMENTS.

- ~~(A) Manufactured home parks may be located only where allowed by Town Zoning Regulations, and shall be a minimum of two acres.~~
- ~~(B) All manufactured home parks shall, as a minimum, comply with the regulations for manufactured home parks issued by the State of Colorado and the requirements of this Section. In the event of any conflict between the State regulations and the requirements of this Section or other ordinances and regulations of the Town, those regulations which are more stringent shall apply.~~
- ~~(C) Each manufactured home space may have only one manufactured home located on it and shall comply with the dimensional requirements of this Subsection. All spaces shall be adequately identified by a number or letter.
 - ~~(1) Minimum Lot area: 2,500 square feet.~~
 - ~~(2) Minimum Setbacks:
 - ~~(a) Front: Ten feet.~~
 - ~~(b) Rear: Eight feet.~~
 - ~~(c) Side on Corner Space: Seven and one-half feet.~~
 - ~~(d) Side: Five feet.~~~~
 - ~~(3) Accessory structures which are not attached to the manufactured home are not subject to the rear and side yard setbacks, but shall be set back a minimum of two feet.~~~~

~~(D) The manufactured home park developer shall provide the following improvements:~~

~~(1) A Town water system to serve each lot, including fire hydrants and fire mains.~~

~~(2) A sanitary sewer system.~~

~~(3) Fifty foot wide streets with a minimum paved width of 30 feet.~~

~~(4) A storm drainage system.~~

~~(5) Street signs, streetlights.~~

~~(6) Concrete valley pans four feet in width, or curbs, gutters and four foot wide sidewalks shall be installed on each side of each street.~~

~~(7) A park or playground occupying at least five percent of the area of the manufactured home park to be maintained by the manufactured home park owner.~~

~~(E) Arrangements to provide public utilities, including, if available, gas, electricity, telephone and cable television, shall be made with the utility companies for service to each space.~~

~~(Ord. 03-2020)~~

~~8-1-5 TRAVEL HOME PARK DESIGN REQUIREMENTS.~~

~~(A) Size and Location: Travel home parks may be located only where allowed by Town Zoning Regulations and shall be a minimum of two acres in area.~~

~~(B) All travel home parks shall, as a minimum, comply with applicable State of Colorado Regulations for campgrounds and recreation areas and the requirements of this Subsection. In the event of any conflict between State Regulations and the requirements of this Section or other Town ordinances or regulations, those regulations which are more stringent shall apply.~~

~~(C) Dimensional Requirements:~~

~~(1) All travel homes and any accessory structures shall be at least ten feet from any other travel home and accessory structure.~~

~~(2) The number of travel homes in the park shall not exceed 25 travel homes per acre.~~

~~(D) Eight percent of the gross area of the travel home park, or 2,500 square feet, whichever is greater, shall be developed and maintained as a park or playground by the park owner.~~

~~(E) The travel home park developer shall provide the following improvements:~~

~~(1) A water system, including fire hydrants and fire mains.~~

~~(2) A sanitary sewer system.~~

~~(3) Paved streets with a minimum paved width as follows:~~

~~(a) One-way/no parking: 11 feet;~~

~~(b) One-way/parking on one side: 18 feet;~~

~~(c) Two-way/no parking: 24 feet;~~

~~(d) Two-way/parking on one side: 27 feet;~~

~~(e) Two-way/parking on both sides: 34 feet.~~

~~(4) A storm drainage system.~~

-
- ~~(5) Street signs and security lights.~~
 - ~~(6) A service building meeting the requirements of applicable State and Town regulations.~~
 - ~~(F) Plans for all improvements shall be submitted with the site plan and shall be approved by the Town prior to the approval of any licenses by the Town Council. All required improvements shall comply with Town design and construction standards and specifications.~~
 - ~~(G) Easements: The Town may require reasonable utility easements to be dedicated to the public for the purpose of public and Town utilities.~~
- ~~(Ord. 03-2020)~~

~~8-1-6 MAINTENANCE OF MANUFACTURED HOME AND TRAVEL HOME PARKS.~~

- ~~(A) All manufactured home parks and travel home parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Public Health and Environment Regulations, and other applicable regulations of the Town or State.~~
 - ~~(B) The Town Building Official, or his designated representative, shall have the right to enter upon any manufactured home park or travel home park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and Town and State regulations.~~
- ~~(Ord. 03-2020)~~

~~8-1-7 NONCONFORMING MANUFACTURED HOME PARKS AND TRAVEL HOME PARKS.~~

- ~~(A) Any manufactured home park or travel home park which at the effective date of this Section, or at the time of annexation, if annexed subsequent to the effective date of this Section, which was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained and used only in compliance with the provisions and limitations imposed by this Subsection in addition to the limitations of Sections 6-3 and 7-3. Manufactured home parks, or travel home parks which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful and illegal and subject to abatement or other enforcement action. All manufactured home parks and travel home parks shall comply with applicable State regulations immediately.~~
 - ~~(B) If the manufactured home park or travel home park is nonconforming with respect to dimensional requirements or other general requirements of the design standards of this Section, the following provisions shall apply:
 - ~~(1) If the nonconformity is abandoned, removed or corrected for any length of time, such nonconformity may not be reestablished.~~
 - ~~(2) No alteration may be made which would increase the amount or degree of the non-conforming feature. Changes may be made which would decrease the degree or amount of deviation from the requirements of this Section.~~
 - ~~(3) If any existing manufactured home is removed from a site or space within or without a manufactured home park, no manufactured home may be moved onto such site or space which would have the effect of increasing the degree or amount of the nonconformity with this Section.~~~~
- ~~(Ord. 03-2020)~~

8-1-8 ADMINISTRATION AND ENFORCEMENT.

- ~~(A) The Building Official shall administer and enforce this Section.~~
 - ~~(B) It shall be unlawful for any person to violate any provision of this Section.~~
 - ~~(C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300.00. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense.~~
 - ~~(D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.~~
 - ~~(E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.~~
 - ~~(F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.~~
- ~~(Ord. 03-2020)~~

SECTION 2 Outdoor Concerts

Subsections:

(Section enacted by Ord. 8-1997)

8-2-1 LICENSE REQUIRED.

- (A) No outdoor concert attended by more than 200 people may be held within the Town unless a license is obtained pursuant to this Section.
 - (B) An application for a concert license shall be submitted on forms provided by the Town which may require any information necessary or convenient for the administration of this Section, and which shall include and be accompanied by the following:
 - (C) A defense and indemnity agreement for the Town, its officers and employees.
 - (D) A refundable cash bond in the amount of \$0.50 per projected concert attendee to secure the licensee's obligation under this Section.
 - (E) A license fee in the amount of \$.50 per projected concert attendee.
- (Ord. 18-2006)
- (F) A certificate of insurance establishing that adequate general liability insurance in the minimum amounts of \$150,000.00 per person, \$600,000.00 per concert will be in effect and the Town and its officers and employees will be additional insured's.
 - (G) An amount adequate to cover overtime and additional police coverage as determined by the Town Marshal.
 - (H) A security and emergency medical service plan.
 - (I) A traffic and parking plan.
 - (J) A power, water and sanitation plan.

-
- (K) A clean-up plan.
 - (L) Sales tax licenses and paid vendor fees for all vendors and retailers.
 - (M) Upon receipt of an application, the Town will review the submitted plans to ensure that security, emergency medical service, traffic, parking, power, water, sanitation and clean-up will be adequate to promote the public health, safety and welfare. The applicant shall be advised of any deficiencies, and may submit revised plans, or additional payment as required to remedy the deficiencies.
 - (N) The Town may issue the license once it determines the application and submittals will meet the requirements of this Section, and may include conditions of approval as appropriate to insure such compliance.
 - (O) Concerts conducted at the Ouray County Fairgrounds will be considered after application is made to Ouray County and submitted to the Town Council for approval. The requirement as stated in subsection 8-2-1(D) will not be required for concerts conducted at the Fairgrounds. The Town Council will review application on a case-by-case basis and will consider the waiver of the fees as stated within subsection 8-2-1(E) for non-profit organizations.
- (Ord. 6-2005)

8-2-2 REQUIREMENTS OF OPERATIONS.

- (A) No performances may be conducted from 10:00 p.m. to 8:00 a.m. the following morning.
- (B) No performance may be held at any location where it will create an unreasonable nuisance to residences.
- (C) The licensee shall be responsible to clean up all trash and litter on public and private property generated as a result of the concert.
- (D) The licensee shall insure compliance with the operation, traffic, parking, security, clean-up plans and other conditions of the license and this Section.
- (E) Any damage caused to Town property as a result of the concert, shall be repaired at the licensee's costs.
- (F) The licensee is responsible for compliance with all applicable Town ordinances.

8-2-3 ENFORCEMENT.

In the event the requirements of this Section and any license issued hereunder are not met, the Town shall have any recourse allowed by law, including the following:

- (1) The Town may close the concert down.
- (2) The Town may cause the necessary action to be completed and recover its costs from the cash bond and licensee, including any costs of collection and reasonable attorney's fees. The cash bond shall be returned, subject to reimbursement to the Town for its costs, following the Town's determination that all requirements have been fulfilled.
- (3) The Town may maintain action in any Court of competent jurisdiction to obtain compliance or enjoin violation.
- (4) The Town may revoke this license.

8-2-4 VIOLATIONS.

- (A) It shall be unlawful for any person to violate any of the provisions of this Section. Any person convicted of such a violation may be punished by a fine of up to \$300.00.

(Ord. 1-2017)

- (B) It shall be unlawful for any person to authorize a concert on their property, or to promote, sponsor or perform in any concert which is not licensed under this Section.

SECTION 3 Transient Merchants

Subsections:

8-3-1 DEFINITIONS.

For the purpose of this Section the following definitions shall apply unless in conflict with the context or plain meaning:

TRANSIENT MERCHANT: Any person, whether a resident of the Town or not, who engages in the business of selling or soliciting orders for goods or services at any place other than a regularly established permanent business premises within the Town, and includes transient drummers, peddlers, hawkers and salesmen, vendors selling from temporary structures, vehicles, carts or wagons. Provided, however; wholesales; real estate and insurance agents licensed by the State; persons engaged in noncommercial religious activities; persons selling only religious literature; Town residents engaged in lawful yard or garage sales at their residences; and persons soliciting donations not involving any sales, shall not be subject to the provisions of this Section.

(Ord. 2-1998)

8-3-2 LICENSE REQUIRED.

- (A) It shall be unlawful for any transient merchant to engage in the business of a transient merchant without obtaining a license from the Town in accordance with this Section or being sponsored as provided in Subsection 8-3-4 of this Section.

(Ord. 13-1997)

- (B) A license application shall be filed with the Town on forms furnished by the Town, and shall provide the following information:

- (1) The name and address of the applicant and each employee or agent thereof, who will engage in business with the Town.
- (2) A description of the nature of the business and goods or services offered, and the locations within Ridgway in which the business will be conducted.
- (3) Proof of authorization by the owner of the property for such use, or approval to participate at a special event location from the event sponsor.
- (4) Proposed signage.

(Ord. 13-1997)

(C) Accompanying the application shall be a license fee in the following amount:

- (1) Twenty-five dollars for a four-day event license.
- (2) Fifty dollars for a six-month license.
- (3) Non-profit civic organizations may be exempt from the fee upon proof of legal non-profit status.

(Ord. 13-1997)

(D) Also submitted with the application shall be an instrument appointing the Ridgway Town Clerk as the true and lawful agent with full power and authority to acknowledge service of process for and on behalf of the applicant, and each of his agents or employees, upon a form to be provided by the Town. If any process is served upon the Town Clerk, the Town shall send a copy of such process to the applicant at the address listed on the application by registered or certified mail.

(Ord. 13-1997)

(E) The applicant must have current state and town sales tax licenses.

(Ord. 13-1997)

8-3-3 ISSUANCE OF LICENSE.

(A) Following receipt of a properly completed application accompanied by the appointment of agent for service of process and the application fee, the Town shall issue the transient merchant's license if it determines all applicable provisions of this Section and other Town ordinances and regulations are met.

(Ord. 13-1997)

(B) The license shall state the expiration date and describe the goods or services to be offered and the authorized locations. The license shall contain a notice to customers that the Ridgway Town Clerk is the licensee's agent for service of process.

(Ord. 13-1997)

(C) The applicant shall post a copy of the license at his place of doing business. The applicant and each employee or agent shall carry his copy of the license with him at all times, and produce it upon request to any customer, any police officer, or other agent or employee of the Town.

(Ord. 13-1997)

(D) The sales activity on temporary facilities must be within the "GC" or "HB" districts, or as an accessory to an authorized special event, or otherwise allowed by Town Zoning Regulations. No vehicles, carts, or temporary structures may be located within building setbacks.

(Ord. 13-1997)

(E) The license may contain restrictions on signage or other conditions to ensure compliance with Town ordinances and regulations.

(Ord. 13-1997)

8-3-4 LOCAL SPONSOR.

(A) (1) In lieu of the provisions of Subsections 8-3-2 and 8-3-3, a transient merchant may be sponsored by a merchant with an established place of business within the Town who has paid Town sales taxes without delinquency for the previous year in accordance with this subsection (A).

(Ord. 2-1998)

(2) The sponsoring merchant shall file a sponsor letter with the Town, on forms provided by the Town, in which the sponsoring merchant shall take responsibility for the business related acts of the transient merchant and each agent or employee thereof, and shall guarantee payment of all Town, county and state taxes due or judgment rendered against the transient merchant as a result of the business, and shall act as the transient merchant's agent for service of process, and handling of warranty and customer complaints.

(Ord. 2-1998)

(3) After approval of the sponsor letter by the Town, the transient merchant may conduct the business described thereon. The applicant and each agent or employee shall carry a copy of the approved letter and produce it upon request of any employee or agent of the Town, or any customer. A copy shall be posted at the transient merchant's place of business.

(Ord. 2-1998)

(B) (1) In lieu of the provision of Subsections 8-3-2 and 8-3-3, transient merchants participating in a civic event sponsored by a Ouray County civic organization may be sponsored by the civic organization in accordance with this subsection (B).

(Ord. 2-1998)

(2) The civic organization must obtain a Civic Sponsor License and shall submit an application fee in the amount of \$25.00 and an application on forms provided by the Town which shall require information convenient for the administration of this Section. Information required in subsection 8-3-2(B) and a list of the participating merchants by name, business name and address with a copy of their State and Town Sales Tax License numbers, if any, shall be submitted no later than five business days before the date of the event.

(Ord. 2-1998)

(3) The Town will issue a license pursuant to the provisions of subsections 8-3-3(A),(C),(D) and (E) along with a temporary sales tax license for the individual merchants.

(Ord. 2-1998)

8-3-5 REVOCATION OF LICENSE.

(A) The license issued hereunder may be revoked by the Town Council following notice and hearing on account of any material misstatement contained in the application, any violation of this Chapter, any violation of other Town ordinances and regulations applicable to the business activity of the applicant or upon conviction of any felony.

(Ord. 13-1997)

-
- (B) Notice of hearing shall be either served upon the applicant in accordance with the Colorado Municipal Court Rules of Procedure or mailed, postage prepaid, to the applicant at the address set forth in the application for license.

(Ord. 13-1997)

- (C) No license shall be issued to any applicant, or agent or employee thereof, for whom a license has been revoked, until at least one year has elapsed since revocation.

(Ord. 13-1997)

8-3-6 INTERSTATE COMMERCE PROVISIONS.

In the event any applicant believes that the license fee required by this Section constitutes an undue burden upon interstate commerce, he may apply to the Town Council for an adjustment in the amount of the fee, in which event a hearing shall be heard before the Council to consider the matter. The applicant may appear and present such evidence as he may desire at the hearing. Following the hearing, the Council shall determine a license fee which is fair and reasonable and does not constitute a burden on interstate commerce.

(Ord. 13-1997)

SECTION 4 Marijuana

Subsections:

(Section re-enacted by Ord. 5-2013)

8-4-1 LICENSE FEES.

- (A) The local application and license fees for all Medical Marijuana licenses issued, and applications submitted, pursuant to Title 12, Article 43.3, C.R.S., for Medical Marijuana Licenses, shall be enacted by Town Council Resolution.

- (B) The local application review fee for all Retail Marijuana businesses, with licenses to be issued by the state pursuant to Article 43.4, Title 12, C.R.S., shall be enacted by Town Council Resolution.

(Ord. 2-2019)

- (C) In addition to the above fees, the applicant/licensee shall reimburse the Town for all out-of-pocket costs incurred during review of the application, or license, including legal fees, consultant fees, postage, notice and publishing costs. The Town shall bill the applicant/licensee upon completion of the application or review process and completion of any conditions thereof. No application or license shall be finally approved and forwarded to the State until the bill is paid. Each bill shall be overdue 30 days after its date. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. Such fees may be certified to the County Treasurer for collection as delinquent charges or collected in any other lawful manner.

- (D) The Town Council may revise such amounts by resolution based on costs incurred by the Town in the administration and enforcement of Medical and Retail Marijuana licensing and related provisions.

8-4-2 SUPPLEMENTAL REGULATIONS.

- (A) The Supplemental Regulations of this Section are promulgated as authorized by Title 12, Article 43.3 and 43.4, C.R.S.
- (B) All Medical Marijuana licenses issued pursuant to Title 12, Article 43.3, CRS, or approved pursuant to Article 43.4, C.R.S., must comply with applicable requirements of Town ordinances, including building and zoning regulations, and this Section, and the performance standards of the I-1 and I-2 Zoning Districts or General Commercial Zoning Districts, and in accordance with the minimum licensing standards of said Article 43.3 or Article 43.4.
- (C) The Town Council shall be the local licensing authority for the Town for Medical Marijuana licenses. The Town Manager shall review and act upon all Medical Marijuana license applications without hearing. Disciplinary actions pursuant to Part 6, Article 12-43.3, C.R.S. shall be conducted before the Town Council.
- (D) The Town Manager is hereby designated as the entity responsible for processing procedures and reviewing state Retail Marijuana licenses for compliance with Town ordinances and regulations pursuant to Section 16 of Article XVIII of the Colorado Constitution and Article 43.4, Title 12, C.R.S. No local Retail Marijuana licenses shall be issued by the Town.
- (E) The number of licenses in the Town are limited as follows:
 - (1) The total number of Medical Marijuana Center and Retail Marijuana store licenses combined is limited to four.
 - (2) Optional Premises Cultivation licenses are limited to one for each Town licensed Medical Marijuana Center and one for each Town licensed Medical Marijuana Infused Products Manufacturer.
 - (3) The total number of Medical Marijuana Infused Products Manufacturing and Marijuana Product Manufacturing Facility Licenses combined is limited to two.
 - (4) Marijuana Cultivation Facility Licenses are limited to two, and are further restricted to a Retail Marijuana Store licensee or a Marijuana Product Manufacturing Facility licensee, which are located within the Town.

(Ord. 2-2014)

- (5) Marijuana Testing Facility licenses are limited to two.
- (6) In the event all of the licenses allowed by any of paragraphs (1) to (5) above have common substantial financial interests, an additional license may be issued so long as it does not have any substantial financial interest in it, in common with the others.

(F) Marijuana Cultivation Facility Licenses and Optional Premises Cultivation Licenses are limited to 3,600 plants.

(Ord. 2-2014)

SECTION 5 Short-Term Rentals

Subsections:

(Section enacted by Ord. 3-2017)

8-5-1 LICENSES REQUIRED.

- (A) Any property owner who rents out a unit on a short-term basis within the Town shall be required to obtain a short-term rental license (hereinafter a "Short-Term Rental License") for each short-term rental unit from the Town. Such Short-Term Rental License and its corresponding number shall be prominently displayed in all advertising of the unit. The cost of such licensing and renewals shall be set by resolution of the Town Council. Short-Term Rental Licenses are nontransferable, except where upon death the property is transferred to an immediate family member, the short-term license number may be transferred with the property.
- (B) All short-term rental units, except the short-term rental of a single room inside an owner-occupied dwelling unit, are required to have and pass a health, safety and welfare inspection by the Town Building Inspector. This inspection will be completed with the initial and renewal licensing processes.
- (C) The total number of short-term rental licenses in the Town shall be limited to 50 at any one time. The short-term rental of a single room inside an owner-occupied dwelling unit shall not be counted toward the maximum number of licenses to be issued.
- (D) Short-Term Rental Licenses shall be issued for a period of two years and subject to biannual renewal (every two years). Notwithstanding this two-year term, the Town may determine a more frequent licensing schedule is needed for any particular unit, and the initial term for licensing.

8-5-2 LICENSE FEES.

- (A) The local application and license fees for all short-term rental licenses issued, and applications submitted shall be enacted by Town Council resolution.
- (B) In addition to the above fees, the applicant/licensee shall reimburse the Town for all out-of-pocket costs incurred during review of the application, or license, including legal fees, consultant fees, postage, notice and publishing costs. The Town shall bill the applicant/licensee upon completion of the application or review process and completion of any conditions thereof. No application or license shall be finally approved until the bill is paid. Each bill shall be overdue 30 days after its date. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. Such fees may be certified to the County Treasurer for collection as delinquent charges or collected in any other lawful manner.
- (C) The Town Council may revise such amounts by resolution based on costs incurred by the Town in the administration and enforcement of the short-term rental licensing and related provisions.

8-5-3 SUPPLEMENTAL REGULATIONS

- (A) All dwelling units, for Short-Term Rental Licenses issued, shall comply with applicable requirements of Town ordinances, including building and zoning regulations, inclusive of Chapter 7, subsection 3-13(I), and this Section.
- (B) The Town Council shall be the local licensing authority for the Town for Short-Term Rental Licenses. The Town Manager shall review and act upon all Short-Term Rental License applications without hearing.
- (C) The Town Manager is hereby designated as the entity responsible for processing procedures and reviewing Short-Term Rental Licenses for compliance with Town ordinances and regulations.
- (D) The Town Manager shall make reasonable rules and regulations in conformity with this Article for the proper administration and enforcement of Short-Term Rental Licenses.

8-5-4 REVOCATION OF LICENSE.

- (A) The Town Manager may revoke or suspend a Short-Term Rental License. The following shall be prima facie evidence for revocation or suspension of a Short-Term Rental License:
 - (1) A holder of a Short-Term Rental License is in violation of the Town Municipal Code;
 - (2) A holder of a Short-Term Rental License has violated the rules and regulations for short term rentals, as established by the Town Manager;
 - (3) There have been two or more violations of Chapter 2, Section 1, the General Administrative Provisions of the Town Municipal Code, at the short-term rental;
 - (4) The holder of the Short-Term Rental License has failed to remit sales and/or lodging taxes.
- (B) In the event a licensee wishes to challenge the revocation or a suspension of a license by the Town Manager, they can request, in writing, an administrative hearing before the Town Council within 30 days of the license being revoked or suspended.
- (C) No license shall be issued to any property owner for whom a license has been revoked, until at least one year has elapsed since revocation.

Future Land Use Regulations discussion items			
CODE CITATION	TITLE	COMMENT	CPS SPECIFIC COMMENT
Chapter 7	Fines	These are throughout Chapter 7. Town Council should consider if the stated fines are up-to-date.	
Chapter 7	Public Notice requirements	For all application types, consider adding a public notice requirement for mailings to property owners within a certain distance from subject property.	This comment raised by public 4.2023
7-1-5	Adequate Public Water Supply	Town Staff has requested this section get a full re-write in the future	
7-4-1(D)	Zoning Regs and Zoning Map constitute part of Town's Comp Master Plan	These shouldn't be tied together way stated in Code. Town may consider modifying language.	This comment raised by public 4.2023.
7-4-2	Zoning Map	Comment made that new zoning map needed	
7-4-4(N)	Uncompahgre River Overlay District	PC brought up need for this zone district to be relooked at in entirety	*PC requested this be made a priority for future revisions
7-4-4(O)	Land Use Table	Analyze all uses and ensure uses are permitted where Town thinks are adequate for each zone district. For example: Consider allowing Live Work Dwellings in more zone districts.	
7-4-6(A)	Accessory Dwelling Units	PC brought up confusion surrounding ADUs being used as STRs. Consider (F)(12) rolling into (H) and (F) stating that STRs not allowed. Does (F)(12) take those units out of ADU designation?	CPS did not evaluate this since not directed to re-write sections at this point in time. However, agree completely that this needs to be analyzed and potentially re-written in future. PC and CPS recommend discussion seemed to be in agreement that ADUs should not be allowed to be an STR

			*PC requested that all sections tied to housing be made a priority for future discussion/review/revisions
7-4-6(C)	Bed and Breakfast Operations	Has there been any problems with B&Bs in Ridgway? If so, consider adding more standards to this. If not, leave this section as is. Or, reevaluate all lodging type uses and consider if B&Bs needed with STRs.	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are.
7-4-6(E)	Employee Housing	Have there been any problems with employee housing regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is.	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are.
7-4-6(G)	Garage and Yard Sales	Has there been any problems with garage sales in Ridgway? If so, consider adding more standards to this. If not, leave this section as is.	
7-4-6(H)	Home Occupations	May want to distinguish more between home offices and home occupations. More standards could be added if Town wanted (customer and/or delivery trips to unit, outdoor storage, etc.). Home offices could be use category permitted as an accessory use everywhere.	
7-4-6(I)	Manufactured Homes	General re-write needed of this section. Seems to be confusing information that should be elaborated on with regards to differentiating between definitions with regards to mobile homes,	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are.

		manufactured homes, double wides, travel homes, RVs, etc.	
7-4-6(K)	Outdoor Lighting Regulations	Have there been any problems with sign regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is.	
7-4-6(L)	Outdoor Storage	Basic information was brought in February 2023. The town should consider adding further standards for outdoor storage regulations.	
7-4-6(M)	Parking Standards	PC noted that they are looking forward to a re-write of this section in the future. A lot of newer parking trends the Town can consider.	*PC requested this be made a priority for future revisions
7-4-6(N)	Short-Term Rental Regulations	Have there been any problems with STR regulations/licensing in Ridgway? If so, modify this section. If not, leave this section as is.	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are.
7-4-5(O)	Telecommunication Antenna and Tower Regulations	This needs to be amended in future to bring into compliance with small cell regulations and other FCC regulations.	
7-4-6(P)	Use and Location of Travel Homes	Has there been problems with travel homes in Ridgway? If so, consider adding more standards to this. If not, leave this section as is.	CPS recommends that all lodging/residential/occupancy uses should be analyzed to be in conformance with what the Town's needs are and what current definitions are.
7-4-7	Sign Regulations	Any updates planned?	
7-4-9	Residential Design Standards	Staff recommends modifications to this section to ensure what Town wants.	
7-4-10(D)	Historic Business Design Guidelines	Consider requiring the first floor of new or redeveloped buildings to	This comment raised by public 4.2023.

		be commercial uses within a set distance of the building front to improve downtown vitality and activity.	
7-4-11	Industrial Design Standards	Town should further analyze the new standards created in February 2023 and ensure adequate to meet Town's needs.	
	Definitions	<p>Consider deleting and/or re-evaluating "B&B", "nursing home", "dwelling, co-housing development", "nursing homes", "tavern", "Private and Fraternal Clubs". Outdated terms.</p> <p>Consider further evaluation of new terms added in February 2023, and add further standards: brewery, microbrewery, distillery and brewpub.</p> <p>"Cluster Development" needs better definition and standards inserted for clarity.</p>	
7-5-4(C)(13)	Streets, Alleys, Blocks	Section could use an update and consideration should be given to narrower streets to encourage slower speeds.	
7-6-2(B)	PUD Standards	Consider elaborating on affordable terms. May want to include "Attainable" and "Workforce Housing. Consider putting a connection between AMI and Workforce %, Affordable %, and Attainable %.	PC noted that 7-6-2(B)(2)(a) would require 25% housing units within a PUD to be restricted. It was acknowledged this is a good starting point and to be sure to link this to housing discussions that occur with Town in future.
7-6	PUD Major and Minor Amendments	Consider allowing amendments to be initiated by a member of a	This comment raised by public 4.2023.

		PUD, and not require all owners within a PUD consent (and add public notice mailings so they are notified).	
7-6-2(B)	PUD public benefits	Consider allowing for a broader range of public benefits (housing, cultural or arts venues, etc.)	This comment raised by public 4.2023.
Town Charter		Consider having the PC approve Master Plans. Currently PC recommends to TC. Comment raised by PC.	
Town Charter		Ensure that the charter is clear as to when a Reso/Ordinance should be used.	
General Comments	Throughout Chapter 7		Lodging facilities need to be re-evaluated and ensure where Town wants them to be with definitions and standards.
	Article 4		Consider adding a "Greenhouse, Personal" and allowing by right where residential uses permitted.

AGENDA ITEM #10

After Recording, Return To:

Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202
Attn: Legal Operations

LANDLORD CONSENT, ESTOPPEL, AND AGREEMENT

This LANDLORD CONSENT, ESTOPPEL AND AGREEMENT (this “**Agreement**”) is made and entered into this ____ day of _____, 2023 by and among TOWN OF RIDGWAY, COLORADO, a home-rule municipality (“**Landlord**”), ARTSPACE RIDGWAY LIMITED PARTNERSHIP, a Minnesota limited partnership (“**Tenant**”), and **COLORADO HOUSING AND FINANCE AUTHORITY**, a body corporate and political subdivision of the State of Colorado (“**Lender**”). Landlord, Tenant and Lender are collectively referred to as the “**Parties**”, and individually as a “**Party**”.

A. Landlord is the owner of certain real property located in unincorporated Ouray County, Colorado, more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the “**Premises**”).

B. By that certain Ground Lease dated for reference as of May 21, 2021 Landlord has leased the Premises to Tenant (said lease, along with all supplements, addendums, amendments, options, rights, renewals, extensions, and modifications thereof, are hereinafter collectively referred to as the “**Lease**”).

C. The Lease is generally described in that certain Memorandum of Ground Lease recorded May 24, 2021, at Reception No. 228923, in the office of the Clerk and Recorder for Ouray County, Colorado.

D. Tenant desires to grant to Lender a first lien leasehold deed of trust (including all modifications and increases thereto, the “**Senior Leasehold Deed of Trust**”) encumbering its entire interest in the Lease and Premises, which Leasehold Deed of Trust will secure a loan from Lender to Tenant in the principal amount of One Million Four Hundred Thousand and No/100 Dollars (\$1,400,000.00) (including all modifications and increases thereto, the “**Senior Loan**”), which Senior Loan will be used, in part, to refinance the construction loan on the Premises. Tenant also desires to grant to Lender a first lien leasehold deed of trust (including all modifications and increases thereto, the “**HHF Leasehold Deed of Trust**”) encumbering its entire interest in the Lease and Premises, which Leasehold Deed of Trust will secure a loan from Lender to Tenant in the principal amount of Five Hundred Thousand and No/100 Dollars (\$500,000.00)

(including all modifications and increases thereto, the “**HHF Loan**”), which HHF Loan will be used, in part, to refinance the construction loan on the Premises. Collectively the Senior Loan and HHF Loan are the “**Loans**”. All documents securing the Loans including the Senior Leasehold Deed of Trust and the HHF Leasehold Deed of Trust are the “**Loan Documents**”.

E In addition to the Senior Leasehold Deed of Trust and the HHF Leasehold Deed of Trust, Lender will also secure Tenant’s obligations under the Loans with a first lien security interest in and to all of Tenant’s assets (collectively, the “**Personal Property**”), some or all of which such Personal Property will, or may, hereafter be located on the Premises.

NOW, THEREFORE, in consideration of the financial accommodations extended by Lender to Tenant, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I

Agreements Regarding the Lease

1. Landlord and Tenant hereby make the following certifications and agreements to, and in favor of, Lender:

A. All of the facts recited in the above “Whereas” clauses relating to the Lease are true and correct, and all of the facts recited in the above “Whereas” clauses, including those concerning the Lease, form a part of this Agreement.

B. The Lease is in full force and effect on this date. All conditions precedent to the effectiveness of the Lease have been satisfied or waived.

C. The Lease has a primary term of ninety-nine (99) years from the “Effective Date” (as that term is defined in Section 2.1 of the Lease).

D. Rent is paid in full as of the date hereof and there is no deferred rent, either payable or accrued, under the Lease as of the date hereof, or any additional rent or charge that has been billed to Tenant and is overdue.

E. To the best of Landlord’s and Tenant’s knowledge, after reasonable inquiry, neither Landlord nor Tenant are in default under the terms and conditions of the Lease nor is there any event or condition which with the passing of time or the giving of notice, or both, would constitute an event of default on the part of Landlord or Tenant.

F. The Lease has not been assigned, modified, amended, supplemented or changed.

G. The Lease will not be amended, modified, cancelled, relinquished, surrendered, or terminated by any Party without the prior written consent of Lender. However, notwithstanding the foregoing, the Lease may be terminated by Landlord upon

breach thereof by Tenant, subject to Lender's right to notice of default and opportunity to cure, as set forth below.

H. (i) Landlord and Tenant will give Lender notice of any material default under the Lease. Landlord will not terminate the Lease without giving Lender written notice of Landlord's intention to terminate the Lease, and allowing Lender sixty (60) days from the date of such notice (the "**Cure Period**") to cure any such perceived default; provided, however, that in the case of any default that cannot with diligence be cured within the Cure Period, if Lender shall proceed promptly to initiate measures to cure such default and thereafter prosecute the curing of such default with diligence and continuity, the Cure Period shall be extended for such period as may be necessary to complete the curing of such default with diligence and continuity. No default and no termination of the Lease in connection therewith shall be effective unless notice and opportunity to cure has been given to Lender in accordance with the terms of this Agreement. As used herein, a "material default" will mean a default which, if not cured within the time allowed by the Lease (if any), will result in the Landlord taking action to (a) dispossess Tenant from the Premises, (b) terminate the Lease, and/or (c) enforce its other default remedies under the Lease.

(ii) In the event that the default which was the basis for a notice received by Lender shall be cured, whether by Lender, Tenant, or any other person, or shall be waived by Landlord, or otherwise cease to exist, the said notice of default shall be rendered void, and the Lease shall be deemed fully restored.

(iii) Any payment made or act done by Lender to cure any default under the Lease shall not constitute an assumption of the Lease. Notwithstanding the foregoing, and notwithstanding any effort that Lender may hereafter make (or not make) to cure any default, the Landlord and Tenant agree that Lender shall have no obligation to cure any such default.

I. In the event that any default under the Lease is not capable of or subject to cure, the Lease will not thereafter be terminated provided that Lender, within the Cure Period, (i) acquires, sells or assigns the interest of Tenant under the Lease by foreclosure or deed in lieu and in accordance with the documents executed by Tenant in connection with the Loans and/or as otherwise allowed by law; and (ii) cures, or causes to be cured, all defaults capable of being cured. If the original lease terminates because of default by the Tenant that is not curable by Lender, Lender shall have the right to request a new Lease on substantially the same terms and conditions as the Lease, subject to all rights and benefits that Lender is entitled to hereunder. Any mortgage placed by the Landlord upon its fee interest in the Premises shall be subject and subordinate to the new Lease executed in replacement thereof and to all space leases, and Landlord shall obtain appropriate subordination agreements from the holder of any such mortgage as necessary in form reasonably acceptable to Lender. If the Loans or any of Tenant's obligations under the Loan Documents are outstanding at the time of a new Lease, Lender shall have a thirty (30) day period to exercise any renewal or purchase option stated in the Lease, if the Tenant

fails to do so on or before the deadline set forth in the Lease.

J. Landlord agrees, and Tenant acknowledges, that any lien, right of distraint or levy, security interest or other interest which the Landlord may now have, or hereafter acquire, in any of the Personal Property for unpaid rent or otherwise, whether by virtue of the Lease, landlord-tenant relationship, statute, or otherwise are, and shall be, subordinate in all respects to any security interest(s) now or hereafter held by Lender in the Personal Property.

K. Landlord consents to Tenant's encumbrance of Tenant's leasehold and other interests in the Premises by the Leasehold Deed of Trust, and various other loan documents executed in connection with the Loans, and any and all extensions, increases, renewals and amendments thereto as they may take place in the future in favor of Lender to secure Tenant's obligations under the Loans.

L. Without the further consent of Landlord, in accordance with the documents executed in connection with the Loans and/or as otherwise allowed by law, Lender or its designee may acquire the interest of Tenant under the Lease and Premises by (i) judicial or non-judicial foreclosure, or (ii) assignment or deed in lieu of foreclosure. Neither the foreclosure of the Leasehold Deed of Trust (whether by judicial proceedings or by virtue of any power of sale contained in said Leasehold Deed of Trust), nor any conveyance of the leasehold estate created by the Lease by Tenant to the Lender or its designee by an assignment or by a deed in lieu of foreclosure or other similar instrument shall constitute a default under the Lease, and upon such foreclosure, sale or conveyance, Landlord shall recognize the Lender or its designee, as applicable, as the new "Lessee" under the Lease.

M. In the event Lender or its designee acquires the Tenant's interest in the Lease and Premises, as described above ("**Lender's Leasehold Interest**"), Lender or its designee may, with the consent of Landlord, as appropriate, assign or sublease such leasehold estate, and any such purchaser or assignee may also assign or sublease such leasehold estate. Lender or its designee shall be personally liable only for the obligations of the Tenant under the Lease arising during the period of time that Lender or its designee holds title to the leasehold estate created thereby. Landlord will not require that Lender remain obligated under the Lease as a condition to its consent to any assignment.

N. Upon an assignment of Lender's Leasehold Interest by Lender (or its designee) to another party, Lender (or its designee) shall have no liability under the Lease for obligations arising after said assignment. Notwithstanding anything herein to the contrary, in the event Lender shall have notified Landlord in writing of Lender's intent to surrender the Premises to Landlord, all obligations of Lender under the Lease after the date of such surrender shall terminate.

O. The Personal Property may be installed in or located on the Premises and is not and shall not be deemed to be a fixture or part of the real estate but shall at all times be

considered personal property.

P. Lender may be added to the "Loss Payable Endorsement" and/or "Lender" clause of any and all insurance policies required to be carried by Tenant under the Lease, or otherwise.

Q. Landlord has not received written notice of (i) any pending eminent domain proceedings, (ii) any governmental or judicial action, (iii) any violation of law or regulation, against Landlord's interest in the Premises.

R. Neither Tenant nor any affiliate of Tenant has any direct or indirect ownership interest in Landlord or any affiliate of Landlord.

ARTICLE II

Miscellaneous Additional Agreements

1. Notwithstanding anything in the Lease to the contrary, Landlord and Tenant agree as follows:

A. All insurance proceeds paid by any insurer for damage to the improvements located on the Premises shall be paid directly to Lender to (i) satisfy the Loans and other debt secured by the Leasehold Deed of Trust, or (ii) repair the improvements, as determined by Lender in its sole discretion; provided, however, that if the Loans shall be fully satisfied, any balance remaining shall be paid to Tenant.

B. All condemnation proceeds and awards allocated to the improvements on the Premises and/or Tenant's leasehold interest in the Premises shall be paid directly to Lender to satisfy the Loans and other debt secured by the Leasehold Deed of Trust; provided, however, that if the Loans shall be fully satisfied, any balance remaining shall be paid to Tenant.

C. Landlord and Tenant shall give Lender notice of any arbitration or condemnation proceedings, or of any pending adjustment or insurance claims, and Lender shall have the right to intervene therein and be made a party to such proceedings. The Parties do hereby consent to such intervention. In the event that Lender shall not elect to intervene or become a party to the proceedings, Lender shall nevertheless receive notice, and a copy, of any award or decision made in connection therewith.

2. The leasehold shall not merge with the fee interest in all or any portion of the Premises, notwithstanding the ownership of the fee and the leasehold by the same person(s) or entity(ies) without the prior written consent of Lender, which consent shall be given or withheld in Lender's sole discretion.

3. Lender, or its agents, employees or other representatives, may enter upon the Premises at any time for the purpose of inspecting, repossessing, removing, selling, conducting a

public auction or private sale with respect to or otherwise dealing with the Personal Property. Such right to enter is subject to providing proper notice and to any and all occupants of the Artspace Ridgway Limited Partnership rental units. This license shall be irrevocable and shall continue from the date Lender enters the Premises for as long as Lender deems necessary. However, in the event there is a material default under the Lease, Lender's entry upon the Premises will not exceed a period of sixty (60) days after notice is made of such default under the Lease, as required by this Agreement.

4. Lender may sell, transfer or assign its rights and obligations under the Loan Documents, or modify or amend any of the terms of the Loan Documents at any time without Landlord's consent, provided Lender give Landlord fifteen (15) days notice of such action.

5. The Parties agree to execute all reasonable documents necessary to carry out the provisions contained herein.

6. Any notice required or permitted hereunder or under applicable law shall be in writing and shall be deemed effective if either (1) hand delivered, (2) sent by certified U.S. mail, return receipt requested, postage prepaid, or (3) sent by overnight courier. All notices sent by certified U.S. mail and addressed as shown below shall be deemed received on the earlier of (i) the third day (excluding Saturdays, Sundays and legal holidays when the U.S. mail is not delivered) immediately following the date of deposit in the U.S. mail to the applicable address shown below, postage prepaid, or (ii) the date of actual receipt. All notices which are hand delivered or sent by overnight courier shall be deemed received on the day of delivery to the applicable address shown below. The address(es) shown below may be changed by any party by giving notice as provided above.

If to Landlord:	Town of Ridgway, Colorado 201 N. Railroad Street P.O. Box 10 Ridgway, Colorado 81432 Attention: Town Manager
If to Tenant:	Artspace Ridgway Limited Partnership 250 Third Avenue North, Suite 400 Minneapolis Minnesota 55401
With a copy to:	Raymond James Tax Credit Fund XX L.L.C. c/o Raymond James Tax Credit Funds, Inc. 880 Carillon Parkway St. Petersburg, Florida 33716 Attention: Steven J. Kropf, President
If to Lender:	Colorado Housing and Finance Authority 1981 Blake Street

Denver, Colorado 80202
Attention: Legal Operations

With a copy to: Colorado Housing and Finance Authority
1981 Blake Street
Denver, Colorado 80202
Attention: Director of Asset Management

7. Landlord represents and warrants that (a) Landlord is the sole and exclusive owner of the Premises, (b) Landlord has full authority to enter into and fully perform under this Agreement, and (c) Landlord's interest in the Premises is free and clear of all liens and encumbrances, contractual rights or claims, previous transfers or conveyances, or agreements to transfer or convey, except for the Lease.

8. Tenant represents and warrants that (a) Tenant has full authority to enter into and fully perform under this Agreement, (b) Tenant's interest in the Premises is free and clear of all liens and encumbrances, contractual rights or claims, previous transfers or conveyances, or agreements to transfer or convey, except the (i) the Lease, (ii) the Senior Leasehold Deed of Trust and the HHF Leasehold Deed of Trust, and (iii) any other instrument executed in favor of Lender to secure the Loans.

9. Lender and its agents and contractors will have full access to the Premises for purposes of exercising its rights hereunder, and/or under the various documents executed in connection with the Loans.

10. The Landlord executes this Agreement for the benefit and protection of the Lender with full knowledge that Lender is relying on this Agreement in making the Loans and entering into the Loan Documents.

11. This Agreement may be separately executed in any number of counterparts, each of which shall be an original.

12. Whenever the consent of any Party is required hereunder, or under the Lease, the Parties agree that such consent will not be unreasonably withheld, conditioned, or delayed.

13. A facsimile transmission, portable document format (pdf), or a copy, of the signature of any Party to this Agreement shall be considered valid and binding upon said Party. Any Party to this Agreement, as well as any third party, may rely upon such facsimile, pdf, or copy of the signature the same as if said signature were an original.

14. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, without giving effect to the conflict of laws or principles thereof.

15. LANDLORD AND TENANT AGREE THAT ANY CONTROVERSY ARISING

UNDER OR IN RELATION TO THIS AGREEMENT SHALL BE LITIGATED EXCLUSIVELY IN COLORADO. THE STATE AND FEDERAL COURTS AND AUTHORITIES SITTING IN THE CITY AND COUNTY OF DENVER, COLORADO, SHALL HAVE EXCLUSIVE JURISDICTION OVER ALL CONTROVERSIES WHICH SHALL ARISE UNDER OR IN RELATION TO THIS AGREEMENT. LANDLORD AND TENANT IRREVOCABLY CONSENT TO SERVICE, JURISDICTION, AND VENUE OF SUCH COURTS FOR ANY SUCH LITIGATION AND WAIVE ANY OTHER VENUE TO WHICH THEY MIGHT BE ENTITLED BY VIRTUE OF DOMICILE, HABITUAL RESIDENCE OR OTHERWISE. HOWEVER, NOTHING HEREIN IS INTENDED TO LIMIT LENDER'S RIGHT TO BRING ANY SUIT, ACTION OR PROCEEDING RELATING TO MATTERS ARISING UNDER THIS ASSIGNMENT.

16. This Agreement will continue for so long as the Leasehold Deed of Trust shall remain unsatisfied of record or until written notice of satisfaction is given by the Lender.

17. This Agreement represents the final agreement between the Parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties.

18. This Agreement shall be binding on, and shall inure to the benefit of, the Parties and their successors and assigns.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned Parties have caused this Agreement to be executed effective as of the date first mentioned above.

LANDLORD:

TOWN OF RIDGWAY, COLORADO, a home-rule municipality

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____ of Town of Ridgway, Colorado, a home-rule municipality.

Witness my hand and official seal.

My commission expires: _____

[S E A L]

Notary Public

TENANT:

ARTSPACE RIDGWAY LIMITED
PARTNERSHIP, a Minnesota limited partnership

By: Artspace Ridgway GP LLC, a Minnesota
limited liability company, its General Partner

By: Artspace Projects, Inc., a Minnesota nonprofit
corporation, its Sole Member

By: _____
William Law, Authorized Signatory

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by William Law, as Authorized Signatory of Artspace Projects, Inc., a Minnesota nonprofit corporation, as Sole Member of Artspace Ridgway GP LLC, a Minnesota limited liability company, as General Partner of Artspace Ridgway Limited Partnership, a Minnesota limited partnership.

Witness my hand and official seal.

My Commission expires: _____

[SEAL]

Notary Public

LENDER:

COLORADO HOUSING AND FINANCE
AUTHORITY, a body corporate and political
subdivision of the State of Colorado

By: _____
Jaime G. Gomez, Deputy Executive Director and
Chief Operating Officer

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Jaime G. Gomez, as Deputy Executive Director and Chief Operating Officer of Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado.

Witness my hand and official seal.

(S E A L)

Notary Public

My commission expires:

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Ouray, State of Colorado, and is described as follows:

Lots 6, 7, 8, 9 and 10,
Block 28,
Town of Ridgway,
County of Ouray,
State of Colorado.

Also known as (for informational purposes only): 675 Clinton Street, Ridgway, Colorado 81432

AGENDA ITEM #11

After Recording Return To:
Colorado Housing and Finance Authority
Attn: Ann Metzger
1981 Blake Street
Denver, Colorado 80202-1272

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

(Commercial Master Sublease Agreement)

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT (the “**Agreement**”), dated as of _____, 2023, by and between ARTSPACE PROJECTS, INC., a Minnesota nonprofit corporation (the “**Sublessor**”) and TOWN OF RIDGWAY, COLORADO, a home-rule municipality (the “**Subtenant**”), who are parties to that certain sublease hereinafter described, in favor of the Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado (the “**Authority**”), the owner and holder of the Permanent Deed of Trust and HHF Deed of Trust hereinafter described.

RECITALS:

A. ARTSPACE RIDGWAY LIMITED PARTNERSHIP, a Minnesota limited partnership (the “**Lessor**”) is the ground lessor of certain real property and improvements located in the County of Ouray, State of Colorado, legally described as set forth in Exhibit A attached hereto and incorporated herein by this reference (the “**Property**”); and

B. Lessor and Sublessor entered into that certain Commercial Master Lease Agreement dated May 21, 2021 (the “**Lease**”), pursuant to which Lessor leased a portion of the Property as more particularly described in the Lease (the “**Premises**”) to Lessee upon the terms and conditions stated therein; and

C. Sublessor and Subtenant entered into that certain Commercial Master Sublease Agreement dated May 21, 2021 (the “**Sublease**”), pursuant to which Sublessor subleased a portion of the Property as more particularly described in the Sublease (the “**Premises**”) to Subtenant upon the terms and conditions stated therein; and

D. Lessor applied to the Authority for a permanent loan, evidenced by a Promissory Note executed by Lessor and payable to the Authority in the original principal amount of One Million Four Hundred Thousand and No/100 Dollars (\$1,400,000.00), with interest and upon the terms and conditions described therein, secured by that certain Leasehold Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents and Leases, granted by Lessor on

_____, 2023 and recorded in the records of Clerk and Recorder of Ouray County, Colorado (the “**Records**”) on _____, 2023, at Reception No. _____ (the “**Permanent Deed of Trust**”), which Deed of Trust encumbers Lessor’s interest in the Property and improvements thereon; and

E. The Property is or will be subject to a Regulatory Agreement between Lessor and the Authority with regard to the operation of the Property (the “**Permanent Regulatory Agreement**”), and to the lien of the Permanent Deed of Trust; and

F. Lessor applied to the Authority for a HHF loan, evidenced by a Promissory Note executed by Lessor and payable to the Authority in the original principal amount of Five Hundred Thousand and No/100 Dollars (\$500,000.00), with interest and upon the terms and conditions described therein, secured by that certain Leasehold Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents and Leases, granted by Lessor on _____, 2023 and recorded in the records of Clerk and Recorder of Ouray County, Colorado (the “**Records**”) on _____, 2023, at Reception No. _____ (the “**HHF Deed of Trust**”), which Deed of Trust encumbers Lessor’s interest in the Property and improvements thereon; and

G. The Property is or will be subject to a Regulatory Agreement between Lessor and the Authority with regard to the operation of the Property (the “**HHF Regulatory Agreement**”), and to the lien of the HHF Deed of Trust; and

H. The parties hereto desire to enter into this Agreement to establish certain rights and obligations with respect to their interests hereunder.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Primary Term and Renewals.** The primary term of the Sublease is for 19 years, commencing on the later of (i) issuance of a certificate of occupancy which allows for occupancy of the Property by Tenant and (ii) Sublessor’s delivery of the Property to Tenant.

2. **Subordination of Sublease.** The Sublease with all rights, options, liens and charges thereunder is expressly and unconditionally subject and subordinate to the lien and charge of (i) the Permanent Deed of Trust and HHF Deed of Trust, all terms and conditions contained therein, any renewals, extensions, modifications or replacements thereof, and the rights, privileges and powers of the trustee and the Authority there under, and (ii) the Permanent Regulatory Agreement and HHF Regulatory Agreement. The parties to the Sublease agree to execute and deliver to the Authority within ten (10) days of the Authority’s request such other instruments or agreements as the Authority, or its respective successors or assigns, shall reasonably request from time to time to reconfirm the status of the Sublease and to effect and/or confirm the subordination of the Sublease to the lien of the Permanent Deed of Trust, the Permanent Regulatory Agreement, HHF Deed of Trust and HHF Regulatory Agreement.

3. **Consent to Sublease and Subordination of Sublease.** The Authority hereby consents to the Sublease and Sublessor and Subtenant hereby consent to the subordination of the Sublease pursuant to the terms of this Agreement.

4. **Nondisturbance.** So long as Subtenant pays all rents and other charges as specified in the Sublease and is not otherwise in default (beyond applicable notice and cure periods) of any of its obligations and covenants pursuant to the Sublease, the Authority agrees for itself, and its successors in interest and for any other person acquiring title to the Property through a foreclosure (an “**Acquiring Party**”), that Subtenant’s possession of the Premises as described in the Sublease will not be disturbed during the term of the Sublease, as said term may be extended pursuant to the terms of the Sublease or as said premises may be expanded as specified in the Sublease, by reason of a foreclosure. For purposes of this agreement, a “foreclosure” shall include (but not be limited to) a sheriff’s or trustee’s sale under the power of sale contained in the Permanent Deed of Trust and HHF Deed of Trust, the termination of any superior sublease of the Premises and any other transfer of the Sublessor’s interest in the Property under peril of foreclosure, including, without limitation to the generality of the foregoing, an assignment or sale in lieu of foreclosure. Notwithstanding the foregoing, Subtenant agrees that the following provisions of the Sublease (if any) shall not be binding on the Authority or such other Acquiring Party or any other prior Sublessor under the Sublease:

- (i) any option to purchase with respect to the Property or any right of first refusal with respect to the Property; and provided further that the Authority or Acquiring Party shall not be:
 - a. liable for any act, omission, negligence or default of any prior Sublessor (which includes Sublessor for all purposes herein);
 - b. obligated to cure any defaults of Sublessor or any other prior Sublessor under the Sublease which occurred prior to the time that the Authority or Acquiring Party succeeded to the interest of Sublessor or any other prior Sublessor under the Sublease;
 - c. liable for any failure of any prior Sublessor to construct any improvements;
 - d. subject to any offsets, defenses, abatements or counterclaims which Subtenant may be entitled to assert against Sublessor or any other prior Sublessor;
 - e. bound by any payment of rent or additional rent by Subtenant to Sublessor or any other prior Sublessor for more than one (1) month in advance;
 - f. bound by any amendment or modification of the Sublease made without the written consent of the Authority or Acquiring Party;
 - g. liable or responsible for or with respect to the retention, application and/or return to Subtenant of any security deposit paid to Sublessor or any other prior landlord, whether or not still held by Sublessor, unless and until the Authority or such Acquiring Party has actually received for its own account as Sublessor the full amount of such security deposit.

5. **Attornment.** Subtenant agrees to attorn to, accept and recognize any Acquiring Party as the Sublessor under the Sublease pursuant to the provisions expressly set forth therein for the then remaining balance of the term of the Sublease, and any extensions thereof as made pursuant to the Sublease. The foregoing provision shall be self-operative and shall not require the execution of any further instrument or agreement by Subtenant as a condition to its effectiveness. Subtenant agrees, however, to execute and deliver, at any time and from time to time, upon the request of the Authority or any Acquiring Party any reasonable instrument which may be necessary or appropriate to evidence such attornment.

6. **Notice of Default.** Subtenant and Sublessor hereby agree to give to the Authority concurrently with the giving of any notice of default under the Sublease, a copy of such notice by mailing the same to the Authority in the manner set forth below, and no such notice given to Sublessor or Subtenant which is not also concurrently given to the Authority shall be valid or effective against the Authority for any purpose.

7. **Termination of Sublease.** In the event the Authority, at a foreclosure sale or sale under private power contained in the Permanent Deed of Trust and HHF Deed of Trust, or by acceptance of a deed in lieu of foreclosure, or by any other manner, succeeds to the interest of Sublessor under the Sublease, it is agreed that the Authority can terminate the Sublease for any violation of the Sublease that is not cured within any applicable notice and cure period given in the Sublease. In no event shall the Authority be personally liable as Sublessor under the Sublease either by virtue of any assignment of the Sublease, the exercise of any right thereunder or hereunder, the foreclosure of its lien on the Property, the acquisition of the Property or the collection of any rent under the Sublease as landlord or mortgagee under the Permanent Deed of Trust and HHF Deed of Trust and Sublessor shall look solely to the real estate that is the subject of the Sublease and to no other asset of the Authority for satisfaction of any liability in respect of the Sublease.

8. **Right to Enter.** For the purposes of facilitating the Authority's rights hereunder, the Authority shall have, and for such purposes is hereby granted by Sublessor and Subtenant, the right to enter upon the Property for the purpose of affecting any such cure. Such right to enter is subject to providing proper notice and to any and all occupants of the Artspace Ridgway Limited Partnership rental units.

9. **No Amendment.** Sublessor and Subtenant hereby certify to the Authority that the sublease as previously submitted to the Authority has not been further amended.

10. **Controlling Document.** To the extent there is any inconsistency between the terms of this Agreement, and the Sublease, the terms of this Agreement shall be controlling.

11. **Notices.** Any notice which any party hereto may desire or may be required to give to any other party under this Agreement shall be in writing, and shall be deemed to have been given (i) one (1) business day after being delivered to a nationally recognized overnight delivery service, (ii) on the day sent by telecopier or other facsimile transmission, answerback requested,

or (iii) on the day delivered personally, in each case, to the parties at the addresses set forth as follows:

If to the Authority:

Colorado Housing and Finance Authority
1981 Blake Street
Denver, Colorado 80202
Attention: General Counsel

If to the Lessor:

Artspace Ridgway Limited Partnership
250 Third Avenue North, Suite 400
Minneapolis, Minnesota 55401

If to the Sublessor:

Artspace Projects, Inc.
250 Third Avenue North, Suite 400
Minneapolis, Minnesota 55401

If to the Subtenant:

Town of Ridgway
201 N. Railroad Street
Ridgway, Colorado 81432

Or to such other address as such party may hereafter designate in writing.

12. **Run With the Land.** The agreements contained herein shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, legal representatives, successors and assigns of the parties hereto.

13. **Governing Law.** This Agreement shall, in all respects, be governed by and construed and interpreted in accordance with the laws of the State of Colorado.

14. **Venue.** THE PARTIES HERETO AGREE THAT ANY CONTROVERSY ARISING UNDER OR IN RELATION TO THIS AGREEMENT SHALL BE LITIGATED EXCLUSIVELY IN COLORADO. THE STATE AND FEDERAL COURTS AND AUTHORITIES SITTING IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED SHALL HAVE EXCLUSIVE JURISDICTION OVER ALL CONTROVERSIES WHICH SHALL ARISE UNDER OR IN RELATION TO THIS AGREEMENT. SUBTENANT AND SUBLESSOR IRREVOCABLY CONSENT TO SERVICE, JURISDICTION, AND VENUE OF SUCH COURTS FOR ANY SUCH LITIGATION AND WAIVE ANY OTHER VENUE TO

WHICH THEY MIGHT BE ENTITLED BY VIRTUE OF DOMICILE, HABITUAL RESIDENCE OR OTHERWISE. HOWEVER, NOTHING HEREIN IS INTENDED TO LIMIT THE AUTHORITY'S RIGHT TO BRING ANY SUIT, ACTION OR PROCEEDING RELATING TO MATTERS ARISING UNDER THIS AGREEMENT AGAINST SUBLESSOR OR SUBTENANT OR ANY OF THEIR ASSETS IN ANY COURT OF ANY OTHER JURISDICTION.

15. **Waiver of Jury.** EACH PARTY TO THIS ASSIGNMENT, FOR ITSELF, AND FOR ALL WHO MAY CLAIM THROUGH OR UNDER IT VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE THE RIGHT TO TRIAL BY JURY ON ANY ISSUE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG THE PARTIES HERETO ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT. THIS PROVISION IS A MATERIAL INDUCEMENT TO THE AUTHORITY TO PROVIDE THE FINANCING DESCRIBED IN THE RECITALS ABOVE.

16. **Recording Information.** The parties hereby appoint the Authority, or any person or entity acting upon the directions of the Authority, as its attorney-in-fact for the sole and limited purpose of inserting information in this Agreement regarding the date and recording of the Permanent Deed of Trust and HHF Deed of Trust.

17. **Severability.** If any term or provision of this Agreement is found to be invalid, illegal, or unenforceable, the remaining terms and provisions of this Agreement will not be affected thereby, and each term and provision of this Agreement is valid and enforceable to the fullest extent permitted by law.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, all of which when taken together shall constitute a single instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES TO FOLLOW]

LESSOR:

ARTSPACE RIDGWAY LIMITED
PARTNERSHIP, a Minnesota limited partnership

By: Artspace Ridgway GP LLC, a Minnesota
limited liability company, its General Partner

By: Artspace Projects, Inc., a Minnesota nonprofit
corporation, its Sole Member

By: _____
William Law, Authorized Signatory

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by William Law, as Authorized Signatory of Artspace Projects, Inc., a Minnesota nonprofit corporation, as Sole Member of Artspace Ridgway GP LLC, a Minnesota limited liability company, as General Partner of Artspace Ridgway Limited Partnership, a Minnesota limited partnership.

Witness my hand and official seal.

My Commission expires: _____

[SEAL]

Notary Public

SUBLESSOR:

ARTSPACE PROJECT, INC., a Minnesota
nonprofit corporation

By: _____
William Law, Authorized Signatory

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by William Law, as Authorized Signatory of Artspace Projects, Inc., a Minnesota nonprofit
corporation.

Witness my hand and official seal.

My Commission expires: _____

[SEAL]

Notary Public

SUBTENANT:

TOWN OF RIDGWAY, COLORADO, a home-rule municipality

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of Town of Ridgway, Colorado, a home-rule municipality.

Witness my hand and official seal.

My Commission expires: _____

[SEAL]

Notary Public

AUTHORITY:

COLORADO HOUSING AND FINANCE
AUTHORITY, a body corporate and political
subdivision of the State of Colorado

By: _____
Jaime G. Gomez, Chief Operating Officer

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Jaime G. Gomez, as Chief Operating Officer of Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Ouray, State of Colorado, and is described as follows:

Lots 6, 7, 8, 9 and 10,
Block 28,
Town of Ridgway,
County of Ouray,
State of Colorado.

Also known as (for informational purposes only): 675 Clinton Street, Ridgway, Colorado 81432

AGENDA ITEM #12

RESOLUTION NO. 2023-07

**RELEASE OF PROPERTY USE COVENANT
Town of Ridgway Energy Impact Assistance Funding #8389**

WHEREAS, on August 16, 2016, the Town of Ridgway (the “Town”) was awarded the State of Colorado Southwest Region Space to Create Project, for the construction of work/live workforce housing and to advance economic development for rural communities (the “Space to Create Project”); and

WHEREAS, on April 27, 2017, the Town received an award of \$125,000.00 from the State of Colorado Department of Local Affairs (“DoLA”) for Energy Impact Assistance Funding for the purchase of real property within the Town; and

WHEREAS, on October 3, 2017, the Town purchased real property located at 675 Clinton Street, Ridgway, Colorado, (the “Property”) for the construction of the Space to Create Project; and

WHEREAS, on September 13, 2017, the Town Council for the Town approved a Property Use Covenant for the Property finding that in the event the Town did not proceed with the Space to Create Project, the Town agreed to use the Property for a public property in advance of the intent of the Energy Impact Assistance Funding; and

WHEREAS, on October 24, 2017 – PROPERTY USE COVENANT, Town of Ridgway Energy Impact Assistance Funding #8389 was recorded in the real property records of Ouray County at Reception No. 219700 (the “Property Use Covenant”); and

WHEREAS, in December of 2022 the Space to Create Project was completed, with 30 one- and two-bedroom units of low-income workforce housing and a 2,000 square foot community space being constructed; and

WHEREAS, with the completion of the Space to Create Project, the Property Use Covenant is no longer needed, as the Town has met the goals of the Energy Impact Assistance Funding.

NOW THEREFORE, be it resolved by the Town Council of the Town of Ridgway:

1. PROPERTY USE COVENANT, Town of Ridgway Energy Impact Assistance Funding #8389, recorded in the real property records of Ouray County at Reception No. 219700 is released, with the Town having met the goals of the DoLA Energy Impact Assistance Funding.

Heard and Approved by the Town Council of the Town of Ridgway, Colorado this 12th day of April 2023.

TOWN OF RIDGWAY, COLORADO, A HOME
RULE MUNICIPALITY

By: _____
John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #13

TEMPORARY ACCESS AGREEMENT

THIS TEMPORARY ACCESS AGREEMENT (this “**Agreement**”), dated as of April _____ 2023 (“**Effective Date**”), is by and between the TOWN OF RIDGWAY, a home-rule municipality and political subdivision of the State of Colorado (“**Grantor**”); and ECHO PROPERTIES CORP., a Colorado corporation (“**Echo Properties**”); Railroad Depot Funding LLC, a Colorado limited liability company (“**Depot Funding**”); Ridgway Railroad Museum (“**RRM**”); and Ouray County Ranch History Museum (“**OCRHM**”) (collectively referred to hereinafter as “**Grantee**”).

RECITALS

A. Echo Properties is the owner of real property comprising approximately 16.7 acres of land located in Ridgway Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, and Depot Funding is the owner of real property comprising approximately 0.6 acres of land located in Ridgway Colorado, more particularly described on Exhibit B, attached hereto and incorporated herein, (both properties combined referred to hereinafter as the “**Property**”).

B. The western boundary of the Property is adjacent to the eastern boundary of Railroad Street, Ridgway, Colorado.

C. RRM and OCRHM operate museums on the Property.

D. The Parties wish to provide for temporary access pending the potential negotiation of a long term license agreement regarding access, without prejudice to either Party’s position regarding its respective rights, claims or defenses (collectively “**Rights**”) if such agreement is not reached.

NOW, THEREFORE, in consideration of the premises and the covenants stated herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

ARTICLE 1. GRANT OF LICENSE

1.1 Grant of Revocable License.

(a) Grantor hereby grants a nonexclusive revocable license to Grantee, its guests, employees, authorized agents and contractors, for ingress, egress, entry and access over the Property by way of Railroad Street at the points as further depicted on **Exhibit C**, attached hereto and incorporated herein as the N. Farm Access, the Middle Access, and the West Depot Access.

(b) This Agreement is intended and shall be construed only as a temporary license and is not intended to be a grant of an easement or any other interest in the Property.

1.2 License Revocable; Restoration of Property. Grantor shall be entitled to revoke the license granted under this Agreement at any time with 60 days prior written notice to Grantee.

ARTICLE 2. ASSIGNMENT AND TERMINATION

2.1 Assignment, Successor and Assigns. Grantee may not assign or delegate this Agreement or its rights and obligations hereunder without the prior written consent of Grantor, which may be granted or withheld in Grantor's sole discretion. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

2.2 Termination. This Agreement shall automatically terminate, without any further action of either Grantor or Grantee, on December 31, 2023.

ARTICLE 3. MISCELLANEOUS

3.1 Governing Law. This Agreement shall be construed in accordance with the internal laws of the State of Colorado, excluding any conflict of law principles that would direct application of the laws of another jurisdiction. This Section shall survive indefinitely. Venue is proper in Ouray County District Court.

3.2 Authority to Enter into Agreement. Grantor and Grantee each represents and warrants to the other that it has full right, power and authority to enter into and perform this Agreement, that it has taken all requisite action to authorize the execution, delivery and performance of this Agreement, and that the person signing this Agreement on behalf of the parties hereto has the full power to do so, with the effect of fully binding such party.

3.3 Further Assurances. The parties shall execute such additional documents and perform such further acts as may reasonably be necessary to give effect to the purposes of this Agreement.

3.4 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

3.5 Recitals: The Recitals stated above are incorporated into this Agreement.

3.6 No Admission and Reservation of Rights: The Parties agree that each Party fully retains and reserves their respective Rights, which are independent of this Agreement; and nothing in this Agreement is to be construed in any way as an admission against interest or as a waiver of any Rights.

IN WITNESS WHEREOF, the Grantor and Grantee, and each of them, has caused this Agreement to be duly executed as of the Effective Date.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK, WITH SIGNATURE PAGES ON FOLLOWING PAGE

GRANTOR:

TOWN OF RIDGWAY, a home-rule municipality and political subdivision of the State of Colorado

By: _____

Date: _____

Print Name and Title

ATTEST: _____

GRANTEE:

RAILROAD DEPOT FUNDING, LLC, a Colorado limited liability company

By: _____

Date: _____

Print Name and Title

ECHO PROPERTIES CORP., a Colorado corporation

By: _____

Date: _____

Print Name and Title

RIDGWAY RAILROAD MUSEUM, a Colorado Non-Profit Corporation

By: _____

Date: _____

Print Name and Title

OURAY COUNTY RANCH HISTORY MUSEUM, a Colorado Non-Profit Corporation

By: _____

Date: _____

Print Name and Title

Exhibit A

(Legal Description of Echo Properties property)

A part of Tract A of the Park Subdivision, Town of Ridgway, County of Ouray, State of Colorado, as described in the Warranty Deed recorded June 23, 1989 at Book 210, Pages 715-716, Reception Number 144927, Ouray County Clerk and Recorder's Records, and as depicted on the boundary survey attached thereto, and more particularly described as follows:

Beginning at the northwest corner of said Tract A of the Park Subdivision; thence S 88°44'59"E 660.01 feet along the north boundary of the S1/2NW1/4 of Section 16, Township 45 North, Range 8 West, N.M.P.M.; thence S 01°21'48"W 1195.07 feet; thence S 89°02'25"W 360.55 feet; thence S 87°35'20"W 189.74 feet; thence N 03°48'17"W 1225.86 feet to the point of beginning.

Also known as Ouray County Assessor Parcel Acct. No. R 000344

County of Ouray
State of Colorado

Exhibit B

(Legal Description of Railroad Depot Funding property)

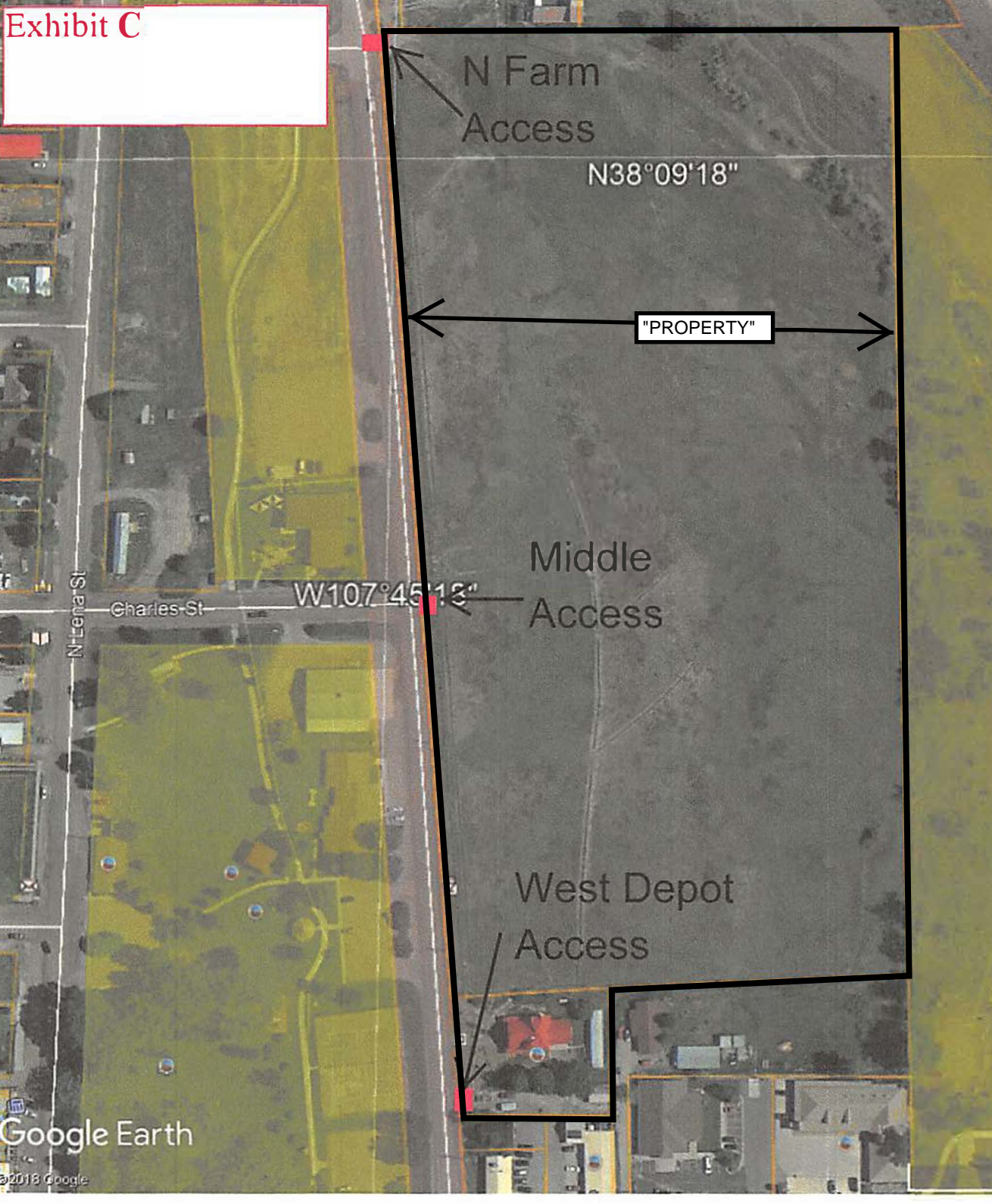
Lot 1, Mitchell Subdivision No. 2 as shown on the plat recorded May 3, 1988 at Reception No. 142666, Ouray County Records

Also known as Ouray County Assessor Parcel Account R 001928

County of Ouray

State of Colorado

Exhibit C



N Farm
Access

N38°09'18"

"PROPERTY"

Middle
Access

W107°45'18"

West Depot
Access

AGENDA ITEM #14



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 6, 2023
Agenda Topic: **Review and action on Agreement for Transportation System Grant Management between the Town of Ridgway, the City of Ouray, Ouray County, and Montrose County Senior Citizen's Transportation, Inc.**

ACTION BEFORE COUNCIL:

Council is asked to take action on the attached Agreement for Transportation System Grant Management.

BACKGROUND:

Last summer, the City of Ouray assembled a grant application to the Colorado Department of Transportation's MMOF Program requesting funding to create a regional transportation service between the City of Montrose, the Town of Ridgway, and the City of Ouray. The total estimated cost of the project over a three-year period is \$710,788. The amount requested of the MMOF Program was \$533,091 with a 25% match rate pulled together by the Town of Ridgway, City of Ouray, and Ouray County. That puts the needed contribution from the Town, City and County at \$59,232 over three years. The estimated contribution from each entity is \$28,000 in year one and \$15,616 in years two and three. The Ouray County Workforce Transportation Project was awarded \$533,091 of MMOF funding by the Gunnison Valley Transportation Region last July. Ouray County has a 25% match requirement, and, per Resolution No. 22-07, the Town of Ridgway expressed a commitment to provide our share of the 25% match requirement which is estimated at \$28,000 during year one (2023) and \$15,616 for years two and three (2024 and 2025) of the project.

All Points Transit was identified as being able to provide this service based on a contract at a cost of \$5.00/round trip for ridership. All Points Transit has also agreed to be the program manager and fiscal agent for this grant. Based on the survey data, the service needs to run 7 days per week with multiple trips between the municipalities each day. To make this a reality and assist with alleviating the workforce issues in Ouray County, a budget has been put together with All Points Transit and through a partnership between the Town, City and County.

Reps from the participating jurisdictions, including All Points Transit, have been meeting periodically to prepare for the rollout of the program, including pinpointing the bus stop locations. The ADA accessible van has been ordered and is expected to arrive in the next several weeks.

The attached Agreement sets forth the payment requirements, agreement term, and scope of project. It also commits the participants to cooperating with each other to provide timely matching fund payments and to agree on appropriate van schedules which include date and times of service, including winter and summer schedules, and pick-up and drop-off locations. Participants also need to cooperate in making sure the operation runs smoothly and on time, adjusting the fares for years 1, 2, and 3, as well as regularly reviewing the stop locations and customer feedback to implement changes that will enhance the rider experience.

RECOMMENDED MOTION:

"I move to approve the Agreement for Transportation System Grant Management between the Town of Ridgway, the City of Ouray, Ouray County, and Montrose County Senior Citizen's Transportation, Inc."

ATTACHMENT:

Agreement for Transportation System Grant Management

AGREEMENT FOR TRANSPORTATION SYSTEM GRANT MANAGEMENT

THIS AGREEMENT, is made and entered into this ____ day of March, 2023 by and between **CITY OF OURAY, COLORADO**, a Colorado home rule municipality (the City); the **COUNTY OF OURAY, COLORADO**, acting by and through the Board of County Commissioners (the County); the **TOWN OF RIDGWAY**, a Colorado home rule municipality (the Town); and **MONTROSE COUNTY SENIOR CITIZEN'S TRANSPORTATION INC., dba All Points Transit** (All Points Transit) collectively referred to as Grantees.

RECITALS

WHEREAS the Grantees applied for a grant with the Gunnison Valley Transportation Planning Region (GVTPR), who administers CDOT Multimodal Options Funds, and was awarded a grant of \$531,091.00 with matching funds from the Local Government Agencies of \$177,697.00 for total project cost of \$710,788.00 (Grant), to establish and operate a regional public transportation system which will provide service between the City of Ouray and the Town of Ridgway to and from the City of Montrose, Colorado.

WHEREAS, the grant funds will be spent on the purchase of a transportation van, leasing of adequate storage for the van when it is not in use, hiring drivers to operate the van, advertising and signage for pickup and drop off locations, maintenance, and other operation expenses such as registration and insurance required to establish and operate the regional van service.

WHEREAS, Montrose County Senior Citizens Transportation, Inc., a Colorado not for profit company d/b/a under the tradename All Points Transit, will act as the fiscal agent for the grant funds which includes invoicing CDOT and providing all required reporting under the grant.

WHEREAS the Grantees desire to enter this Agreement to establish certain roles and responsibilities, and covenants concerning the acceptance of the grant funds, to establish a cost share arrangement for required matching funds, and a sustainability plan for the future.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ouray County, the City of Ouray, the Town of Ridgway, and All Points Transit hereby agree as follows:

SECTION I AGREEMENT TO COOPERATE

Each Grantee agrees to cooperate with each other and the fiscal agent to provide timely matching fund payments and to agree on appropriate van schedules which include date and times of service, including winter and summer schedules, and pick-up and drop-off locations. After implementation, the parties shall cooperate in making sure the operation runs smoothly, and on-time, adjusting the fares for year 1, 2, and 3 as well as regularly reviewing the stop locations and customer feedback to implement changes that will enhance the rider experience.

Representatives for the City, County, and Town are:

City:

Silas Clarke, City Administrator, or designee
320 6th Avenue
P.O. Box 468
Ouray, CO 81427
Email: sclarke@cityofouray.com

County:

Connie Hunt, County Administrator, or designee
541 4th St.
P.O. Box C
Ouray, Colorado 81427
Email: chunt@ouraycountyco.gov

Ridgway:

Preston Neill, Town Administrator, or designee
201 N. Railroad Street
P.O. Box 10
Ridgway, CO 81432
Email: pneill@town.ridgway.co.us

All Points Transit

Sarah Curtis, Executive Director
175 Merchant Dr.
Montrose, CO 81401
Email: scurtis@allpointstransit.org

SECTION II PAYMENT

City, County and Town shall be responsible for twenty-five percent (25%) of total project costs as required under the grant and shall remit payment to All Points Transit no later than thirty (30) days after receipt of an invoice. The initial match to be split between City, County and Town is \$177,697 over a three-year period, but that number is subject to change, upon agreement of the Grantees.

SECTION III TERM

This Agreement shall terminate when the grant funds are expended, and All Points Transit closes the grant under the grant terms unless otherwise extended by the mutual written agreement of the parties for good cause. Notwithstanding the grant closing deadline, All Points Transit shall implement the transportation system by May 31, 2023, unless the deadline is extended for good

cause shown. All Points Transit can extend this deadline by up to thirty days by providing no less than 15 days written notice to the Town, City and County, in advance of the implementation deadline.

SECTION IV FISCAL AGENT

All Points Transit shall operate as the fiscal agent for submitting invoices and receiving grants funds and shall timely comply with all reporting requirements under the grant. The fiscal agent shall have no authority to bind the City, County, or Town in any action. The fiscal agent shall not receive a percentage of any grant as a fee.

SECTION V SCOPE OF PROJECT

All Points Transit shall manage the grants funds, including the matching funds provided under Section II, expending the same to implement the transportation system set forth in the Scope of Project attached as Exhibit A.

SECTION VI TIME IS OF THE ESSENCE

Grantees agree that time is of the essence for implementation of the transportation system so ridership can begin. City, County and Town shall provide all criteria and full information as to their requirements for the Project and furnish all requested information pertinent to the Project, including any approval of changes to the scope or previous designs concerning routes, pickup and drop off locations, signage, and advertising. City, County, and Town agree to respond to any communications concerning the grant fund expenditures and implementation of the transportation system within 72 hours of receipt. The City, County and Town shall be responsible for helping to implement the advertising campaign during the term of the grant.

SECTION VII LIABILITY

The City, County, and Town retain governmental immunity under the Colorado Governmental Immunity Act to the maximum extent permissible, and no term of this Agreement shall be construed as an express or implied waiver of governmental immunity. No Grantee shall indemnify the other, and Grantees agree to waive any claim for damages against the other for work performed under the terms of this Agreement. In the event of any other legal dispute regarding the terms of this Agreement, the governing laws shall be the laws of the State of Colorado, the venue shall be Ouray County, Colorado, and all parties shall be responsible for their own attorneys' fees and costs.

SECTION VIII NON-ASSIGNABILITY

Grantees agree that this Agreement or any interest therein shall not be assigned, sublet, or transferred without the prior written consent of all parties hereto.

SECTION IX AMENDMENTS

This Agreement 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 Agreement shall be of any legal force or effect unless set forth herein in writing or in a written amendment or addendum hereto.

The Grantees 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 FORCE MAJEURE

It is agreed that the City, County, and Town shall excuse All Points Transit of its performance and obligations due under Exhibit A and B 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 XI OWNERSHIP OF ASSETS PURCHASED WITH GRANT MONIES

Any materials, motor vehicles, items, and work specified in the Scope of Services, and all related documentation and materials provided or developed by All Points Transit shall be exclusively owned by the City, County and Town and not by All Points Transit. All Points Transit expressly acknowledges and agrees that all work performed under the Scope of Services constitutes work made for hire. To the extent, if at all, that it does not constitute a "work made for hire," All Points Transit hereby transfers, sells, and assigns to the City, County, and Town all its right, title, and interest in such work.

SECTION XII INDEPENDENT CONTRACTORS

The County, City, Town, and All Points Transit intend that an independent contractor relationship is created by this Agreement. City, Town, and County are only interested in the results to be achieved by All Points Transit when implementing and operating the transportation system set forth in Exhibit A. The method and control of the work will be within the scope of All Points Transit's responsibility, subject to compliance with all applicable State and Federal statutes, rules, and regulations, the requirements of this Agreement, and the grant requirements. However, the work contemplated must meet the approval of the City, County, and Town Representative and shall be subject to the City, County, and Town Representative's general right of inspection and supervision to insure the satisfactory completion thereof. No Grantee is entitled to any of the benefits that other Grantee's provide 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 XIII MISCELLANEOUS

No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Grantees shall not constitute a waiver of any of the other terms or obligation of this Agreement.

Third Parties. There are no intended third-party beneficiaries to this Agreement.

Notice. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class United States Mail to the party at the address set forth on the first page of this Agreement.

Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the City, Town and County not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt, or liability beyond the current fiscal year.

Authorization. By signing this Agreement, the Grantees acknowledge and represent to one another that all procedures necessary to validly contract and execute this Agreement have been performed, and that the persons signing for each Grantee have been duly authorized by such Grantee to do so.

Entire Agreement. This Agreement, and the Exhibits attached hereto, supersedes and controls all prior written and oral agreements and representations of the Grantees and constitutes the whole agreement between them with respect to the subject matter of this instrument. No additional or different oral representation, promise or agreement shall be binding on either Grantee.

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




BOARD OF OURAY COUNTY COMMISSIONERS



Jake Niece, BOCC Chair


Harlan Thompson, Deputy Clerk of the Board

City of Ouray

By:  3/20/23
Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

Town of Ridgway

By: _____
John Clark, Mayor

Attest:

Pam Kraft, Town Clerk

All Points Transit

By: _____
Sarah Curtis, Executive Director

Ouray County Workforce Transportation Project

Attachment A - Description, Needs & Benefits of Proposed Project:

Ouray County has struggled for more than a decade with obtaining the necessary workforce to support our businesses, government entities and the local economy in general. The lack of workforce has been exacerbated by the increase of tourism over the past three years and the spike in property values that has decreased the amount of available long-term affordable rental housing. The Ouray County tourist-based economy has also dramatically changed as the area has become a destination throughout the year and not just during the summer months.

Due to these workforce shortages, restaurants, the municipal pool and retail establishments have had to shorten their hours of operation and remain closed on select days. This has caused issues throughout the county since these establishments are needed to meet the demand of the visitors. While the municipalities are working on the creation of additional housing options to assist with the workforce issues, it has become apparent public transportation is necessary to pull employees from a regional area to meet the immediate needs. The creation of a regular transportation service between the City of Montrose and the City of Ouray, with a stop in Ridgway, can accomplish this need. To make this a reality, funding support is necessary.

This project was identified in the Gunnison Valley TPR Project List for the Gunnison Valley 2045 Regional Transportation Plan through project # 1130 PGV7018 and also mentioned in the Region 10 Region Implementation Plan. This transportation need was identified because there is no public transit that connects Montrose to the City of Ouray. Ouray is another 11 miles from the Bustang Outrider stop in Ridgway and this new transportation option through this grant will be timed to meet the Bustang to ensure a more readily available regional transportation system.

A survey of Ouray businesses was completed in May of 2022 to help determine the need for workforce transportation. To assist in meeting this grant deadline, the survey was only opened for five days and twenty-four responders provided submissions. Of the responders, 87.5% stated their company/business would benefit from having a public transit option for their employees and customers. In addition, 62.5% stated a public transit option would increase the hours and days they are able to serve customers. One responder even stated they would be able to reopen a currently closed business. 79.2% also responded that public transportation between the City of Ouray and City of Montrose would expand their options to hire employees and help alleviate staffing issues.

In 2017/2018, Ouray County, through the Ouray Transit Advisory Council (OTAC), also conducted a survey that focused on employee analysis and had seventy (70) responses. This survey identified the blocks of time each day needed to create a successful regional transportation option and provided information on how much people are willing to pay for the service. This information will be utilized for this project to ensure rates and times are set accordingly. Within the results, 93% stated they would consider using a transportation service between Montrose and Ouray, with a stop in Ridgway, at least 2-3 times per week. This further supports our need for a transportation service and will assist our communities by reducing parking requirements and pollution as 91% of the responders stated they drive their personal vehicles alone to work at least one day per week.

To create a successful regional transportation system between the City of Montrose and the City of Ouray, *All Points Transit* has been identified as being able to provide this service based on a contract at a cost of \$5.00/round trip for ridership. *All Points Transit* has also agreed to be the program manager and fiscal agent for this grant. Based on the survey data, the service needs to run 7-days per week with multiple trips between the municipalities each day. To make this a reality and assist with alleviating the workforce issues in Ouray County, the attached budget has been put together with *All Points Transit* and through a partnership between the City of Ouray, Town of Ridgway and Ouray County.

Ouray County Workforce Transportation Project

Attachment B - Cost Estimate and Project Implementation Schedule:

The following budget is based on a three (3) year contract with *All Points Transit*. This service will also meet the schedule of the Bustang to ensure transfers can be completed in Ridgway. While this proposal focuses on workforce transportation, the service will be open to all public users.

Operation Costs:

Annual Operations (Year One):	\$215,000	Assumes roughly 3,580 service hours; Roughly 6-7 service hours / day in winter and 12-14 service hours / day in summer, averaging 10.5 / day throughout the year
Annual Operations (Year Two):	\$225,750	5% Cost Increase due to Personnel and Fuel
Annual Operations (Year Three):	\$237,038	5% Cost Increase due to Personnel and Fuel
Marketing (\$10,000/Year):	\$30,000	Design / Print rack cards. Add info to web sites. Social Media campaign.

Total Operations (Three Years of Service): \$707,788

Capital Costs (One-Time):

ADA Accessible Van:	\$84,000	MATCH
Vehicle Vinyl Wrap:	\$4,500	
Signage at Stops:	\$4,500	
Total Capital Costs:	\$93,000	

Revenue:

Fares (Year One):	\$25,000	Fares (Averaging 6 passengers per service hour at \$5 round-trip)
Fares (Year Two):	\$30,000	20% Increase in transportation users over year one
Fares (Year Three):	\$35,000	16.6% Increase in transportation users over year two
Total Revenue:	\$90,000	

Grant Funding Request:

Operations: \$707,788 - \$90,000 (Revenue) = \$617,788

Capital (Grant): \$93,000 - \$84,000 Vehicle Match = \$9,000

Capital (Match): \$84,000

TOTAL PROJECT COSTS: \$710,788

Match (25%): \$177,697 (\$59,232 from each City of Ouray, Town of Ridgway, and Ouray County):

Year 1 - \$84,000 (\$28,000 each)

Year 2 - \$46,848.50 (\$15,616 each)

Year 3 - \$46,848.50 (\$15,616 each)

Grant Funding Requested: \$533,091.00

Project Implementation Schedule:

Upon award of funding, the project would take approximately six to eight months to fully implement. Our goal is for the service to begin in April of 2023.

RESOLUTION No. 2022-028

**A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO
SUPPORTING THE MULTIMODAL TRANSPORTATION AND MITIGATION OPTIONS FUND (MMOF) GRANT
APPLICATION AND MATCH COMMITMENT FOR THE CREATION OF A REGIONAL TRANSPORTATION
SERVICE BETWEEN THE CITY OF MONTROSE, TOWN OF RIDGWAY, AND CITY OF OURAY**

WHEREAS, the Multimodal Transportation & Mitigation Options Fund (MMOF) was created within the State Treasury under Colorado Senate Bill 2018-001 and amended under Colorado Senate Bill 2021-260 to provide the state program with steady, annual funding for multimodal transportation projects; and,

WHEREAS, the Colorado Department of Transportation is seeking grant applications for multimodal projects from across the state of Colorado; and,

WHEREAS, Ouray County has a 25% grant match requirement per the Transportation Commission Resolution 2021-12-10, adopted December 16, 2021; and,

WHEREAS, Ouray County has struggled for more than a decade with obtaining the necessary workforce to support our businesses, government entities, and the local economy in general and a transportation option between the City of Montrose, Town of Ridgway, and City of Ouray is believed to greatly assist meeting the workforce needs; and,

WHEREAS, transportation between the City of Montrose, Town of Ridgway, and City of Ouray was identified in the Gunnison Valley TPR Project List for the Gunnison Valley 2045 Regional Transportation Plan through project # 1130 PGV7018 and also mentioned in the Region 10 Region Implementation Plan; and,

WHEREAS, to create a successful regional transportation system in Ouray County, *All Points Transit* has been identified as being able to provide this service and has agreed to be the grant program manager and fiscal agent, if awarded; and,

WHEREAS, the County of Ouray is committed to this project and agrees to split the 25% grant match requirement over the next three years with Ouray County and Town of Ridgway, if the MMOF grant application is awarded.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners finds that additional regional transportation is recognized as a need to assist our citizens, businesses and government entities and the County fully supports the MMOF Grant Application and agrees to provide their share of the 25% match requirement which is estimated at \$28,000 during year one and \$15,616 for year two and three of the grant project.

Adopted this 6th day of July, 2022.

Voting for: Commissioners Padgett + Tisdal

Voting against: None

ABSENT: Commissioner Niece

**BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO**

Attest:

Lynn M. Padgett
Lynn M. Padgett, Chair

- ABSENT -
Jake Niece, Vice-Chair

Ben Tisdal
Ben Tisdal, Commissioner

Michelle Nauer
Michelle Nauer, Clerk and Recorder
By: Hannah Hollenbeck, Deputy Clerk of the Board

AGENDA ITEM #15

**INTERGOVERNMENTAL AGREEMENT FOR USE OF
RIDGWAY COMMUNITY CENTER FOR EMERGENCIES**

THIS INTERGOVERNMENTAL AGREEMENT is entered this day ____ of _____, 2023, between the County of Ouray, by and through its Board of County Commissioners (“County”), a body politic and corporate, whose address is P.O. Box C, Ouray, CO 81427, attn.: Emergency Manager, and the Town of Ridgway, a home-rule municipality (“Town”), whose address is Ridgway Town Hall, P.O. Box 10, 201 N. Railroad St., Ridgway, CO 81432, attn.: Town Manager.

WHEREAS, C.R.S. § 29-1-203(1) authorizes separate governmental units, including counties, to contract with each other to provide any function or service authorized by law to each of the contracting units, including joint exercise of services, functions, or facilities; and

WHEREAS, pursuant to C.R.S. § 24-33.5-707(8), the County adopted its emergency management plans for its jurisdiction, including provisions for the preparation, prevention, mitigation, response, and recovery from emergencies and disasters, and the Town has adopted a standard response plan; and

WHEREAS, both the Town and County desire that the Community Center, located within Ridgway Town Hall at 201 N. Railroad St., Ridgway, CO 81432 and owned and operated by the Town, be made available to the County, if necessary, in an emergency; and

WHEREAS, the Colorado legislature encourages local governmental units to enter mutual aid agreements to enhance emergency response and recovery and are thus essential to protecting the public peace, safety, health, and welfare, including the lives and property, of the people of the state of Colorado, C.R.S § 24-33.5-705.4(1)(b).

NOW THEREFORE IS IT HEREBY AGREED AS FOLLOWS:

1. Commencing on the adoption of this IGA by both the Town and County and continuing thereafter until terminated, upon request, County shall have the right to use the Town Hall as an additional emergency operations center (EOC) when necessary.
2. County shall have the right to use the Town’s basic internet functionalities and telephone services while using the Town Hall as an EOC.
3. To the extent allowed by law, the County agrees to hold harmless and indemnify the Town from any liability arising from the County’s use of the Town Hall of the EOC. Town and/or County may also maintain additional liability insurance for liability arising from the County’s use of the Town Hall of the EOC.
4. County is responsible for providing any radio or very high frequency (VHF) systems, generators and any other necessary equipment, to operate the EOC at the Town Hall.
5. To the extent the County is reimbursed for any EOC related expenses from the State of Colorado or the federal government, County shall reimburse the Town for any out-of-pockets costs related to the County’s use of the Town Hall as an EOC.

6. This Agreement shall remain in full force and effect until either party seeks to terminate this IGA, which may be submitted by either party upon thirty (30) days written notice, with or without cause. This Agreement may be amended upon mutual written agreement of the parties. Neither party shall indemnify the other, and both parties retain governmental immunity to the maximum extent permissible under the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., and other applicable law.

OURAY COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Jake Niece, Chair

ATTEST:

Harlan Thompson, Deputy Board Clerk

TOWN OF RIDGWAY

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #16



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 6, 2023
Agenda Topic: **Resolution No. 23-05 Expressing Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213**

ACTION BEFORE COUNCIL:

Council is asked to approve Resolution No. 23-05 Expressing Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213.

SUMMARY:

Senate Bill (SB) 23-213 represents the most sweeping attempt in recent Colorado history to remove local control and home rule authority from elected leaders, professional planning staff, and the people of Colorado. The bill dramatically expands state authority by imposing top-down zoning and land use standards on municipalities, and it puts those decisions into the hands of developer interests and unelected third parties. SB23-213 does not recognize that local governments are best suited to address the needs of their communities. Even though the Town of Ridgway does not fall into any of the municipality classifications identified in SB23-213, staff still recommends that Council wholeheartedly oppose the bill.

To check out the full text of SB23-213, click [HERE](#). To view CML's position paper, click [HERE](#).

RECOMMENDED MOTION:

"I move to approve Resolution No. 23-05 Expressing Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213."

ATTACHMENT:

Resolution No. 23-05

RESOLUTION NO. 23-05
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
RIDGWAY, COLORADO, EXPRESSING OPPOSITION TO
STATEWIDE LAND USE AND ZONING PREEMPTIONS IN SENATE
BILL 23-213

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, for a century, the State has committed both in statute and in the state constitution to the local control of land use planning and zoning because local governments are closest to the land and to the people that occupy it; and

WHEREAS, zoning and land use cannot be viewed separately from the impacts of proposed uses of land on surrounding properties and a community as a whole, including the ability to ensure adequate water and utilities; to provide enough public safety services, schools, and recreational services; to make sure that sufficient and safe infrastructure is available to handle increased population or more intense uses; to align development with the community’s economic goals; to prevent displacement of existing people; to preserve important historical sites; and to protect open space and the environment in general; and

WHEREAS, Senate Bill 23-213 would place statewide mandates on hyper local land use matters and substitute the judgment of legislators and state regulators who lack the understanding needed to make the right decisions for our community; and

WHEREAS, Senate Bill 23-213 will undermine long-range planning efforts and will severely limit our ability to maintain reasonable zoning regulations to ensure a high quality of life and sound economic environment for our current and future residents, workers, and business owners; and

WHEREAS, Senate Bill 23-213 silences the voices of our residents by taking away the right to be heard at public hearings on zoning matters or to use their constitutional rights of initiative or referendum to address zoning and land use matters.

NOW THEREFORE, BE IT RESOLVED by the Ridgway Town Council that:

1. It is the position of the Town of Ridgway that municipalities are best suited to determine appropriate zoning laws for their communities and that collaboration and cooperation – not top-down statewide mandates and giveaways to special interests – are the solution to Colorado’s affordable housing problem; and
2. The Town of Ridgway opposes Senate Bill 23-213 and strongly urges its legislators to vote NO on this unprecedented and irresponsible preemption.

ADOPTED AND APPROVED this ____ day of April 2023.

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #17



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 6, 2023
Agenda Topic: **Resolution No. 23-06 Supporting Updates to the Colorado Communities for Climate Action Policy Statement**

ACTION BEFORE COUNCIL:

Council is asked to take action on Resolution No. 23-06 Supporting Updates to the Colorado Communities for Climate Action Policy Statement.

SUMMARY:

The Town of Ridgway became a member of Colorado Communities for Climate Action (CC4CA) in 2019. As a member, the Town has the opportunity to weigh-in on the development of the CC4CA Policy Statement, which is periodically updated to adjust the policy positions of the organization. CC4CA goes through a formal process of updating its Policy Statement every other year. The last time the CC4CA Board of Directors updated it was in June 2021 and the CC4CA Board is slated to decide on a new round of updates at their annual retreat coming up in June.

CC4CA's Policy Committee leads the process of updating the Policy Statement. The process has included soliciting input from every member jurisdiction, a preliminary review by the CC4CA Board at its February 2023 meeting, and now this final set of proposed updates.

In preparation for the annual Board retreat, each CC4CA member is asked to review the proposed changes and identify any that might be of concern. There are several key points to keep in mind:

1. The process of crafting the proposed updates is extensive and thorough, so these proposed updates have already gone through substantial vetting and baking.
2. For each proposed update, Board members will have the option of supporting, abstaining, or objecting. If a single member objects to a specific proposed change at the Board retreat, that change does not occur, so CC4CA asks that members only object (i.e., veto) if they have a strong objection.
3. Ultimately, the question for our Board representative will be "can you live with this proposed change?" as opposed to "Is this the best possible wording?"
4. Because the coalition now has 42 members, and each jurisdiction essentially has a veto over every proposed update, it is important for member jurisdictions to raise any concerns about proposed updates as soon as possible to give everyone time to understand and try to resolve the issue.
5. The Policy Statement does not guide how CC4CA prioritizes among advocacy opportunities. The Policy Committee does that separately. The Policy Statement simply identifies the organization's positions on each of the relevant policy issues.

Each CC4CA member has been asked to review the proposed updates to confirm that they have no objections. CC4CA does not dictate how each member jurisdiction does this. Some jurisdictions require or prefer that the elected body review and formally approve the proposed updates. Some leave it to the Board member. Some handle this at the staff level. All that CC4CA requires is for each member's Board representative to be empowered to represent the jurisdiction for this final decision at the June retreat.

If we do raise concerns, CC4CA asks that we be very specific about what they are:



- a) Which specific proposed update is of concern?
- b) What exactly is the concern?
- c) Would we rate the concern as minor (e.g., grammatical edits), moderate (may require discussion but probably doesn't require major changes to the proposed updates), or serious?

Finally, if we are participating in the annual Board retreat, we need our Board representative to be prepared to work through the final discussion and decision at the retreat. The major discussion will occur on the first day of the retreat. If that discussion leads to any proposed tweaks to the official proposed updates, Board members will have until the meeting resumes the next day to secure any final additional approvals they may need.

Appended to this memo as Attachment 1 is the CC4CA Policy Statement with the proposed redline edits formally proposed by the CC4CA Policy Committee on March 9, 2023. Resolution No. 23-06, which is appended to this memo as Attachment 2, has been prepared for Council consideration.

RECOMMENDED MOTION:

"I move to approve Resolution No. 23-06 Supporting Updates to the Colorado Communities for Climate Action Policy Statement."

ATTACHMENT:

Attachment 1 – CC4CA Policy Statement with proposed redline edits

Attachment 2 – Resolution No. 23-06



CC4CA Policy Statement
Effective July 1, 2021
Adopted by the Board of Directors June 4, 2021

PROPOSED REDLINE EDITS

FORMALLY PROPOSED BY THE POLICY COMMITTEE 3/9/23

[Tracked changes are in RED and complete relocation of text is in GREEN.]

Colorado Communities for Climate Action is a coalition of local governments advocating for stronger state and federal climate policy. CC4CA's policy positions reflect unanimous agreement among the coalition members on steps that should be taken at the state and federal level, often in partnership with local governments, to enable Colorado and its communities to lead in protecting the climate.

CC4CA generally focuses on legislative, regulatory, and administrative action, supporting efforts that advance the general policy principles and the detailed policy positions described below, and opposing efforts that would weaken or undermine these principles and positions.

General Policy Principles

The following general principles guide Colorado Communities for Climate Action's specific policy positions. CC4CA supports:

- Collaboration between state and federal government agencies and Colorado's local governments to advance local climate protection and resilience.
- State and federal programs to reduce greenhouse gas pollution, including adequate and ongoing funding of those programs.
- Analyses, financial incentives, infrastructure, fiscal tools and enabling policies for the development and deployment of clean energy technologies.
- Locally driven and designed programs to support communities impacted by the clean energy transformation.
- Centering equity in decision-making by prioritizing policies that address systemic environmental and governance inequities based on race and socioeconomic status and that justly transition and grow the clean energy economy. ~~Prioritizing policies that put equity at the center of decision-making by addressing systemic environmental and~~

Adams County · Aspen · Avon · Basalt · Boulder · Boulder County · Breckenridge · Broomfield · Carbondale
Clear Creek County · Crested Butte · Dillon · Durango · Eagle County · Edgewater · Erie · Fort Collins · Frisco
Gilpin County · Glenwood Springs · Golden · Lafayette · Lake County · Larimer County · Longmont · Louisville · Lyons
Mountain Village · Nederland · Northglenn · Ouray County · Pitkin County · Ridgway · Routt County · Salida
San Miguel County · Snowmass Village · Summit County · Superior · Telluride · Vail · Wheat Ridge

~~governance inequities based on race and socioeconomic status and by justly transitioning and growing the clean economy.~~

Policy Positions

Colorado Communities for Climate Action supports ~~policies that the following policy positions:~~

Statewide Climate Strategies

1. Reduce statewide greenhouse gas emissions consistent with or greater than the State of Colorado's ~~2019-adopted~~ codified goals.
2. Secure accurate, actionable, useful, and regular state greenhouse gas inventories and forecasts for Colorado which are made accessible to local governments and incorporate alignment between state and local inventory data to the extent possible.
3. Adopt a comprehensive market-based approach to reduce Colorado's greenhouse gas emissions that ensures the benefits accrue justly and equitably to impacted communities.
4. ~~Treat~~ ~~Expand consideration of~~ the environmental and health costs associated with the use of fossil fuels as an important priority in making and implementing climate-related policy.

Local Climate Strategies

5. Remove barriers and promote opportunities that allow counties and municipalities to maximize deployment of local clean energy and climate-related strategies, including resilience-oriented strategies, while promoting affordable, accessible, and equitable delivery of reliable clean energy.
6. Enable local governments to obtain the energy use and other data from utilities and state agencies that they need to effectively administer climate and clean energy programs.
7. Support ~~a comprehensive~~ well-designed public processes for evaluating retail and wholesale energy choice options for communities, informed by a broad variety of stakeholders.
8. Provide for cost-effective and equitable policies, strategies, and practices that enable and accelerate energy efficiency in buildings, beneficial electrification, reducing building related GHG emissions, and improve quality of life, ~~and making the electric grid more robust and resilient.~~

Energy Generation, Transmission, and Distribution

912. Modernize energy infrastructure to strengthen grid reliability, enhance resilience (community-based and otherwise) resilience, improve transmission, and more fully integrate renewable energy, distributed generation energy, and energy storage resources.

~~109. Retire or discontinue the use of fossil fuel power plants while ensuring grid reliability. 9. Accelerate retirement of existing fossil fuel generation facilities and their replacement with cost-effective and reliable clean energy supplies, through means that support utilities, consumers, and the communities where these facilities have been located.~~

~~110. Discourage construction of new fossil fuel power plants. Prevent construction and/or operation of new greenhouse gas-emitting energy generation facilities~~

121. Expand the ability of electric cooperatives and municipal electric utilities to independently purchase local renewable electricity and take other steps to reduce greenhouse gas pollution.

~~12. Modernize energy infrastructure to strengthen grid reliability, enhance resilience (community-based and otherwise) resilience, improve transmission, and more fully integrate renewable energy, distributed generation energy, and energy storage resources.~~

Energy Efficiency

13. Expand demand side savings from efficiency and conservation for all energy types.

14. Support ongoing and sustainable funding for weatherization and renewable energy assistance to low-income households, including those in fossil fuel-dominated economies, so that all Coloradans have access to comfortable and affordable homes.

~~14. Support ongoing and sustainable funding for programs that assist communities in the transition from fossil fuel-dominated economies.~~

15. Provide counties and statutory cities and towns with the same authority held by home rule cities to implement local energy conservation policies and programs.

Transportation

16. Ensure effective implementation of Colorado's vehicle emissions standards, GHG-related regulations, state and regional transportation-related plans, and other

regulatory and programmatic activities designed to reduce greenhouse gas emissions from mobile sources.

~~17. Implement the 2020 Colorado Electric Vehicle Plan and other efforts to increase electrification of all motor vehicles.~~

17. Increase funding and policy incentives for multimodal transportation and mobility multimodal-friendly development statewide.

~~19. Incentivize and select mobility options alternatives, including movement of both people and goods, based on efficient use of resources energy efficiency, and environmental costs and benefits.~~

Land Use

18. PLACEHOLDER – UNDER CONSTRUCTION

~~Support adoption and implementation of land use practices that reduce greenhouse gas emissions and improve resilience.~~

~~19. Support Encourage adoption and implementation of practices in the agriculture and forest sectors that durably reduce greenhouse gases, increase resilience, improve water conservation, support ecosystem health, and promote development of a sustainable, low-carbon agriculture and forestry economy in Colorado.~~

Resilience

206. Promote proactively programs and efforts that improve the resilience and adaptability of Colorado communities in the face of natural disasters and other major challenges associated with climate change, including ensuring that disaster stabilization and recovery efforts result in reduced greenhouse gas pollution and improved resilience to future disasters.

218. Reduce greenhouse gas emissions and increase resilience associated with water management, and increase water resilience, through water conservation, efficiency, reuse, adaptation and, low impact development strategies, and other approaches.

Fuel Sources~~Fossil Fuel Extraction Activities~~

22. Eliminate emissions from and achieve comprehensive, high accuracy monitoring of Expand monitoring and reduction of the full life cycle emissions from fossil fuel extractive industry activities.

23. Secure appropriate guardrails on the development/use of alternative energy technologies, such as hydrogen and biomass, based on their life cycle greenhouse gas emissions impacts, environmental and social impacts, and cost.

Waste

24. Ensure that ~~Grant~~ CDPHE has adequate authority to implement plans and policies for meeting Colorado's statewide and regional solid waste diversion goals.

25. Secure high levels of circular economy activities like reuse, recycling, composting, and reducing the carbon intensiveness of materials and products, including reducing ~~Reduce or and eliminating~~ use of disposable/single-use products and ~~promote reuse of materials, including~~ construction and demolition waste.

~~23. Foster circular economy policies like reuse, recycling, composting, and reducing the carbon intensiveness of materials and products.~~

26. Achieve significant~~Reduce~~ greenhouse gas emissions ~~reductionsreductions~~ from solid waste, water treatment, and wastewater processing, ~~and agricultural activities.~~

General

~~25. Encourage adoption of climate-positive innovations like telecommuting, drawing from the lessons learned during the coronavirus pandemic, to substantially reduce air and greenhouse gas pollution.~~

~~26. Promote proactive programs and efforts that improve the resilience and adaptability of Colorado communities in the face of natural disasters and other major challenges associated with climate change, including ensuring that disaster stabilization and recovery efforts result in reduced greenhouse gas pollution and improved resilience to future disasters.~~

27. Support ongoing and sustainable funding for programs that assist communities in the transition from fossil fuel-dominated economies.

28. Support exploration and deployment, when appropriate, of well-regulated technologies and practices that retain currently sequestered carbon, capture greenhouse gasses before they are emitted, remove greenhouse gasses from the

~~atmosphere, and use or sequester this carbon~~natural climate solutions (NCS) and of carbon capture and utilization/sequestration (CCUS).

~~28. Reduce greenhouse gas emissions and increase resilience associated with water management through water conservation, efficiency, reuse, adaptation and low impact development strategies.~~

29. Encourage investments that achieve climate-positive solutions, including policies that encourage entities investing public dollars to consider partial or full divestment in fossil fuel extraction and use as part of their investment strategies.

30. Maintain protections and authorities currently provided under environmental laws like the National Environmental Policy Act, Clean Air Act, and Clean Water Act, and ensure that these laws are fully implemented and can be improved through stakeholder input when appropriate.

ATTACHMENT 2

RESOLUTION NO. 23-06
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
RIDGWAY, COLORADO, SUPPORTING UPDATES TO THE
COLORADO COMMUNITIES FOR CLIMATE ACTION POLICY
STATEMENT

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, the Ridgway Town Council recognizes that local policies and local action, while critical, will not alone be sufficient to meet our own climate, energy, and sustainability goals, nor will they alone be sufficient to reduce the severity of climate change and its impacts to our community; and

WHEREAS, the Ridgway Town Council recognizes the significant impacts to our community and many others that are already taking place, and the likelihood that these impacts will continue to intensify in the coming years, including additional infrastructure costs, health impacts to community members, economic impacts to businesses, water supply and water quality challenges, and others; and

WHEREAS, the Town, along with forty-one other municipalities and counties in Colorado, have joined Colorado Communities for Climate Action (“CC4CA”), a coalition of local governments across the state, that advocates for state and federal policies which support clean air, clean water, reduction of fossil fuel consumption and other contributors associated with greenhouse gas pollution; and

WHEREAS, an integral part of this system is the adoption of updates to CC4CA's Policy Statement, which guides the coalition's work; and

WHEREAS, the Town desires to have an effective voice in the development of statewide energy and climate policies.

NOW THEREFORE, BE IT RESOLVED that the Ridgway Town Council hereby supports the updates to the CC4CA Policy Statement, attached as Exhibit A.

ADOPTED AND APPROVED this ____ day of April 2023.

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk



CC4CA Policy Statement
Effective July 1, 2021
Adopted by the Board of Directors June 4, 2021

PROPOSED POLICY STATEMENT UPDATES (REDLINE EDITS ACCEPTED)
FORMALLY PROPOSED BY THE POLICY COMMITTEE 3/9/23

Colorado Communities for Climate Action is a coalition of local governments advocating for stronger state and federal climate policy. CC4CA's policy positions reflect unanimous agreement among the coalition members on steps that should be taken at the state and federal level, often in partnership with local governments, to enable Colorado and its communities to lead in protecting the climate.

CC4CA generally focuses on legislative, regulatory, and administrative action, supporting efforts that advance the general policy principles and the detailed policy positions described below, and opposing efforts that would weaken or undermine these principles and positions.

General Policy Principles

The following general principles guide Colorado Communities for Climate Action's specific policy positions. CC4CA supports:

- Collaboration between state and federal government agencies and Colorado's local governments to advance local climate protection and resilience.
- State and federal programs to reduce greenhouse gas pollution, including adequate and ongoing funding of those programs.
- Analyses, financial incentives, infrastructure, fiscal tools and enabling policies for the development and deployment of clean energy technologies.
- Locally driven and designed programs to support communities impacted by the clean energy transformation.
- Centering equity in decision-making by prioritizing policies that address systemic environmental and governance inequities based on race and socioeconomic status and that justly transition and grow the clean energy economy.

Adams County · Aspen · Avon · Basalt · Boulder · Boulder County · Breckenridge · Broomfield · Carbondale
Clear Creek County · Crested Butte · Dillon · Durango · Eagle County · Edgewater · Erie · Fort Collins · Frisco
Gilpin County · Glenwood Springs · Golden · Lafayette · Lake County · Larimer County · Longmont · Louisville · Lyons
Mountain Village · Nederland · Northglenn · Ouray County · Pitkin County · Ridgway · Routt County · Salida
San Miguel County · Snowmass Village · Summit County · Superior · Telluride · Vail · Wheat Ridge

Policy Positions

Colorado Communities for Climate Action supports policies that:

Statewide Climate Strategies

- 1. Reduce statewide greenhouse gas emissions consistent with or greater than the State of Colorado's adopted, codified goals.**
- 2. Secure accurate, actionable, useful, and regular state greenhouse gas inventories and forecasts for Colorado which are made accessible to local governments and incorporate alignment between state and local inventory data to the extent possible.**
- 3. Adopt a comprehensive market-based approach to reduce Colorado's greenhouse gas emissions that ensures the benefits accrue justly and equitably to impacted communities.**
- 4. Treat the environmental and health costs associated with the use of fossil fuels as an important priority in making and implementing climate-related policy.**

Local Climate Strategies

- 5. Remove barriers and promote opportunities that allow counties and municipalities to maximize deployment of local clean energy and climate-related strategies, including resilience-oriented strategies, while promoting affordable, accessible, and equitable delivery of reliable clean energy.**
- 6. Enable local governments to obtain the energy use and other data from utilities and state agencies that they need to effectively administer climate and clean energy programs.**
- 7. Support well-designed public processes for evaluating retail and wholesale energy choice options for communities, informed by a broad variety of stakeholders.**
- 8. Provide for cost-effective and equitable policies, strategies, and practices that enable and accelerate energy efficiency in buildings, beneficial electrification, reducing building related GHG emissions, and improving quality of life.**

Energy Generation, Transmission, and Distribution

- 9. Modernize energy infrastructure to strengthen grid reliability, enhance resilience (community-based and otherwise), improve transmission, and more fully integrate renewable energy, distributed generation, and energy storage resources.**
- 10. Retire or discontinue the use of fossil fuel power plants while ensuring grid reliability.**
- 11. Discourage construction of new fossil fuel power plants.**
- 12. Expand the ability of electric cooperatives and municipal electric utilities to independently purchase local renewable electricity and take other steps to reduce greenhouse gas pollution.**

Energy Efficiency

- 13. Expand demand side savings from efficiency and conservation for all energy types.**
- 14. Support ongoing and sustainable funding for weatherization and renewable energy assistance to low-income households.**
- 15. Provide counties and statutory cities and towns with the same authority held by home rule cities to implement local energy conservation policies and programs.**

Transportation

- 16. Ensure effective implementation of Colorado's vehicle emissions standards, GHG-related regulations, state and regional transportation-related plans, and other regulatory and programmatic activities designed to reduce greenhouse gas emissions from mobile sources.**
- 17. Increase funding and policy incentives for multimodal transportation and mobility options, based on efficient use of resources.**

Land Use

- 18. PLACEHOLDER – UNDER CONSTRUCTION**
- 19. Encourage adoption and implementation of practices in the agriculture and forest sectors that durably reduce greenhouse gases, increase resilience, improve water**

EXHIBIT A

conservation, support ecosystem health, and promote a sustainable, low-carbon agriculture and forestry economy in Colorado.

Resilience

20. Proactively improve the resilience and adaptability of Colorado communities in the face of natural disasters and other challenges associated with climate change, including ensuring that disaster stabilization and recovery efforts result in reduced greenhouse gas pollution and improved resilience to future disasters.

21. Reduce greenhouse gas emissions associated with water management, and increase water resilience, through water conservation, efficiency, reuse, adaptation, low impact development strategies, and other approaches.

Fuel Sources

22. Eliminate emissions from and achieve comprehensive, high accuracy monitoring of fossil fuel extractive industry activities.

23. Secure appropriate guardrails on the development/use of alternative energy technologies, such as hydrogen and biomass, based on their life cycle greenhouse gas emissions impacts, environmental and social impacts, and cost.

Waste

24. Ensure that CDPHE has adequate authority to implement plans and policies for meeting Colorado's statewide and regional solid waste diversion goals.

25. Secure high levels of circular economy activities like reuse, recycling, composting, and reducing the carbon intensiveness of materials and products, including reducing and eliminating use of disposable/single-use products and construction and demolition waste.

26. Achieve significant greenhouse gas emissions reductions from solid waste, water treatment, and wastewater processing.

General

27. Support ongoing and sustainable funding for programs that assist communities in the transition from fossil fuel-dominated economies.

28. Support exploration and deployment, when appropriate, of well-regulated technologies and practices that retain currently sequestered carbon, capture

EXHIBIT A

greenhouse gasses before they are emitted, remove greenhouse gasses from the atmosphere, and use or sequester this carbon.

29. Encourage investments that achieve climate-positive solutions, including policies that encourage entities investing public dollars to consider partial or full divestment in fossil fuel extraction and use as part of their investment strategies.

30. Maintain protections and authorities currently provided under environmental laws like the National Environmental Policy Act, Clean Air Act, and Clean Water Act, and ensure that these laws are fully implemented and can be improved through stakeholder input when appropriate.

AGENDA ITEM #18



March 14, 2023

Glenn Boyd
Ouray County
541 4th Street
Ouray, CO 81427

RE: “Statement of Intent to Participate” as a participating jurisdiction in Ouray County Multi-Jurisdictional Hazard Mitigation Plan

Dear Mr. Boyd,

In accordance with the Federal Emergency Management Agency’s (“FEMA”) Local Hazard Mitigation Plan (“HMP”) requirements under 44 CFR §201.6, which specifically identify criteria that allow for multi-jurisdictional mitigation plans, the Town of Ridgway (“Town”) is submitting this letter of intent to confirm that the Town has agreed to participate in the Ouray County Multi-Jurisdictional Hazard Mitigation Planning effort.

Further, as a condition to participating in the mitigation planning, the Town agrees to meet the requirements for mitigation plans identified in 44 CFR §201.6 and to provide such cooperation as is necessary and in a timely manner to Ouray County to complete the plan in conformance with FEMA requirements.

The Town understands that it must engage in the following planning process, as more fully described in FEMA’s Local Mitigation Planning Handbook dated March 2013 including, but not limited to:

- Identification of hazards unique to the jurisdiction;
- The conduct of a vulnerability analysis and an identification of risks, where they differ from the general planning area;
- The formulation of mitigation goals responsive to public input and development of mitigation actions complementary to those goals. A range of actions must be identified specific for each jurisdiction;
- Demonstration that there has been proactively offered an opportunity for participation in the planning process by all community stakeholders (examples of participation



include relevant involvement in any planning process, attending meetings, contributing research, data, or other information, commenting on drafts of the plan, etc.);

- Documentation of an effective process to maintain and implement the plan;
- Formal adoption of the Multi-Jurisdictional Hazard Mitigation Plan by the jurisdiction's governing body (each jurisdiction must officially adopt the plan).

Therefore, with a full understanding of the obligations incurred by an agreement between Ouray County and the Town of Ridgway, I, John Clark, Mayor of the Town of Ridgway, commit the Town to the Ouray County Multi-Jurisdictional Hazard Mitigation Planning effort.

Sincerely,

John I. Clark

Mayor

On behalf of the Ridgway Town Council



March 14, 2023

State Hazard Mitigation Officer
Colorado Division of Homeland Security & Emergency Management
9195 East Mineral Avenue, Suite 200
Centennial, CO 80112

RE: “Funding Match Commitment Letter” as a participating jurisdiction in Ouray County Multi-jurisdictional Hazard Mitigation Plan

Dear Mr. Thompson,

This letter serves as the Town of Ridgway’s commitment, subject to annual appropriation, to meet the matching fund requirements for the Ouray County Hazard Mitigation Plan (HMP) Update. If awarded an HMA Planning Grant, the Town of Ridgway will provide local in-kind services in the amount of at least \$2,010.00 via staff time (labor) to assist in the planning process, compilation of data, and other services related to development of the Ouray County HMP. Documentation of in-kind costs will be tracked by hourly wages and participation in planning activities via official sign-in sheets, and other data gathering needs as assessed and assigned by the Local Planning Committee (LPC). In addition, the Town will provide local cash matching funds in the amount of \$1,500.00 for development of the Ouray County HMP. Please note that pledged in-kind support and cash match are subject to annual appropriation and are expected to be available as of January 1, 2024.

Therefore, with a full understanding of the fiscal obligations incurred by this agreement, I, John Clark, Mayor of the Town of Ridgway, commit the Town of Ridgway to match funding, subject to annual appropriation, to the Ouray County Multi-Jurisdictional Hazard Mitigation Planning effort.

Sincerely,

John I. Clark

Mayor

On behalf of the Ridgway Town Council

AGENDA ITEM #19

Agenda Item _____

File No. _____

STAFF REPORT

Subject: Appointment of Mayor Pro Tem and review of Council representation on commissions, committees, boards and organizations

Initiated By: Pam Kraft, Town Clerk

Date: March 8, 2023

In conjunction with the annual election of members, the Town Council is required to address appointment of the Mayor Pro Tem; and may wish to review representation on boards, committees and commissions.

Mayor Pro Tem - every year after the regular election the Council appoints one of its members to serve as Mayor Pro Tem to cover for the Mayor during absences, etc.

Representation on boards, committees, commissions and organizations - current appointments are as follows:

Committees & Commissions:

Ridgway Planning Commission - Councilor Meyer and Mayor Clark

Ridgway Parks, Trails & Open Space Committee - Councilor Kroger

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

Home Trust of Ouray County - Town Manager

Liaisons:

Chamber of Commerce - Councilmember Lakin

Communities That Care Coalition - Mayor Clark

Ouray County Fairgrounds - Councilor Schuyler

AGENDA ITEM #20



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 7, 2023
RE: **Town Manager's Report**

INTRODUCTION

This monthly report serves as an update to Council on key projects, activities, and community issues.

DATE CHANGE! RIDGWAY SPACE TO CREATE GRAND OPENING CELEBRATION

The grand opening celebration for Ridgway Space to Create will be held on Thursday, June 22nd. More information to follow!

FLOOD PREPAREDNESS

With the increase in snowpack also comes the increase in runoff and high waters. The Ouray County Board of County Commissioners (BOCC) has requested that emergency management present an analysis of Ouray County's preparedness for flooding at the April 18th BOCC meeting. Glenn Boyd, Ouray County emergency manager, has organized a meeting on April 12th to discuss the flooding preparedness of all emergency support functions. Town staff will be present at that meeting and, based on the outcomes from that discussion, will work to prepare and push out needed messaging regarding high flows in the Uncompahgre River and other areas.

INTERNATIONAL DARK SKY WEEK!

This April 15-22 is International Dark Sky Week. Every year, the International Dark-Sky Association hosts International Dark Sky Week during the month of April in order to create greater awareness about light pollution and its negative consequences, the solutions, and simultaneously celebrate the night. Light pollution has far-reaching consequences that disrupt all living things. Effective outdoor lighting reduces light pollution, leading to a better quality of life for all. The dark sky movement is working to bring better lighting to communities around the world so that all life can thrive. Check out [@IDADarkSky](https://twitter.com/IDADarkSky)'s global calendar of events and activities at idsw.darksky.org.





ANNUAL CLEANUP DAY EVENT

The Town will hold the annual Cleanup Day event on Saturday, April 22nd in the lot behind the Ridgway Public Library on Railroad Street. The Town will provide dumpsters and residents are encouraged to bring their refuse to the site between 8:00 a.m. and 1:00 p.m.

ADOPT-A-HIGHWAY

In 2021, the Town Council entered into an agreement with CDOT to “adopt” a segment of State Highway 62 from milepost 20 to milepost 22 for a period of two years. As part of that agreement, the Town Council committed to picking up litter a minimum of two times each year. All volunteers are asked to watch two safety videos which are located at <https://www.codot.gov/programs/adopt-a-highway/videos.html>. The time has come to pinpoint a date and time to hold another clean up event this spring or summer!

WATER METER REPLACEMENT PROGRAM

After experiencing some significant supply chain issues in 2022, the Town has started receiving new water meters and MXUs again! In 2021, 150 meters and MXUs were replaced and well over 200 are slated for replacement this year in an effort to catch up. MXUs are radio signal devices which permit off-site meter reading via radio signals.

REQUEST FOR PROPOSALS – CONSTRUCTION DOCUMENTS FOR HERITAGE PARK IMPROVEMENTS

Town staff is working with Colorado Main Street (COMS) to utilize technical assistance support to hire a contractor to develop construction level documents for the remaining improvements at Heritage Park per the *Ridgway Visitor Center & Heritage Park Master Plan*. The improvements include the new Visitor Center and new stand-alone restroom facility. COMS is in the process of developing a Request for Proposals (RFP) that will be issued in the weeks ahead.

IN-KIND SUPPORT FOR WETTERHORN HOMES PROJECT

Our Public Works crew is in the process of installing the culvert at the intersection of N. Cora St. and Frederick St.

REGIONAL GRANTS NAVIGATOR PROGRAM

With support from the State of Colorado, Region 10 has established a Regional Grants Navigator program to support local governments in pursuit of funds from the historic Bipartisan Infrastructure Law. Region 10 has contracted Colleen Hannon to

TOWN OF RIDGWAY Annual Clean Up Day

(for Town residents only)

**Dumpsters will be
provided - including one
for scrap metal**

Saturday, April 22nd
from 8:00 am to 1:00 pm
(or until filled)

**in the lot behind the library
off Railroad Street**

**PLEASE NO DUMPING of
appliances, furniture, toxic liquids
(ie: paint, stain, oil, etc.),
tires, or commercial trash**





assist with the Regional Grant Navigator Project. Town staff will meet with Colleen on April 18th to get an update on Region 10's work to date and to give her information on current and future infrastructure projects and our overall needs.

COMMUNITY LAND TRUST CONFERENCE

I will attend the Community Land Trust Conference taking place in Nathrop, Colorado on April 19th and 20th. To learn more about the conference and check out the session summaries, click [HERE](#).

TOURS OF THE WATER TREATMENT PLANT

Chris Bolane and I will give tours of the Water Treatment Plant to Ridgway Secondary School students (6th, 7th, and 8th grade classes) on April 24th and 25th. The students are interested in learning about our watershed, what's in our water, and our treatment system.

PROPOSITION 123 IMPLEMENTATION

Several hundred million dollars for affordable housing will become available in the second half of 2023 due to the enactment of Proposition 123 by Colorado's voters in 2022. This funding will be overseen by the Department of Local Affairs and the Governor's Office of Economic Development and International Trade, and may be granted or loaned to the following types of organizations:

- Non-profits
- Community land trusts
- Private entities
- Local governments

Organizations are only eligible for this funding if their project or program take place in cities or counties that have committed to increasing their affordable housing stock above a baseline amount. Local Government Affordable Housing Commitments must be filed with the Division of Housing (DOH) to receive funding made available by Proposition 123. Municipalities make commitments on behalf of the entirety of their jurisdiction, while counties are responsible only for unincorporated areas. Entities will be ineligible for Proposition 123 funding if their project is located in, or program operates within, a municipality or unincorporated area of a county that has not filed, or is out of compliance with, their commitment -- even if the entity is otherwise eligible.

Once an interested local government has determined its baseline amount of affordable housing units, it can then plan its commitment to increase that number by 3% each year for a 3-year period ending on December 31, 2026. **Ultimately, DOH and its partners will be working with any interested local government to submit its commitment no later than the deadline established in Proposition 123, which is November 1, 2023.** Funding programs may be available sooner than the November 1st deadline, so DOH encourages local governments to commit as soon as possible. The dissemination of baseline data for a local government's consideration is the first step toward



achieving this important goal; additional information on the process through which commitments may be filed will be made available in the next several weeks.

RIDGWAY TO SEEK CANDIDATES FOR 2023-2024 YOUTH ADVISORY COUNCIL

The Town of Ridgway will soon start accepting applications from area youth for appointment to the 2023-2024 Town of Ridgway Youth Advisory Council. The Town will seek five high school youth to fill the available positions on the Youth Advisory Council. The Town Council aims to appoint members after candidates complete an application and interview with the Town Council during a formal Town Council meeting.

The application materials, which will include application submittal requirements and eligibility criteria, will be available [HERE](#).

CLERKS'S OFFICE UPDATE

From Pam Kraft, Town Clerk/Treasurer:

Annual Clean Up Day

The annual clean up day has been scheduled for Saturday, April 22nd and new this year a dumpster will be set exclusively for scrap metal, which will be taken to Recla Metals for recycling.

Love Your Valley Festival

The Love Your Valley Festival is set for Saturday May 20th with the local band Joint Point playing during the event which runs from 1:00 to 6:00 p.m. There are 18 brewers attending, and for a \$25 fee, participants can purchase a tasting glass to sample microbrews. Two new Concert Series sponsor's in-kind contributions will provide lodging for out of area brewers. Two other sponsors are providing radio advertising for the event, and one placement of banners in both Town and Ouray. This year's poster has been posted, and will be circulating soon.

Concert Series

There are a number of new sponsors for the Concert Series this year, and two have pledged at levels higher than the sponsorship levels we currently have. One in-kind sponsor is providing a discount on lodging for the bands, and two others are donating in-kind services for LYVF as noted above. All the bands have been booked and their names will be released in mid-May. Lodging for bands, and breweries for the beer tent have been set up. This year's series will feature a full food court with 7 vendors selling hot food. Tee shirt sales will begin during the Love Your Valley Festival.



UPDATE FROM THE BUILDING OFFICIAL

From Mike Gill, Building Official:

Thursday, March 16 marked the second annual Building Futures Career Opportunity Day. The event was, once again, held at Friendship Hall and the Montrose County Fairgrounds. The event is a joint venture between International Code Council of Colorado, local construction companies, various construction trade subcontractors and area school districts. The event is open to sophomores and juniors from the area's high schools.

Last year saw around 350 students participate in the one-day event. 2023 brought approximately 500 students through the doors. The objective of the event is to display to students an alternative to a college degree. The construction industry and related industries are finding their workforce seriously depleted. The demand by employers for a younger, more diverse employee has reached a critical state in the nation as well as locally.

Around fifty vendors set up various displays and stations designed to provide visual and hands-on experiences of what they would experience should they decide to embark on a career in one of the many trades on display.

The students are bussed to the facility, where they register and are given a packet that includes hard hats and protective eyewear. From there they are divided into small groups and escorted to the various stations where they spend approximately 25 minutes. Each station offers a demonstration in which the students either listen to the services offered, the training required and most often the financial reward that awaits them. At most stations there are actual live demonstrations, in which the students are encouraged to participate. There are sheds being constructed, concrete being poured, masonry walls being built, electric wiring being installed, drywall hung and taped, gas lines installed, buildings being painted and so on.

The day's activities ended with a lunch provided to the students while they witnessed a display by the Colorado Department of Public Safety of a room that is protected by a fire suppression sprinkling system and one that is not. The display is built on a trailer with the two rooms built back-to-back. They ignited both rooms at the same time. They saw firsthand the effectiveness of a sprinkled room versus one that is not.

This year was a first time for students from Ridgway High School. Ten students participated, escorted by their own teachers. I believe it was a positive and rewarding experience for them and all that attended.

UPCOMING MEETINGS AND EVENTS

- **Tri-Agency Dinner** – April 11, 2023 at 5:30 p.m. at the Ouray County 4-H Event Center



- **Town Council Regular Meeting** – April 12, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Town Council Special Meeting** – April 17, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – April 18, 2023 at 5:00 p.m. in-person at Town Hall and virtually via Zoom
- **FUSE Creative Main Street Committee Meeting** – April 18, 2023 at 5:30 p.m. in-person and virtually via Zoom
- **Planning Commission Meeting** – April 25, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Parks, Trails & Open Space Committee Meeting** – May 2, 2023 at 5:00 p.m. at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – May 3, 2023 at 5:00 p.m. at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – May 10, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

JOKE OF THE DAY

From Pam Kraft, Town Clerk/Town Treasurer:

WHAT DO YOU CALL AN
ALLIGATOR IN A VEST?



AN INVESTIGATOR.