Ridgway Town Council Regular Meeting Agenda Wednesday, September 11, 2024

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/87388697498?pwd=Uba5awinI6pPjnbG6EbRy5Cm1Ibacl.1 Meeting ID: 873 8869 7498

Passcode: 669014
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, Josey Scoville, Mayor Pro Tem Russ Meyer and Mayor John Clark

EXECUTIVE SESSION The Town Council will enter into a closed session for a conference with the Town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding the organization of the Town of Ridgway Board of Adjustment to address concerns raised regarding construction at 432 Amy Court.

5:45 p.m.

INTERMISSION TO CONVENE A MEETING OF THE RIDGWAY WORKFORCE & AFFORDABLE HOUSING COMMITTEE

6:00 p.m.

RECONVENE INTO THE REGULAR TOWN COUNCIL MEETING

ADDITIONS & DELETIONS TO THE AGENDA

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

- 1. Minutes of the Regular Meeting of August 14, 2024.
- 2. Register of Demands for September 2024.

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.

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

- Review and action on Order Extending the Declaration of Local Disaster in and for the Town of Ridgway related to the Beaver Creek Diversion - Town Manager.
- 4. Ratification of request letter to the Natural Resources Conservation Service's Emergency Watershed Protection Program Town Manager.
- 5. Presentation and adoption of Green Street Sustainability Park Master Plan Stacy Passmore, Superbloom.

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

- 6. Introduction of Angela Kemp as Senior Planner for the Town of Ridgway
- 7. Proclamation declaring September 2024 as National Suicide Prevention Awareness and Recovery Month Jamie Hurst, Tri-County Health Network.
- 8. Update regarding Ouray County Support and Advocacy Project Chelsea Meece, Executive Director.
- 9. Request to consider a ban on the sale of puppies and kittens in pet stores to assist in eliminating puppy and kitten mills Joyce Cohen.

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

Application: Resubdivision; Location: Town of Ridgway, Block 36, Lots 8-12; Address: 546
 Hyde St.; Zone: Historic Residential (HR); Applicant: James A. Nowak; Owner: James A.
 Nowak

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

- 11. Annual presentation from Uncompandere Watershed Partnership regarding programs, projects and initiatives, and request for funding Tanya Ishikawa, UWP Communications Director.
- 12. Annual presentation from EcoAction Partners regarding programs, projects and initiatives, and request for funding EcoAction Partners.

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

- 13. Ordinance No. 03-2024 Amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code Relating to Accessory Dwelling Units
- 14. Ordinance No. 04-2024 Amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code Relating to Parking Standards
- 15. Resolution No. 24-09 Finding Substantial Completion of Annexation Application Planner.

- 16. Ratification or amendment of the rescission of Emergency Restrictions on burning and fires within the Town of Ridgway Town Manager.
- 17. Ratification of letter of support for the Grand Junction Regional Material Recycling Facility Project Town Manager.
- 18. Ratification of letter of support for the Ridgway Area Chamber of Commerce's Tourism Marketing Grant application to the Colorado Tourism Office Mayor Clark.
- 19. Resolution No. 24-08 Authorizing the Exercise of the Town's Eminent Domain Authority to Acquire Real Property for a Recreational Trail Town Attorney.

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. Updated schedule for preparation of the 2025 Fiscal Year Budget.
- 21. 2024 Strategic Plan Progress Report.
- 22. Town Manager's Report.

EXECUTIVE SESSION The Town Council will enter into a closed session for a conference with the Town attorney for the purpose of receiving legal advice on a specific legal question under C.R.S. Section 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) concerning the possible condemnation of real property for the a creation of a recreational trail along real property located at 539 Marion Overlook.

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

23. Possible action item out of Executive Session regarding the possible condemnation of a portion of real property for the creation of a recreation trail along property located at 539 Marion Overlook - Town Attorney.

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 FUSE - Councilor Grambley

Ridgway Sustainability Advisory Board - Councilor Schuyler; alternate - Councilor Lakin

Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

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

Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler

Sneffels Energy Board - Councilor Schuyler and Town Manager; alternate - Mayor Clark Region 10 Board - Mayor Clark

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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 Lakin Water and Land Committee for the Uncompander Valley - Councilor Meyer; alternate - Town Manager

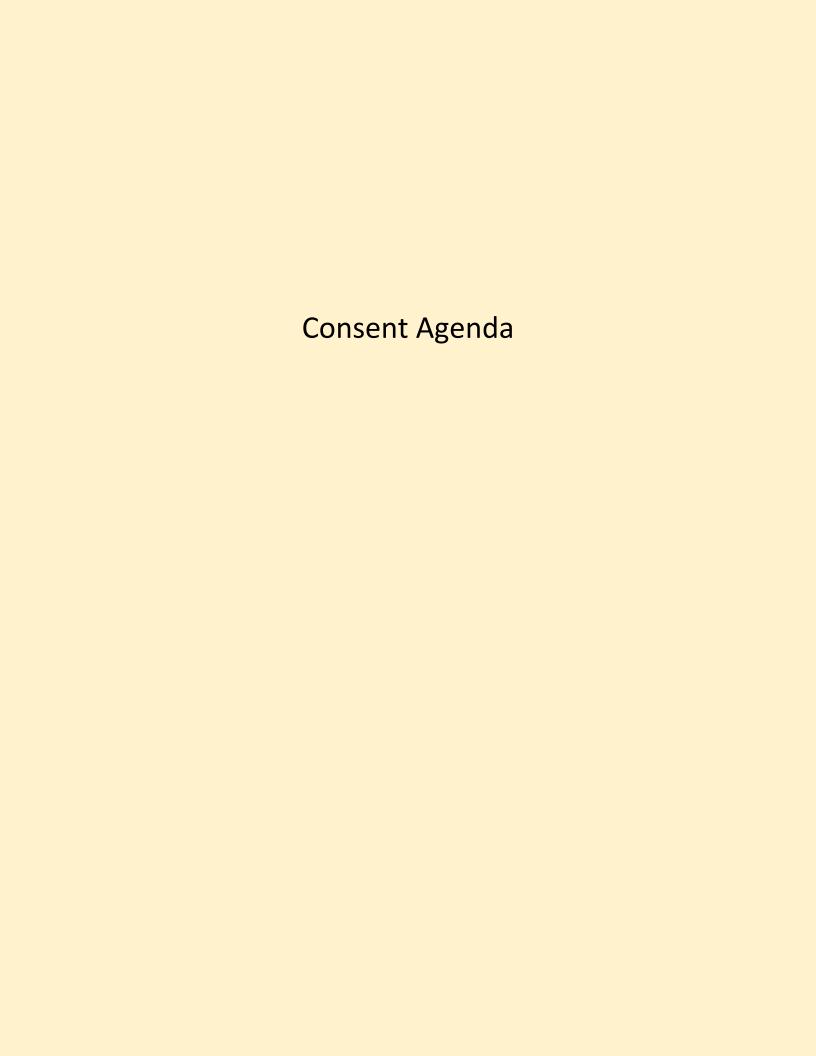
Colorado Communities for Climate Action - Councilor Lakin; alternate - Town Manager Colorado Municipal League Policy Committee - Town Manager Home Trust of Ouray County - Town Manager

Liaisons:

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

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, October 2, 2024 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.



RIDGWAY TOWN COUNCIL

MINUTES OF REGULAR MEETING

AUGUST 14, 2024

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. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Scoville, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

- 1. Minutes of the Regular Meeting of July 10, 2024.
- Minutes of the Workforce and Affordable Housing Committee on July 10, 2024.
- 3. Register of Demands for August 2024.

ACTION:

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

PUBLIC COMMENTS

Renee Mar explained the homeowners association of LeRanch requires approval of construction plans before they are approved by the Town. She stated there is currently a home being constructed without the association approval, and requested construction be "halted until the HOA can approve the plans".

Dan McAllister explained he has two accessory dwelling units and a home which is his residence. He stated "landlords are being blamed for high rents" and noted obstacles with high taxes and mortgage payments. He also noted he has witnessed "good old boy nepotism" and he "would like the favoritism to stop".

Kristen Arnold noted the bike lanes on Highway 62 "are full of gravel and dirt" which "forces me to ride on sidewalks". The Mayor explained the gravel and dirt streets drain on to the paved streets, and the Town tries to use the streetsweeper to clean them as much as possible.

Jim Nowak suggested regulation changes requiring outdoor lighting fixtures which do not meet the dark sky regulations, must be brought into compliance prior to the sale of the property.

Pam Foyster noted the "east side of Town is growing and there is no designated park" and suggested if the Town "can acquire property" planning for a future park should be considered.

POLICY MATTERS

4. Order Declaring a Local Disaster in and for the Town of Ridgway

Town Manager, Preston Neill, read the following statement to the Council, and displayed slides pertaining to the failure of the Beaver Creek Diversion:

Before you is an Order Declaring a Local Disaster in and for the Town of Ridgway. It would extend the Order that I issued earlier today, to September 12th. I issued the original order based on my role and responsibility as the principal executive officer for the Town.

On the morning of August 12th staff made a routine check of the Beaver Creek Diversion and found that a rain event over the weekend, likely on Sunday afternoon, had severely impacted Beaver Creek above the Town's diversion point. In a normal rain event the increased flows in Beaver Creek washes out the push up diversion of the creek, and the high flows remain in Beaver Creek. For the first time in the 45 plus years current Town staff has observed, the Creek was significantly altered by the weather event washing out the land between the two braids of the Creek, eroding the side banks and undercutting the river, so the river at the diversion location appears to be below the elevation of the grizzly that screens the water from the diversion before it goes into Ridgway Ditch. In addition, the event filled the Ridgway Ditch with a mud slurry from bank to bank to the top of the Ditch for hundreds of feet.

As can be seen in the photos, the Grizzly Diversion Trough, and the Ridgway Ditch, are filled with mud, rocks and gravel. Just the top of the trough is visible. Beaver Creek normally, even during runoff, tends to carry a gravel burden, and the sediment load is now larger than any seen before.

Part of the Towns diversion system includes a pipe which catches the flow from springs on the opposite side of Beaver Creek. It is transported to the Ridgway Ditch via a pipe suspended over Beaver Creek, and then into Ridgway Ditch. This pipe was in pieces Monday morning.

Looking upstream it appears something created a dam in the Creek, and the Creek backed up for a period of time and then broke through causing an extraordinary slug of water and mud to be released into the Creek, eroding the banks and widening the channel, as well as cutting the Creek and modifying the configuration of how it flows. The river channel had previously been held in place in a relatively narrow channel, in part by vegetation along the stream banks, which washed away during the event.

Restoring the diversion for long-term performance will be a very difficult and expensive task. The Creek is no longer aligned with Ridgway Ditch. The Creek is undercut and now at a lower elevation, and also much wider than it previously was. In addition, the new stream banks are unstable. In many cases, trees at the top edge of the bank have root systems exposed. Simply placing material to put the Creek back to the original alignment, would take years to stabilize. It is likely that the long-term fix for diversion will need to involve taking into account extreme weather events which can handle the normal fluctuations, flow and gravel loads.

The bad news is there is no water being diverted to the Ridgway Ditch to make its way down to Lake Otonowanda, the Towns storage area. The Beaver Creek diversion is what staff characterizes as the Towns primary water source. The good news is we are not currently drawing water out of Lake Otonowanda for domestic or irrigation purposes. We are only using water from the Happy Hollow drainage source, which will continue until there is a call

on the water in Happy Hollow, or the flow slows to a point where there is a need to start taking water from the Lake.

Staff is in the process of working with Glenn Boyd, Ouray County Emergency Manager; Bobbie Lucero, Regional Field Manager for the West Area of the State of Colorado Office of Emergency Management, and others, to assess, collect, and report the damages that have incurred, and to navigate the process for restoration and recovery activities.

Bobbie Lucero with the Office of Emergency Management, stated she is assisting in conducting a damage assessment and preparing options to restore the area, or find a long term solution.

There were questions to staff from the Council. One of the questions was the length of time before the water stored in the Lake will be gone. The Manager replied absent the water coming into the reservoir from Happy Hollow, and taking into account seepage and evaporation at the lake, "conservatively speaking one hundred days".

County Emergency Manager Glen Boyd noted a request has been made for citizens to report any private property damage during the recent rain event by completing an on-line survey.

Manager Neill noted he declared a local disaster on August 12th and asked the Council to also declare a local disaster under the Colorado Disaster Emergency Act.

ACTION:

Councilmember Lakin moved to approve the Emergency Declaration for the Town of Ridgway. Councilor Kroger seconded and the motion carried on a roll call vote.

5. Presentation of the 2023 Fiscal Year Audit

Pete Blair, CPA with Blair and Associates, presented the 2023 Fiscal Year Audit, Management Report and Governance Letter. He reported in 2023 the General Fund had an increase in budgeted revenue of 25%; the Water Fund 23% and 42% in the Sewer Fund. In the General Fund the increases were from sales tax, building permits and interest income; the Water and Sewer Fund, due to tap fees and interest income. He noted all funds and departments under spent from the budgeted amounts, which also created increases in the fund balances. Total assets, he stated, "mirror 2022".

He stated the audit "found no discrepancies". At the end of the year 5.3 million was on deposit in "Triple A Rated Government Asset Pools". He stated "overall all funds increased by 1.6 million dollars, which is a great thing"; "you have little debt compared to other Towns"; "overall the Town did a great job and increased fund balances and available assets".

6. Resolution No. 24-07 Establishing a Partner City Relationship with the City of Fort Smith, Arkansas

The Town Manager noted in May representatives from Fort Smith, Arkansas approached the Council with the idea of creating a relationship and becoming sister sisters. Fort Smith is historically recognized as the backdrop for the story 'True Grit' by Charles Portis, and Ridgway was used for filming Fort Smith in the 1969 movie adaption. He reported a few weeks ago the Council of Fort Smith approved a resolution similar to the one being presented to the Town Council for adoption.

City Manager Tommy Shaw addressed the Council requesting the Town approve "developing the relationship".

ACTION:

Moved by Councilor Schuyler, seconded by Councilor Grambley and approved on a roll call vote to approve Resolution 24-07 Establishing a Partner City Relationship with the City of Fort Smith, Arkansas.

7. Presentation regarding updated concept for Green Street Sustainability Park Master Plan

Staff Report from the Town Manager dated 8-9-24 presenting an updated concept for the Green Street Park Master Plan.

Stacy Passmore with Superbloom, consultant hired for master planning the park, presented the Revised Final Concept for Consideration of the Green Street Sustainability Park. She noted timeline of the previous meetings; and goals for the park being to create accessibility for users; planting native species which are drought tolerant; evaluate the potential to incorporate a microgrid and solar energy garden, originally proposed at a 425 kilowatt (kw) solar array. An overview of the last Council meeting was presented, and she noted direction given was to reduce the total amount of proposed solar; maximize solar roof panels on built structures; use solar fencing where reasonable; prioritize community gathering and educational spaces; provide a visual of proposed heights. Ms. Passmore reported the revised final concept includes reduction of the solar array to 200-250 kw and moving solar panels along the west side as fencing.

There was a question from the audience regarding the actual solar output.

Willy Freeman Manager with San Miguel Power Association (SMPA), explained the electricity provider supplies electricity to users over 3,600 square miles with 2,000 miles of distribution power lines. He noted there are "massive changes happening in the electric industry" to find "electric reliability". With "technology changing" "we are looking at new ways of storage", the proposed use of solar panels in the park would provide "battery energy storage into the grid that serves Ridgway". He reported "we are looking at installing a battery storage device in the SMPA yard" and have been "awarded a grant", "to incorporate solar at our yard". "The State wants 80"%" of electricity from renewable sources "by 2030".

There were questions from the audience to Mr. Freeman.

SPEAKING FROM THE AUDIENCE:

In opposition to the proposed plan:

Sheldon Kerr; Sheelagh Williams; Chantal Unfug; Andre Bollaert; Therese Seal; Scott Williams.

In favor of the proposed plan:

Joyce Huang; Kristen Arnold; Pam Foyster; Jake Niece; Dave Jones.

There were comments from the Council.

The Town Manager asked for direction from the Council on changes to the draft concept which will allow the consultants to finalize a preferred layout, provide cost estimates for future budgeting, and provide a final master plan document. Consensus of the Council was to consolidate the solar panels to the south end of the park and keep the number of solar panels

in the 300 kilowatt range; keep the structures with solar on the roofs at the Community Garden area, shade structure and carport, on the restrooms and maybe the pump house building.

PUBLIC REQUESTS AND PRESENTATIONS

8. Request for assistance to support local business owners

Sally Jo Ocasio explained to the Council a group of business owners have formed a revitalization committee and are discussing ways to bring "tourist traffic" into local businesses. She noted businesses are experiencing "between a 30% and 90% decrease" in revenues over last year. She noted there are a number of factors which may be contributing to this including highway construction, traffic delays and the national economy.

The first step the committee identified was the need to place signage along the highway to draw attention to the historic main street. It is hoped that getting drivers to stop in Town will assist businesses in "getting traffic which will be ending soon with the travel season", and "emergency signage is a simple action to start the process"

SPEAKING FROM THE AUDIENCE:

Business owner Tia Mihelarakas stated "we just need to get people to Clinton Street and our Creative District". She stated there was a "decrease in tourism" this summer, which equated for her business a "50% decrease in sales from last summer". She asked the Council to "please expediate the signage change to let people know we are here".

Joan Chismire explained she is a member of the revitalization group, and there has been a "real drop in activity on the western slope" noting increases in costs and highway construction projects.

County Commissioner Lynn Padgett stated she has attended some of the "ad-hoc group meetings" and they are having "bottom up conversations". She noted "not since the recession" have tourist numbers been down, and the "situation going on with the businesses is not necessarily happening in Ridgway", business income is "down across the state". She stated "this group saw the need" and "emergency signage for the summer and fall seasons" "may help businesses that are struggling".

Business owner Erin Graham stated "signage is the most basic thing we need to keep these vital businesses going".

Tera Wick, business owner, noted "the importance" of immediately addressing the request, and that the "State Creative District Program has resources", "to support vitality of the downtown".

Hilary Lewkowitz explained she is looking into "state resources" and "support" to assist business owners.

There was discussion by Council and questions to staff. Consensus of the Council was to direct staff to work with business owners for placement of temporary signage, and bring an emergency ordinance amending the sign code to the next meeting.

9. Request for use of rights-of-way for the annual Noel Night event

On behalf of the Ridgway Area Chamber of Commerce Ashely Perkins requested temporary street closures for the annual Noel Night parade on December 6th. The parade route would follow N. Railroad Street down Highway 62 to N. Laura, progress down Clinton Street to N. Lena, returning to Highway 62 and back to the starting point in front of Town Hall on Railroad Street.

There was discussion by the Council.

ACTION:

Councilmember Kroger moved to <u>approve the street closures for the Noel Night parade</u>. Councilor Scoville seconded the motion which carried unanimously on a roll call vote.

PUBLIC HEARINGS

10. Extension request to meet conditions of approval of Preserve PUD Preliminary Plat

Staff Report dated 8-9-24 from the Town Manager presenting a request for an extension to meet conditions of approval for the Preserve PUD Preliminary Plat.

The Town Manager noted the Dalwhinnie Group LLC is requesting an extension for the Preserve PUD Preliminary Plat, approval initially granted on March 14, 2028, and subsequently extended in March of 2020, January of 2022 and February of 2024. If approved the extension would allow time to meet the conditions assigned with the preliminary plat approval. He explained in February the applicant requested a three year extension and the Council approved six months to allow discussions with staff regarding annexation and other processes. The current expiration of the preliminary plat approval is September 11th and the applicant is requesting a three year extension to meet the approvals assigned with the March 14, 2018 approval.

Manager Neill explained the applicant has been struggling to meet public improvement requirements, specifically related to the sanitary sewer system. After numerous discussions with the applicant, Town and County, it was determined the best course of action was for the property where the proposed lift station would be located, be annexed from the County into the Town. The property is located outside of the Town's Urban Growth Boundary, and this process was approved in November of 2023; and it also falls within the Uncompaghre River Overlay District (UROD). On July 19th the applicant submitted annexation and zoning map amendment applications, which staff is in the process of reviewing to ensure accuracy with Municipal Code requirements. Staff is recommending an extension for two years, he stated.

Chris Hawkins, planner for the applicant, reviewed completed infrastructure items, and noted construction can not be started until the spring to meet public health department regulations, at which time a new preliminary plat will be submitted. He stated the applicant is not opposed to the two year extension time frame.

Tanya Ishkawa with the Uncompandere Watershed Partnership noted the development is close to the river, and asked that Council "consider some of the regulations of the UROD".

She noted the development is "next to an active braided channel", and the "high water mark needs to be surveyed ", as it appears that "most vegetation will be removed at the rivers edge and the river bank stability is already precarious".

Michael Cox representing the applicant stated the current goal is to determine project and infrastructure costs before the end of the year.

ACTION:

Moved by Councilmember Schuyler to approve the extension for the Preserve PUD Preliminary Plat, Savath Subdivision park of Outlot A and the Woodford Addition, for a period of two years with the conditions assigned at the March 14, 2018 approval and to allow up to two years to meet those conditions. Councilor Grambley seconded and the motion carried unanimously on a roll call vote.

11. <u>Emergency Ordinance Acting By and Through its Water Enterprise, Approving a Loan from the Colorado Water Resources and Power Development Authority to Finance a Portion of the Costs of the Ductile Iron Pipe Replacement Project</u>

Manager Neill explained the Town needs to adopt an emergency ordinance to enter into a loan with the Colorado Water Resources and Power Development Authority to help finance the ductile iron project. The loan is for \$650,000 with a 3.25% interest rate and will mature in 21 years, with repayment through a government bond which will be repaid from the water enterprise fund.

ACTION:

Moved by Councilor Lakin, seconded by Councilor Kroger the motion to approve Emergency Ordinance No. 02-2024, an Emergency Ordinance of the Town of Ridgway, Colorado, Acting By and Through its Water Enterprise, Approving a Loan from the Colorado Water Resources and Power Development Authority to Finance a Portion of the Costs of the Ductile Iron Pipe Replacement Project; Authorizing a Loan Agreement and a Bond to Document the Loan; Providing for Payment of the Bond from Net Revenue of the Water System and Declaring an Emergency carried unanimously on a roll call vote.

POLICY MATTERS

12. Notice of Award for Ductile Iron Pipe Replacement Project

Staff Report dated 8-9-24 from the Town Manager presenting bids received for the Ductile Iron Pipe Replacement Project.

The Town Manager reported in late May the Town issued a request for proposal for the Ductile Iron Pipe Replacement Project, with bids due on July 31st. At that time three bids were received, with the lowest from Ridgway Valley Enterprises, Inc. for \$869,425. He noted the company has completed several project for the Town of the past few years, and the company president has said if awarded, they would begin construction in spring of 2025. The project is included in the 2024 budget with an estimated cost of 1.2 million, secured by a \$600,000 grant from the Colorado Department of Local Affairs, and \$650,000 loan from the Colorado Water Resources and Power Development Authority. Staff has spoken to Ridgway Valley Enterprises regarding upsizing pipes, valves and fittings, and is recommending this change and approval of the bid be set at not to exceed \$950,000.

ACTION:

Councilmember Scovill moved to <u>issue Notice of Award for the Ductile Iron Pipe Replacement Project to Ridgway Valley Enterprises, Inc. with the bid alternative for pipe upsizing, not to exceed \$950,0000. Also the Notice of Award is contingent upon the successful finalization of the loan agreement with the Colorado Water Resources and Power Development Authority, and also contingent upon successful grant contracting with the Colorado Department of Local Affairs. The motion was seconded by Mayor Pro Tem Meyer, and carried unanimously on a roll call vote.</u>

13. Notice of Award for Turf Replacement Project

Staff Report from the Town Manager dated 8-9-24 presenting a bid for turf replacement in Hartwell Park.

Manager Neill reported on July 16th the Town issued a request for quotes for the Ridgway Turf Replacement Project with bids due on August 7th. The request sought a qualified and experienced individual or firm to submit estimates to furnish labor, equipment and materials to remove turf and install xeriscape landscaping. One estimate was received from Alpine Property Services LLC in the amount of \$36,662.96. The Town has secured a technical assistance grant of \$10,000 form the Sonoran Institute. Additionally a grant through Resource Central will handle the removal of 2,500 square feet of turf, almost half of the projects 5,530. He noted this project was not identified in the 2024 Fiscal Year Budget, and no funding has been earmarked for the project.

ACTION:

Moved by Councilor Lakin, with a second by Councilor Kroger the motion to <u>issue Notice of Award for the Ridgway Turf Replacement Project to Alpine Property Services LLC, with an amount not to exceed \$37,000 carried unanimously on a roll call vote.</u>

14. Discussion regarding snow removal regulations

Staff Report from the Town Manager dated 7-16-24 regarding snow and ice removal regulations.

The Manager reported at the March meeting the Council discussed the Towns snow removal regulations and requested staff research other municipalities regulations, specifically to the responsibility of private property owners. He presented regulations from three neighboring municipalities and reviewed them with the Council.

There was discussion by the Council. <u>It was agreed to instruct staff to prepare an ordinance with time limits for snow to be removed in front of private properties and businesses, and establishment of fines and associated fees.</u>

15. Change of IT service provider

Staff Report from the Town Manager dated 8-9-24 presenting a background on IT contracted services.

Manager Neill reported in the latter part of 2023 the Town's IT service provided merged with an out of state provider. Since this merger customer service has drastically been reduced, impeding some staff members ability to complete daily duties. Staff has reached out to a local

IT company, and is recommending terminating the agreement with the current provider Iron Edge, and enter into a contract with Bell Tech Pro out of Montrose.

ACTION:

It was moved by Councilor Schuyler, seconded by Councilor Grambley and unanimously carried on a roll call vote to <u>authorize staff to expend budgeted funds and terminate the contract with Iron Edge</u>, and enter into an agreement with Bell Tech Pros for the provision of IT services.

16. Ratify letter of support for Habitat for Humanity of the San Juans

The Mayor asked the Council to ratify a letter of support for Habitat for Humanity of the San Juans application to the Single Family Owner-Occupied Rehab Program through the Colorado Department of Local Affairs.

ACTION:

On a motion from Councilmember Schuyler to <u>ratify the letter of support for Habitat for Humanity of the San Juans</u>, with a second by Councilor Kroger the motion carried unanimously on a roll call vote.

17. Ratify letter of support for EcoAction Partners

The Mayor asked Council to ratify a letter of support for EcoAction Partners' Energy Efficiency and Conservation Block Grant Program Application for a collaborative Regional Climate Action Development Director staff position.

ACTION:

Moved by Councilor Kroger, seconded by Councilor Scoville to <u>ratify the letter of support for EcoAction Partners</u>. On a call for the vote the motion carried unanimously on a roll call vote.

18. Emergency restrictions on burning and fires within the Town

Staff Report dated 8-7-24 from the Town Manager regarding fire restrictions in the Town and County.

Manager Neill explained on August 2nd the Town followed the lead of Ouray County and other agencies, and implemented Stage 1 Fire Restrictions. Acting in his capacity as defined in the Municipal Code he promulgated the implementation, which requires confirmation by the Council.

ACTION:

Councilor Lakin moved to <u>ratify the emergency restrictions on burning and fire within the Town, promulgated by the Town Manager</u>. Councilmember Schuyler seconded the motion, which carried on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill noted a proposed change in the budget retreat meeting date, which was discussed by the Council. It was agreed to leave the date at October 12th.

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ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Respectfully Submitted,

Pam Kraft, MMC Town Clerk

Town of Ridgway Register of Demands Sept 2024

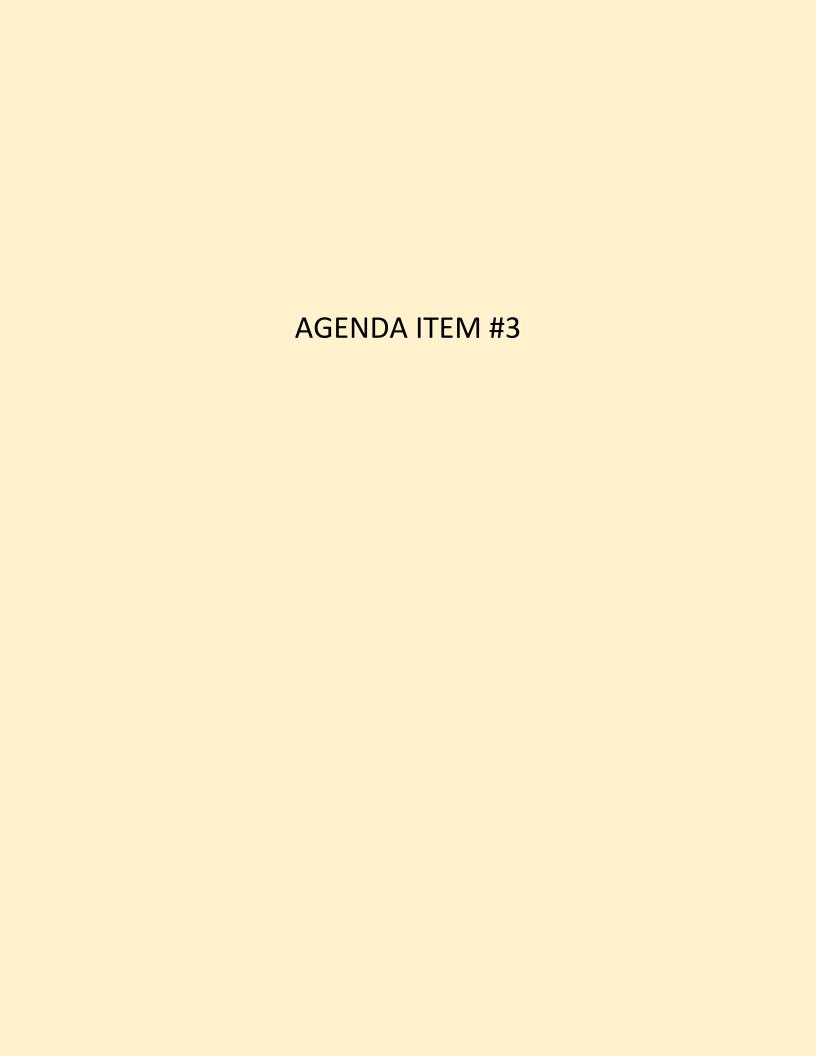
Name	Memo	Account	Paid Amount
Faris Machinery		Alpine-Operating Account	
	brush - street sweeper brush - street sweeper	661GO2 · Vehicle & Equip Maint & Repair 661GO2 · Vehicle & Equip Maint & Repair	-506.15 -1,072.53
TOTAL			-1,578.68
CDPHE		Alpine-Operating Account	
	annual permit	918SOO · Testing & Permits - sewer	-1,427.00
TOTAL			-1,427.00
Alpine Property Services		Alpine-Operating Account	
	downpmnt - xeriscape	775POO · Park Improvements	-18,331.48
TOTAL			-18,331.48
Sani Serv LLC		Alpine-Operating Account	
	p.potties - Visitors Center	782PO1 · Visitor Center	-85.00
TOTAL			-85.00
KVNF		Alpine-Operating Account	
	radio ads	532GOO · Creative/Main Street Progam	-996.00
TOTAL			-996.00
City of Grand Junction		Alpine-Operating Account	
		918SOO · Testing & Permits - sewer	-628.20
TOTAL			-628.20
Ferguson Waterworks		Alpine-Operating Account	
	recirculation project - plant	931SOO · Maintenance & Repairs	-228.73
TOTAL			-228.73
United States Postal Service		Alpine-Operating Account	
	bulk mail permit bulk mail permit	951WOO · Postage - water 951SOO · Postage - sewer	-175.00 -175.00
TOTAL	·	, and the second	-350.00
Ouray County Road & Bridge		Alpine-Operating Account	
	7/23/24 - 8/22/24 7/23/24 - 8/22/24 7/23/24 - 8/22/24 7/23/24 - 8/22/24 7/23/24 - 8/22/24	660GO2 · Gas & Oil 760POO · Gas & Oil 960WOO · Gas & Oil 960SOO · Gas & Oil 860GO3 · Gas & Oil	-255.38 -328.63 -563.54 -191.03 -1,176.71
TOTAL			-2,515.29

Town of Ridgway Register of Demands Sept 2024

Name	Memo	Account	Paid Amount
СЕВТ		Alpine-Operating Account	
	Sept 2024	902SOO · Health Insurance	-1,485.00
	Sept 2024	902WOO · Health Insurance	-2,121.00
	Sept 2024 Sept 2024	602GO2 · Health Insurance 502GOO · Health Insurance	-415.50 -5,400.00
	Sept 2024 Sept 2024	802GO3 · Health Insurance	-4,524.00
	Sept 2024	702POO · Health Insurance	-1,246.50
	Sept 2024	526GOO · Life Insurance (all)	-113.12
	PRDD - Sep - DeFrancesco PRDD - Sep - Duncan	66000 · Payroll Expenses (Payroll expen 66000 · Payroll Expenses (Payroll expen	-868.00 -47.00
	PRDD - Sep - Dulican PRDD - Sep - Neill	66000 · Payroll Expenses (Payroll expen	-1,255.00
	PRDD - Sep - Schmalz	66000 · Payroll Expenses (Payroll expen	-40.00
TOTAL			-17,515.12
Xerox Financial Services		Alpine-Operating Account	
	Xerox lease - Aug 2024	948SOO · Office Equipment - Leases	-7.63
	Xerox lease - Aug 2024	948WOO · Office Equipment - Leases	-15.27
	Xerox lease - Aug 2024	548GOO · Office Equipment - Leases	129.74
TOTAL			-152.64
Valley Restoration & Constructi		Alpine-Operating Account	
	water damage - August	782PO1 · Visitor Center	-1,372.78
TOTAL			-1,372.78
McMillan Claim Service		Alpine-Operating Account	
	water damage - August	782PO1 · Visitor Center	-3,201.17
TOTAL			-3,201.17
CIRSA		Alpine-Operating Account	
	cyber - Marshal	520GOO · Insurance (Property/Casulty)	-1,000.00
	accident - Reynolds	920WOO · Insurance (Property/Casualty)	-2,500.00
TOTAL			-3,500.00
Ridgway Pickleball Club		Alpine-Operating Account	
	tent assist - tips - show #1	781POO · Events & Festivals	-1,256.20
TOTAL			-1,256.20
Ouray County Rodeo Association		Alpine-Operating Account	
	tent assist - tips - show #2	781POO · Events & Festivals	-1,378.80
TOTAL			-1,378.80
Home Trust of Ouray County		Alpine-Operating Account	
	tent assist - tips - show #3	781POO · Events & Festivals	-1,134.66
TOTAL			-1,134.66

Town of Ridgway Register of Demands Sept 2024

Name	Memo	Account	Paid Amount
Minerva West		Alpine-Operating Account	
	tent assist - tips - show #4	781POO · Events & Festivals	-1,617.30
TOTAL			-1,617.30
Kim's Housekeeping LLC		Alpine-Operating Account	
	Aug 2024 Aug 2024 Aug 2024 cleaning - Aug 2024	779POO · Janitorial Service - parks 779PO1 · Janitorial Services-c c/t hall 545GOO · Janitorial Services 778PO1 · Decker Room	-1,396.50 -465.50 -465.50 -210.00
TOTAL			-2,537.50



TOWN OF RIDGWAY, COLORADO ORDER EXTENDING THE DECLARATION OF A LOCAL DISASTER IN AND FOR THE TOWN OF RIDGWAY

- **WHEREAS**, the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, et. seq. (the "Act"), provides procedures for statewide and local prevention of, preparation for, response to, and recovery from disasters; and
- **WHEREAS**, pursuant to C.R.S. § 24-33.5-709, a local disaster emergency may be declared unilaterally by the principal executive officer of a political subdivision; for the Town of Ridgway, Colorado (the "Town"), the principal executive officer is the Town Manager; and
- **WHEREAS,** the Town Manager issued an Order Declaring a Local Disaster (the "Order") on August 14, 2024; and
- **WHEREAS**, the Order was issued pursuant to the authority granted to the Town Manager, and issued with the approval and support of the Mayor for the Town; and
- **WHEREAS,** on August 14, 2024, the Town Council extended the Declaration of a Local Disaster to September 12, 2024; and
 - WHEREAS, the Town Council wishes to extend the Declaration of a Local Disaster; and
- **WHEREAS**, pursuant to the Act, an "emergency" is an unexpected event that places life or property in danger and requires an immediate response through the use of state and community resources and procedures; and
- **WHEREAS**, pursuant to C.R.S. § 24-33.5-709, this Declaration activates the response and recovery aspects of any applicable disaster emergency plans and authorizes the furnishing of aid and assistance under such plans; and
- **WHEREAS**, pursuant to C.R.S. § 24-33.5-709(1), the declaration of a local emergency shall not be continued beyond a period of seven (7) days or removed except by action of the governing board of the political subdivision for the Town, the Town Council; and
- **WHEREAS,** pursuant to C.R.S. § 24-33.5-709(1), any order declaring, continuing, or terminating a local disaster "shall be given prompt and general publicity and shall be filed promptly with the county clerk and recorder, the [Town] clerk ... and with the office of emergency management"; and
- **WHEREAS**, the Town has suffered from significant moisture, monsoonal events, and other hazards that have caused severe damage to public property and disruption to municipal water supply and utility service, and the Town is suffering and has suffered a disaster emergency as defined in the Act; and

WHEREAS, the Town is now in need of assistance from subject matter experts and outside agencies and governments to assess, collect, and report damages that have been incurred by the municipal water system and any other critical infrastructure; and

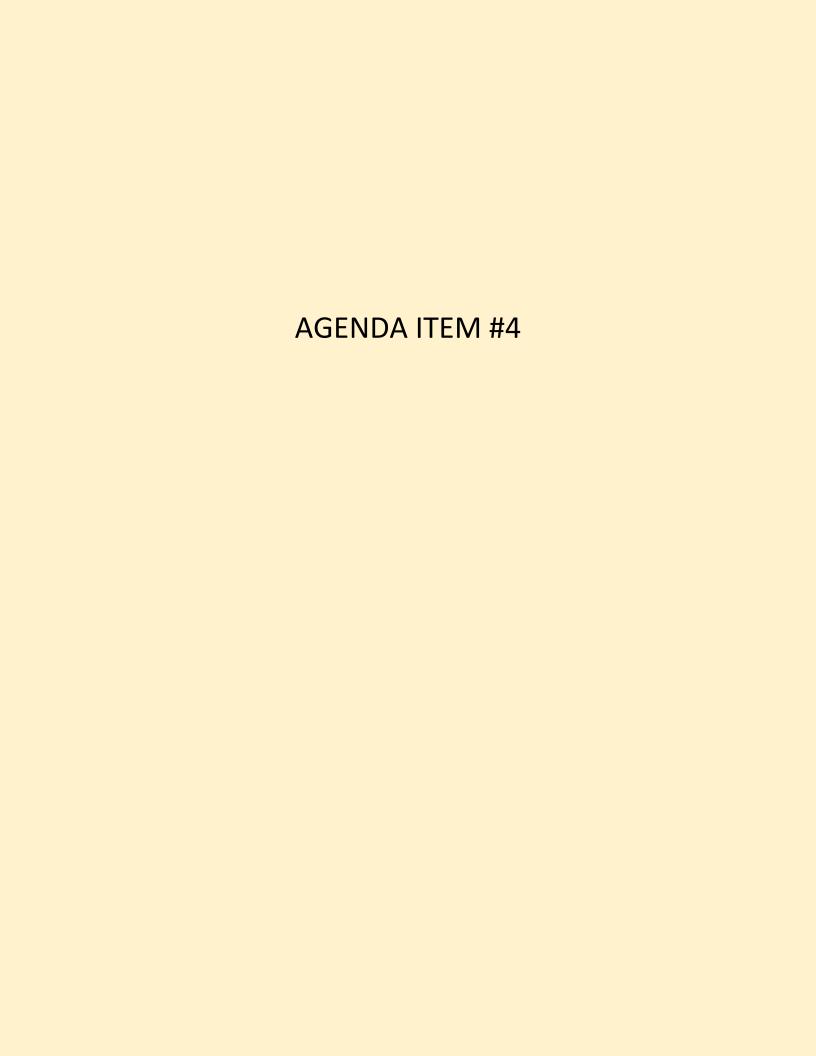
WHEREAS, the Town is also in need of assistance for restoration and recovery considerations and operations, and the Town intends to work collaboratively with Ouray County to achieve all objectives, including communicating to stakeholders and members of the public.

NOW, THEREFORE, IT IS HEREBY ORDERED on this 11th day of September 2024, that the disaster emergency that was declared in and for the Town of Ridgway beginning on August 14, 2024, is extended to October 10, 2024, unless further extended or amended by action of the Town Council for the Town of Ridgway.

IT IS FURTHER ORDERED that this Declaration shall be given prompt and general publicity, filed immediately with the office of the Ouray County Emergency Manager and a copy filed with the Ouray County Clerk and Recorder, as well as to the Colorado Office of Emergency Management.

APPROVED BY THE TOWN COUNCIL ON THIS 11th DAY OF SEPTEMBER 2024.

	John I. Clark, Mayor	
ATTEST:		
Pam Kraft, Town Clerk		





September 3, 2024

Clint Evans, State Conservationist Natural Resources Conservation Service DFC Bldg. 56 Rm 2604 PO Box 25426 Denver, CO 80225-0426

Dear Mr. Evans,

We request Federal assistance under the provisions of section 216 of the Flood Control Act of 1950, Public Law 81-516 or section 403 of the Agricultural Credit Act of 1978, Public Law 95-334, to restore damages sustained in Ouray County by the Town of Ridgway ("the Town") on August 12, 2024. This work is needed to safeguard lives and property from a watershed impairment that was created by a weather event that significantly altered the configuration of the Town of Ridgway's Beaver Creek Diversion. At the Town's diversion point, the weather event washed out the land between the two braids of the creek, eroded the side banks and undercut the river so that the river at the diversion location is below the elevation of the "grizzly" that screens the water from the diversion before it goes into the Ridgway Ditch. In addition, the event filled the Ridgway Ditch with a mud slurry, boulders and other debris, from bank to bank to the top of the Ridgway Ditch for hundreds of feet. As a result, the Town is unable to divert water from Beaver Creek, the Town's primary water source, into the Ridgway Ditch. Given the gravity of the situation, the Town is in need of assistance with the following items:

- Engineering and hydrological support for the development of a resilient design for longterm diversion from Beaver Creek.
- Construction of the identified solution.
- Project inspection and management.

We are a home rule municipality and political subdivision of the State of Colorado with a legal interest in or responsibility for the values threatened by the watershed emergency. We understand, as sponsors of emergency watershed protection measures, that our responsibilities will include:

- Contributing a share of the project costs, as determined by NRCS, by providing funds or eligible services necessary to undertake the activity.
- Obtaining any necessary real property rights, water rights, and regulatory permits.
- Agreeing to provide for any required operation and maintenance of the completed emergency measures.



We have exhausted or have insufficient funding or other resources available to provide adequate relief from applicable hazards. We acknowledge that NRCS will not provide funding for activities undertaken by a sponsor prior to the signing of an agreement between NRCS and the sponsor.

The names, addresses, and telephone numbers of the administrative and technical contact persons in our organization are as follows:

- Preston Neill, Town Manager, 201 N Railroad Street, Ridgway, CO 81432, pneill@town.ridgway.co.us, 970-318-0081
- Joanne Fagan, Town Engineer, 201 N Railroad Street, Ridgway, CO 81432, <u>ifagan@town.ridgway.co.us</u>, 970-729-1282

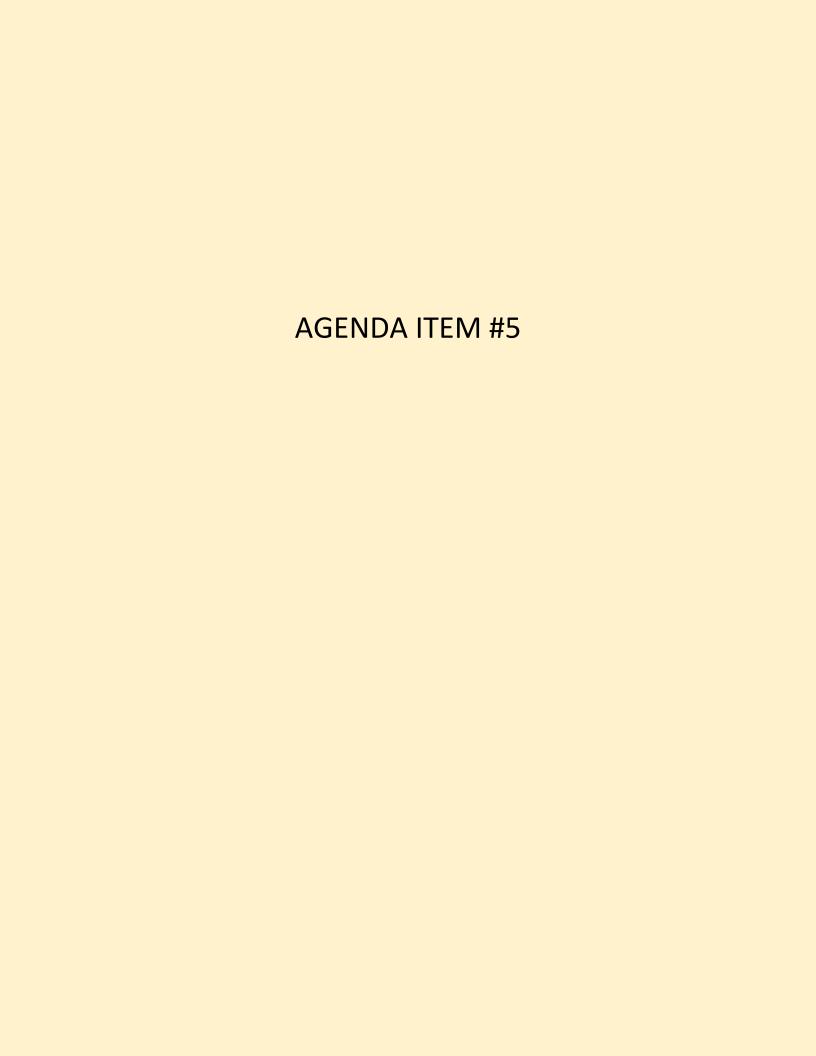
Please contact them for any additional information that you might need in assessing our request.

Sincerely,

John I. Clark

Mayor

On behalf of the Ridgway Town Council





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

To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: September 6, 2024

Agenda Topic: Presentation and adoption of Green Street Sustainability Park Master Plan

BACKGROUND:

Back in March, after a competitive solicitation process, the Town entered into a Professional Services Agreement with Superbloom for the Green Street Sustainability Park Master Planning Project.

To kick-off the master planning process, the Town and Superbloom hosted a series of stakeholder meetings and a public meeting on April 18th. The purpose of the public meeting was for members of the public and various stakeholder groups to meet the Superbloom team and provide thoughts and ideas on the future of Green Street Park.

Superbloom developed park layout concepts based on the initial feedback that was received at the first public meeting, and also based on the results of a survey that was available from April 22nd through May 10th. The survey asked participants to identify needs and priorities for Green Street Park.

The Town and Superbloom hosted a second public meeting on June 11th to present the park layout concepts that had been developed and for members of the public and various stakeholder groups to provide feedback on the concepts. Shortly after the meeting, the concept plan options were made available via a survey at https://readymag.website/u4242466480/4705864/. Feeback was solicited through June 28th. The survey results were presented at the July 10, 2024 Town Council meeting.

Following the survey, Superbloom created a Preferred Concept for consideration by the Town Council. After substantial input and discussion concerning the preferred concept at the July 10, 2024 Council meeting, Superbloom was tasked with updating the concept based on the direction provided. The Revised Concept was presented at the August 14, 2024 Council meeting and has been further revised based on Council's collective direction at that meeting.

Appended to this memo for final direction and adoption by Council is the Green Street Sustainability Park Master Plan.

RECOMMENDED MOTION:

"I move to adopt [with or without modifications] the Green Street Sustainability Park Master Plan."

ATTACHMENT:

Green Street Sustainability Park Master Plan



Hello!

Ridgway Town Council has been concerned about the growing effects of climate change for many years now. In just the last few years, it is apparent that it's become, more than anything, a public health issue. No matter the cause, it's clear that these effects: repeated heat waves well above 100°, smoke from raging wildfires creating extremely dangerous air quality, and long-running droughts, are making it imperative that we find ways to protect the health and safety of our communities. Out of that awareness, the idea for the Green Street Sustainability Park was born. After many months of public meetings and several online surveys, we present to you this final plan with its combination of a solar microgrid, along with a variety of trails, playgrounds and other park amenities, all surrounding the existing community garden and apiary.

What exactly is a microgrid? Simply put, a microgrid is a local electrical grid with defined electrical boundaries, acting as a single and controllable entity. It is able to operate in both grid-connected and in island mode. Microgrids give communities like ours the flexibility to deal with instabilities in the larger grid, and enable us to have a more resilient electric supply.

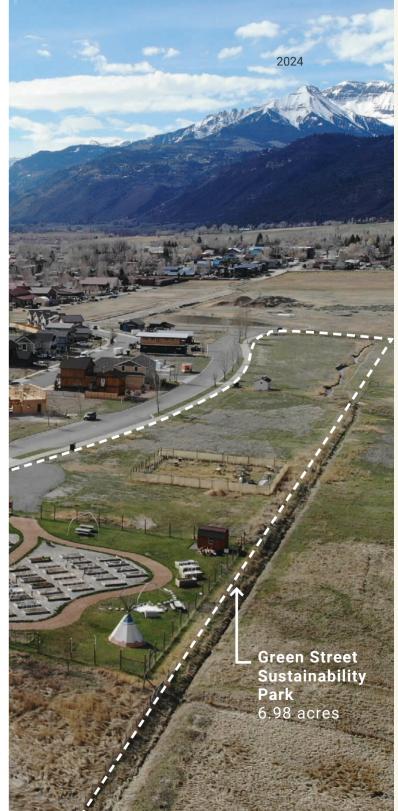
Ridgway's master plan, strategic plan, and our regional Climate Action Plan all stress the importance of reducing carbon emissions, and our Sustainability Advisory Board was created in recent years to help guide these efforts; all of which point to the need for more alternative energy resources.

Beneficial electrification is being touted as one of the best ways to seriously reduce our reliance on fossil fuels. Solar power is now the cheapest alternative in most areas of the country. The Town, with support from the state Dept. of Local Affairs, has already landed grants to install a microgrid on the Space to Create building, and another array was first proposed as part of the Athletic Park master plan last year, but was shelved when it became apparent that the recreational components would easily fill all the available space. That led us to propose that the microgrid be configured as an anchor feature here in the Green Street Sustainability Park. As a result of all the input from both the public and Town Council, during which we scaled back the amount of solar from what was initially put forward, we're now proposing a total amount of 300 kW of solar on the site. This is comprised of a bulk concentrated array at the south end of the park, as well as smaller solar amenities that could become part of the community garden and apiary, as well as a potential covered outdoor classroom and parking, all to be developed in the future as funds become available. The balance of the park amenities (trails, playground, climbing boulder, water-wise landscaping, etc.) will be budgeted for and installed in phases over the coming years.

A crucial aspect of this proposal is that it would provide almost 100% of the Town of Ridgway's municipal account's annual electric use. Combined with the "resiliency hub" that will be built at Space to Create, we can have a set of sustainability tools that few towns our size have ever dreamed of.

Sincerely, John I. Clark Mayor On behalf of the Ridgway Town Council

(right) Aerial photo of Green Street Sustainability Park in April 2024



Town of Ridgway 2024

Content

Community Engagement	
The Design	
1mplementation	
⁰⁵ Resources	





The Site & Context

The Context of Ridgway

Population, 1,213 (2022)

Elevation, 6,962 ft

Year Founded, 1891



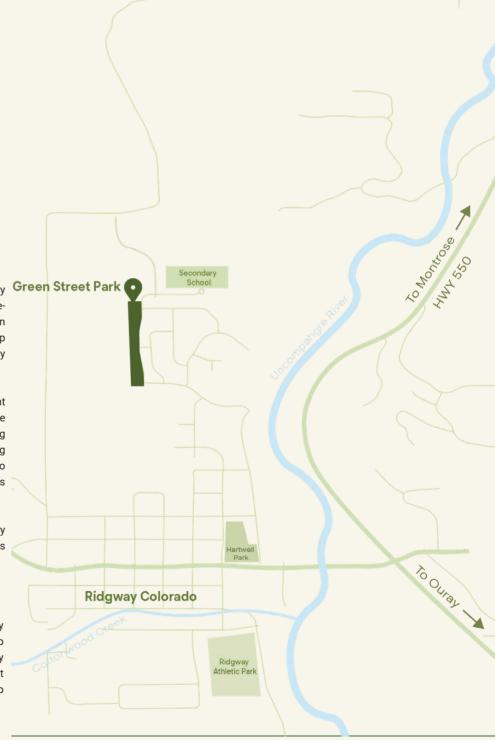
The Town of Ridgway, Colorado

Green Street Sustainability Park aims to become an exceptional outdoor amenity and educational feature in the growing town of Ridgway. By showcasing climate-friendly and sustainable design principles within a gorgeous public park and garden setting, we are excited to bring the community's vision to life. We see the next step is to develop a comprehensive master plan that integrates these sustainability focused concepts with proven park best practices.

Through this approach, Green Street Sustainability Park can play a significant role in helping Ridgway achieve its carbon-neutrality goal by reducing greenhouse gas emissions through clean energy initiatives and implementing water-saving measures. Simultaneously, we aim to enhance habitat and biodiversity, creating a tranquil and inviting outdoor space for everyone to enjoy. We are committed to increasing social and ecological well being through the artful design of Ridgway's newest park.

With its location within a growing neighborhood close to the Ridgway Secondary School, we imagine an innovative future for Green Street Sustainability Park that is resilient with multi-generational appeal.

(right) Green Street Sustainability
Park Aerial Map
(left) Green Street Sustainability
Park State of Colorado Context



Town of Ridgway 2024

Project Sustainability Goals

In 2024, the Ridgway Town Council engaged Superbloom to lead the master planning process, to evaluate innovative ideas, suggestions, and concepts for additional uses of Green Street Park the Town Council and Town staff are considering. Rather than look at these innovative ideas individually or piecemeal, the Town decided to have community conversations and design concepts developed through a community engagement process. The primary goals of the master plan include:

- Develop an overall evaluation of Green Street Park for park and sustainabilitydriven amenities and site opportunities and constraints.
- The plan should address how each park amenity functions in relation to the others with program elements based on the big picture.
- Provide a priority list of elements, uses and facilities for Green Street Park to meet current and future desires of the community.
- Conceptually design the new park elements in accordance with federal, state and local standards, ADA accessibility standards and specifications.

Sustainability Features & Amenities: Community **Pollinator Evergreen Tree:** Solar Garden & Visual and Sound **Plants Microgrid** Buffer Landscaping that Interpretive Outdoor Promotes Water Perimeter Trail Sustainabilty **Education Center** Conservation **Exercise Circuit Electric Vehicle Covered Picnic** Trail Pavillion Chargers **Nature Play** Information Kiosks **Features**

Primary Themes

People

We will work with you to create a park that prioritizes HEALTH & The new master plan aims to incorporate a microgrid and SOLAR ENERGY For Green Street, we will design for optimal WATER EFFICIENCY WELLNESS. It can be difficult to find shady outdoor spaces at this high altitude, and the new park design will offer cool and shaded space are also incredible benefits to agrovoltaics - combining solar panels supplement with naturally fertilizing compost for an easy to maintain under solar canopies and evergreen trees. We will also go beyond ADA and planting which create microclimates for plants and people under landscape. We will also create gorgeous pollinator planting gardens for universal access and ensure the design provides both exercise and the shade of the panels. This can be combined with REGENERATIVE that enhance HABITAT & BIODIVERSITY while capturing stormwater recreational opportunities for people of all ages. We imagine celebrating AGRICULTURE where productive and biodiverse plantings enrich the through rain gardens. The design should incorporate the nearby Ridgway's inspiring history of ranching and agriculture in the design, while merging the past with the future of agriculture. This and other can also be managed more efficiently, with higher output and reduced and recharge the water table. We can also reduce lifecycle costs by ecological elements can be incorporated into educational signage and interpretive moments that offer learning opportunities for the configurations for the solar panels to make this a beautiful space for neighborhood and nearby school.

Power

GARDEN, which can provide back up clean power for the Town. There with drought-tolerant native plantings that minimize turf grass and soil while supporting community food security goals. Agrovoltaics water for crops. We imagine studying both traditional and alternative using local materials as much as possible in the design. people and supportive environment for plant life.

Plants

drainage channel and look for other ways to hold water in the ground







Existing Site Features

While the majority of the park area is currently vacant, existing uses include:

- Community Garden
- Bee Apiary
- Irrigation Pump House

Other general site conditions include:

- The soil is very alkaline and compacted clay, creating a challenging environment for tree growth;
- There is an active irrigation ditch along the western aspect of the park and a larger drainage along the southern aspect, and a smaller irrigation drainage along the northeastern aspect;
- Significant Canadian Thistle is present along the western ditch and there are some noxious weeds present in other areas of the park;
- Sidewalk and trees are present along the eastern aspect of the park, along Green Street;
- Excellent view corridors exist to the south and east;
- The park is directly adjacent to the Ridgway Secondary School and abuts a large residential neighborhood;
- The park site is long and narrow with a small adjoining open space and drainage area across Green Street to the east.

(right) Existing Site Features
Diagram



Site History & 2015 Master Plan

In 2014-2015, the Town undertook a master planning process to develop the "Green Street Park Plan." It was developed to understand and identify the overall purpose and function of the park focused on community inputs and desires. Since that time, the priorities and vision of the Town have changed, which has necessitated an updated guiding document for Green Street Park.

Since that time, the Town has been working with San Miguel Power Association over the last year to evaluate the construction and implementation of a community solar garden and microgrid at Green Street Park to serve as an emergency power system to provide electrical resilience to the Ridgway community. The Ridgway Town Council has expressed strong interest in a community solar garden and microgrid being the prominent and noteworthy feature of Green Street Park.

(right) Previous Master Plan for Green Street Park, adopted January 2015





Sustainability Advisory Board Site Visit April, 2024





Apiary Site Visit April, 2024



Community Garden Site Visit April, 2024



Community Garden Site Visit April, 2024

Why is a solar micro-grid important to Ridgway?

A 425 kW solar array would be enough to provide 100% of the Town of Ridgway's municipal accounts electrical use, plus enough annual solar energy to offset another 15 homes.

In the event of a power-outage or other grid disruption, a battery-formed micro-grid powered by community solar arrays would provide the whole Town with an additional 4 hours of power.

Green Street Park can utilize solar arrays in a variety of different ways to showcase sustainable practices. Elevated arrays create shade that can be used to create more comfortable gathering, educational, and play spaces alike. Both elevated and low arrays provide cooling shade that allows for more bio-diverse plant communities, which in turn can provide greater pollinator and wildlife habitat.





(right) Example Solar Mirco-Grid Imagery





Community Engagement

Community Engagement & Design Process

Building on the great work already completed in the first master plan for Green Street Sustainability Park, this first phase included a project kick off, initial site visit, site analysis, and a community meeting to review the desired program for the park.

Superbloom reviewd the input from the community on program site analysis and information gathered from the site, and we will developed two concepts for the community to review. These concept sketches included ideas about program, educational elements, circulation, outdoor gathering spaces, planting, levels of maintenance, solar panels, hydrology, and ecological elements.

(left) First Community Meeting for Green Street Sustainability Park -April 2024

Public Engagement Events & Meetings

04/18/24
06/11/24
07/10/24
08/14/24
09/11/24



2024 TIMELINE

























Project Kick Off & Site Visit

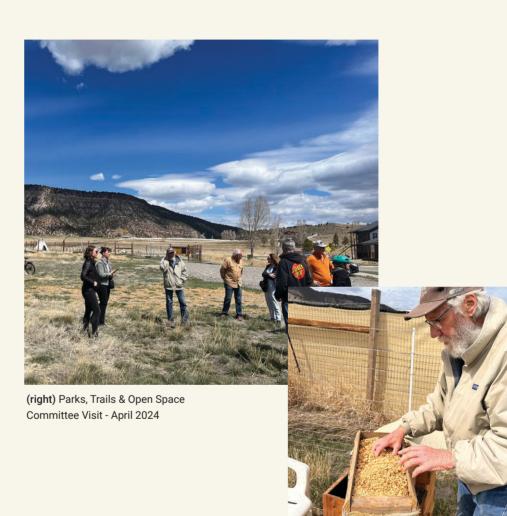
April 2024

Building on the great work already completed in the first master plan for Green Street Sustainability Park, this first phase included a project kick off, initial site visit, site analysis, and community meeting to review the desired program for the park. A first step was a virtual kick off meeting with our team and Town staff. In this meeting we created a more detailed schedule and set all key meeting dates and milestones for the project. We reviewed the history of the project with you and discussed key stakeholders that should be included such as the Town's Sustainability Advisory Board (SAB) and the Town's Parks, Trails and Open Space Committee and Town Council.

Stakeholder Meetings

Community Garden & Apiary Members	4/18/24
Sustainability Committee	4/18/24
Ridgway Secondary School	4/18/24

(left) High School Visit & Interviews - April 2024



(right) Apriary Site Visit - April 2024

Community Design Meeting #1: Learning & Listening

April 18, 2024

At the first public meeting we developed the key themes, major high level concepts for the park and priority program and activity elements. We asked the community about their priorities and what they would like to see and do at the new park using interactive engagment tools.



BOARD MEETING 5

GARDEN & TRAILS & **OPEN SPACE** APIARY MEETING COMMITTEE





(above) First Community Meeting for Green Street Sustainability Park April 2024

Green Street Sustainability Park Master Plan Town of Ridgway 2024

Community Design Meeting #2: Design Options

June 11, 2024

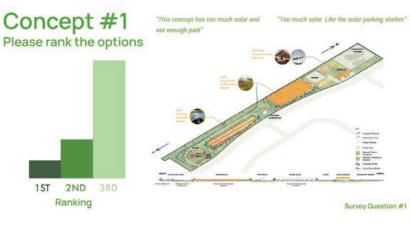
Superbloom reviewed the input from the community on program, and site analysis and information gathered from the site, and developed two concepts. These concept sketches included ideas about program, educational elements, circulation, outdoor gathering spaces, planting, levels of maintenance, solar panels, hydrology, and ecological elements, and were presented to the community to provide input.

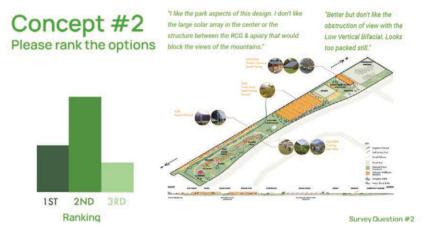


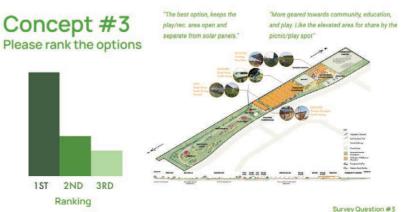


(above) Second Community

Meeting for Green Street
Sustainability Park - April 2024







2024

Town Council #1

July 10, 2024

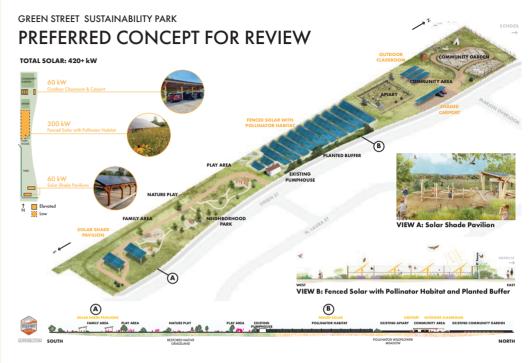
The Council provided feedback and requested several adjustments including:

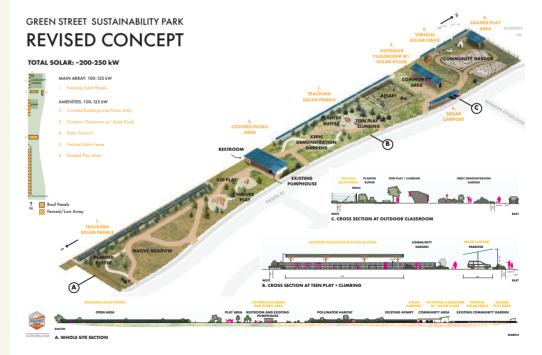
- · Reduce total amount of proposed solar
- · Leave more usable green space open
- · Still contribute to town-wide solar effort
- Maximize solar roof panels on built structures
- · Use solar as fencing where reasonable
- · Community garden
- Western border of park
- · Prioritize community gathering/educational space

Town Council #2

August 14, 2024

The concept was revised and re-presented to Town Council on August 14. Members of the public also attended to review and comment on the design. Town Council requested additional changes including: adding solar to amount to 300 kW total, with a majority of the panels concentrated on the south end of the site.





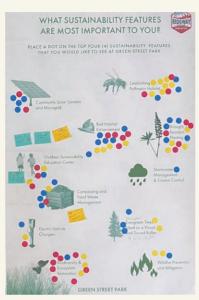
Outreach & Communications

Throughout the design process, the Town and Design Team used a website and print posters and yard signs to advertise community events and share updates on the project.

The website also hosted two virtual surveys.

Survey Access Link: https://readymag.website/4705864





Posters



Easy to Access Public Surveys



Yard Signs







The Design

Green Street Sustainability Park

(B Type) **SHADED PLAY** (B Type) **VERTICAL SOLAR FENCE** Final Master Plan (B Type) OUTDOOR CLASSROOM W/ **COMBINED AMENITIES SOLAR KIOSK** GARDEN Play Area, Vertical Solar Fence & **EXISITING APIARY EXISTING** COMMUNITY **TEEN PLAY + CLIMBING GARDEN** (B Type) (B Type) COVERED PICNIC SOLAR **AREA CARPORT** Covered Picnic Area **PLANTED BUFFER RESTROOM** XERIC DEMONSTRATION **GARDENS** HOUSE **PLAY AREA EXISTING PUMPHOUSE** PARK ~200 kW **CONCENTRATED ARRAY** Fixed Solar with Pollinator Habitat PLANTED BUFFER (A Type) FIXED SOLAR **ARRAY** ~200 kW **POLLINATOR HABITAT TOTAL SOLAR: ~300 kW** Educational Signage 21 /





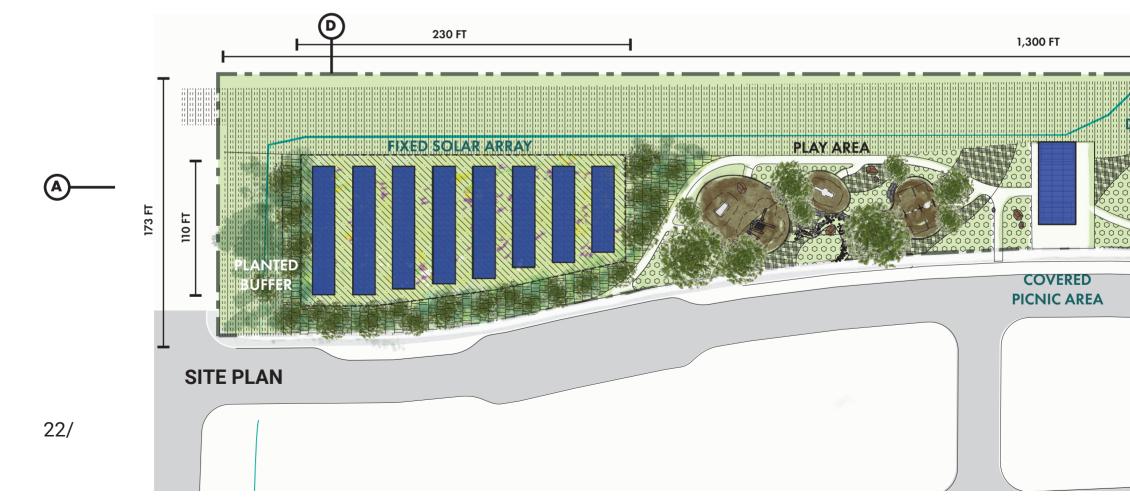
COVERED BUILDINGS AND PICNIC AREA

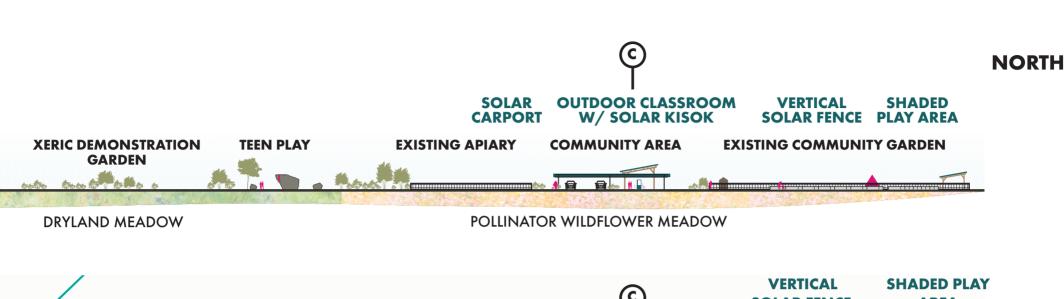


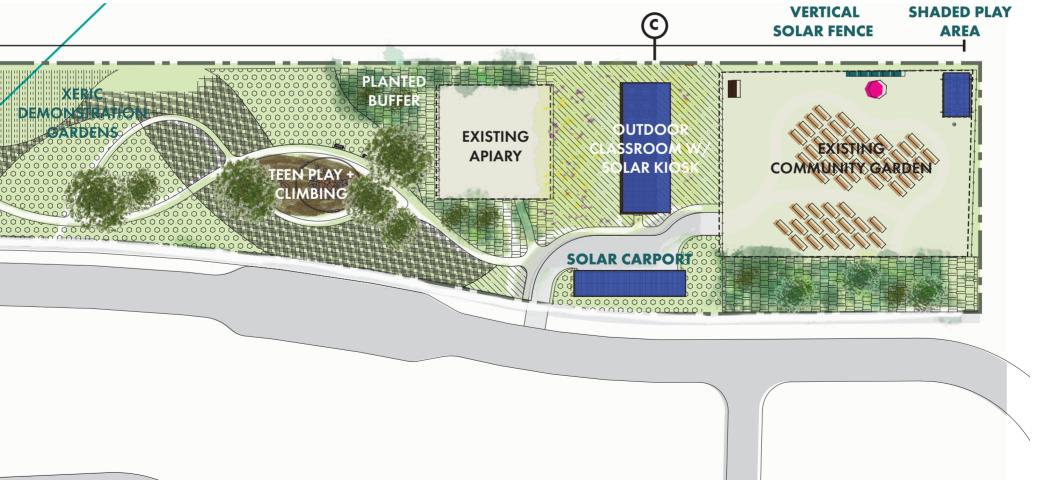
POLLINATOR WILDFLOWER MEADOW

GRASSLAND MEADOW

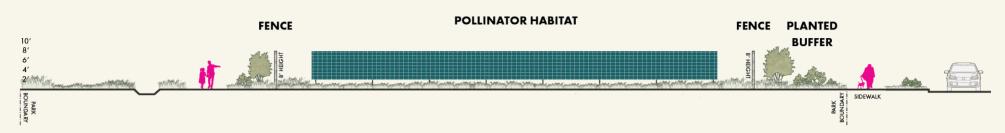
A. SITE SECTION



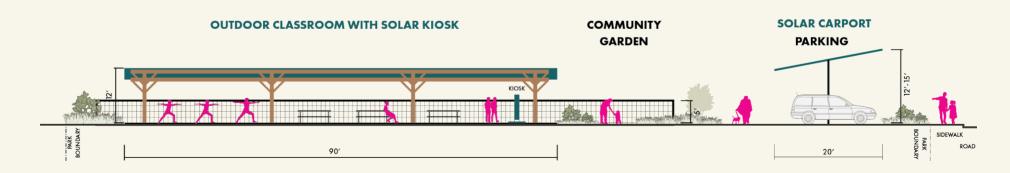




FIXED SOLAR ARRAY



B. CROSS SECTION AT FENCED SOLAR ARRAY



C. CROSS SECTION AT OUTDOOR CLASSROOM

Playscape

There was general agreement that the play areas in the park should be made of natural materials in keeping with the sustainability goals and natural setting.

People also expressed that there were few places for teens, and given its close location to the high school it would be great to have bouldering or other features geared towards teens and young adults.

The final design separates these uses on site to create distinct play areas.



Bouldering Features for Teens



Natural nature play features for all ages



Features for toddlers and younger children

PLAY FOR ALL AGES!

Sustainability Amenities

Several amenities and shade features were requested by the community to create comfortable spaces on site. A series of solar shade structures are proposed, including an outdoor classroom with multi-use space, covered picnic areas, a restroom and carport. Also proposed is an interactive kiosk that would provide an educational center to tie in the many sustainable and solar features onsite.



Interactive Sustainability Kiosk



Outdoor Multi-use Classroom



Restroom

Planting

The community expressed agreement about restoring native low water use planting to the site, enhancing the existing grassland and adding pollinator gardens.



Low Water Use Montane Meadow



Pollinator Garden



Shrub Buffer Shade Trees



Cost Estimate

To aid in town budget allocations and grant funding research , the Design Team has prepared a high-level, order-of-magnitude cost estimate, resulting in a projected budget range of \$2.6 - \$3.9 million, excluding solar energy components. Please note, this estimate is based on the conceptual plan provided and is intended solely for budgeting purposes. It should not be interpreted as a final construction budget, as actual costs may vary.

GREEN STREET SUSTAINABILITY PARK

MASTER PLAN BUDGET

PRELIMINARY COST ESTIMATE

*Please note this is a high-level, order-of-magnitude opinion of probable cost for budgeting purposes only. Based solely upon the conceptual plan shown herein, it is not to be construed as a final construction budget. Actual pricing may vary. Date: 09/05/24

Park Size: 195,200 4.48
SF Acres

PART 1 - NON-	CONSTRUCTION (SOFT) COSTS				
Soft Costs					
	Design & Engineering Fees (10% of Construction Costs)	1	ALLOW	\$321,724.90	\$321,725
	Survey	1	ALLOW	\$15,000.00	\$15,000
		Subtotal, Soft Costs			

Category	Item	Measure	Unit	Cost/Unit	Item Subtota
Mobilization		Medadie		Cosyonic	
MODIFIZACION	General Conditions & Mobilization (15%)	,	Allowance	\$405.000.00	\$405.000
	WODIIIZGGOTI (13%)			tal. Mobilization	\$405,000
				,	
Demo/Remova	1				
•	Construction Fencing	3,100	LF	\$10.00	\$31,000
	Strip & Stockpile Topsoil (CY)	1,084	CY	\$7.50	\$8,13
			Subtotal, D	emo & Removal	\$39,13
					•
Site Prep					
	Clearing/Grubbing	97,500	SF	\$1.00	\$97,50
	Grading/Earthwork	1	ALLOW	\$100,000.00	\$100,00
			Su	btotal, Site Prep	\$197,50
Utilities					
	Civil	1	ALLOW	\$100,000.00	\$100,00
	Electrical	1	ALLOW	\$25,000.00	\$25,00
			S	ubtotal, Utilities	\$125,00
Pavement, Cur	bs & Edging				
	Vehicular Asphalt	4,500		\$11.00	\$49,50
	Concrete Curb & Gutter (6")	380	LF	\$30.00	\$11,40
	Accessible Curb Ramps	3	EA	\$2,400.00	\$7,20
	Standard Grey Concrete	3,000	SF	\$12.00	\$36,00
	Crusher Fines Pavement (w/Fabric, natural edge)	13,800	SF	\$9.00	\$124,20
	Play EWF Surface (12"depth, incl. geotextile)	6,400	SF	\$6.00	\$38,400
	8" Concrete Edging (Playground)	585	LF	\$100.00	\$58,500
			Subtoto	al, Prep & Paving	\$325,200
Structures & Fe				_	
	8ft Fencing at Solar Array	640	LF	\$250.00	\$160,00
	8 ft Fencing at Perennial Planting Areas	500		\$250.00	\$125,000
	Shade Structure atTeen Area	500	LF	\$250.00	\$125,000
	(Excl. Solar)	1	ALLOW	\$200,000.00	\$200,000
	Shade Structure at Community Garden (Excl. Solar)	١,	ALLOW	\$100.000.00	\$100,000
	Caracir (Exc. Colar)			tures & Fencing	\$585,000
			abtotal, oti at	ranco a ronomig	\$555,555
Planting Soils	L				
110	Imported Topsoil	400	CY	\$55.00	\$22,00
	Soil Amendments	1,950		\$46.00	\$89,700
		,,		al, Planting Soils	\$89,70

Planting						
	Trees, Evergreen, 8' ht.	10	EA	\$850.00	\$8,500	
	Trees, Deciduous, 2.5" Cal.	4	EA	\$860.00	\$3,440	
	MIX S1 (sf) - SHRUB/SEED MIX				14,225	
	Shrubs, 3 Gal.	445	EA	\$50.00	\$22,250	
	Seeds	7,113	SF	\$0.20	\$1,42	
	MIX P1 (sf) - PERENNIALS	15.40		****	11,21	
	Perennials, 1 Gal.	1,540		\$30.00	\$46,20	
	Perennials, Plugs	4,640	EA	\$10.00	\$46,40	
	MIX N1 (sf) - SEED				21,85	
	Native Seed, with forbs	21,850	SF	\$0.25	\$5,46	
	MIX N2 (sf) - SEED				21,36	
	Native Seed, grasses only	21,365	SF	\$0.20	\$4,27	
					\$1	
	Mulch (3" depth)	18,323		\$3.00	\$54,96	
			Su	btotal, Planting	\$192,91	
·						
urnishings				40,000,00	410.000.0	
	Benches		EA	\$2,000.00	\$12,000.0	
	Trash/Recycling (Bear Proof)		EA	\$4,000.00	\$12,000.0	
	Dog Waste		EA	\$1,500.00	\$3,000.0	
	BBQ Biogia Tables		EA	\$1,000.00	\$2,000.0	
	Picnic Tables		EA	\$2,000.00	\$20,000.0	
	Bottle Filling Station	1	EA	\$6,000.00	\$6,000.0	
				+		
	Install Cost (@75%)	1		\$41,250.00	***	
			Subt	otal, Furnishing	\$96,25	
Play						
ridy	Play Structures, Miscellaneous (Natural/Wood Style)	1	Allowance	\$400,000.00	\$400,00	
	Boulders, misc. sizing,					
	(incl. teen hang-out ramble)	40		\$1,200.00	\$48,000.0	
	Boulder Seats		EA	\$2,000.00	\$40,000.0	
	Log Plank Steppers		EA	\$600.00	\$3,600.0	
	Log Round Steppers	75	EA	\$200.00	\$15,000.0	
	ADA Play Ramps	8	EA	\$4,000.00	\$39,32	
	Drainage (4" HDPE and Area		l	*10.000.00	*10.00	
	Drain)	1	Allowance	\$10,000.00	\$10,00	
	Subtotal, Play \$555,					
·						
signage	Parking Lot Signage	1	Allowance	\$2,000.00	\$2,00	
	Educational Signage (Physical		Allowarice	\$2,000.00	\$2,00	
	Signs)	1	Allowance	\$10,000.00	\$10,00	
Signage	Interpretive Kiosk (Digital)	1	Allowance	\$20,000.00	\$20,00	
				btotal, Signage	\$32,00	
				, 5 5-1	. , , ,	
Lighting						
	[Excluded, none anticipated]			\$0.00	\$	
	·		Su	ıbtotal, Lighitng	\$	
Water & Irrigation						
	Irrigation for Plant Beds	18,323		\$1.85	\$33,89	
	Irrigation for Pollinator Gardens,					
	Temp for Native Seed	50,328		\$1.65	\$83,04	
	Irrigation for Individual Trees	14		\$75.00	\$1,05	
	New Irrigation Controller	2		\$18,000.00	\$36,00	
			Subtotal, W	ater & Irrigation	\$153,98	
					\$2,797,60	
	tingency Costs (15%)				\$419,64	
					\$419,64	
SUBTOTAL Construction Con	tingency Costs (15%) Construction Costs, Estimated			Cost/SF	\$419,64 \$3,217,241 \$16.41	

PART 3 - OTHER COSTS (SOLAR)

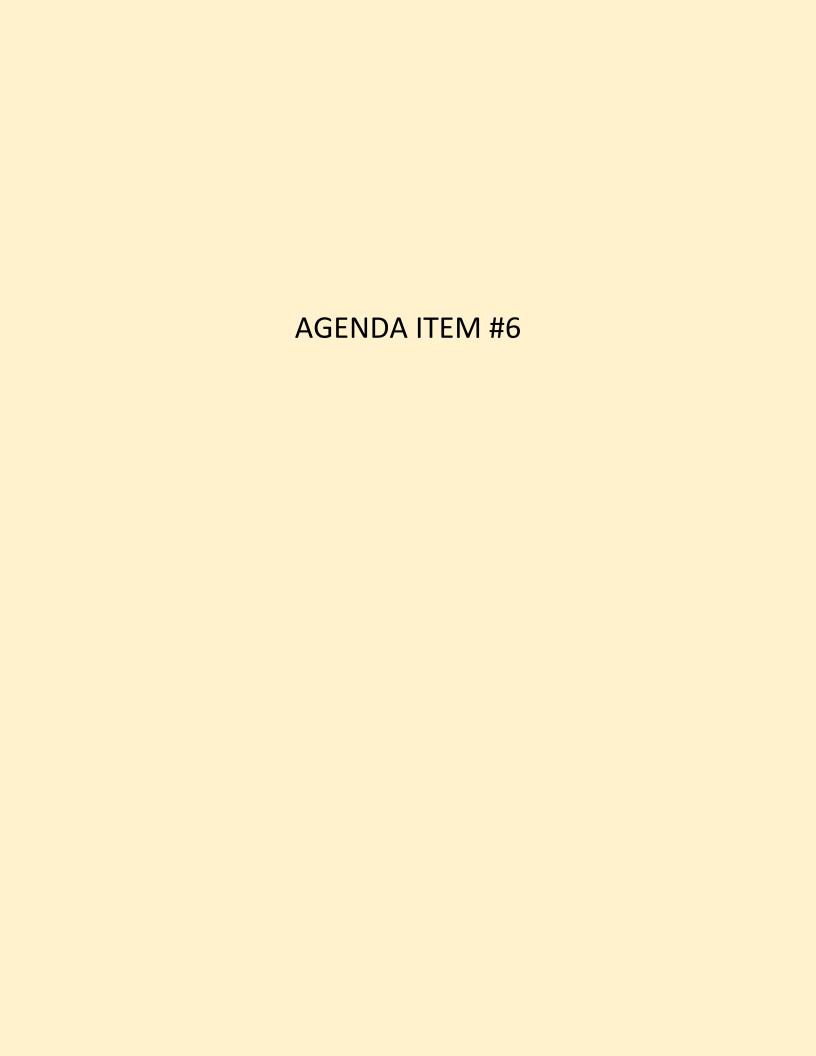
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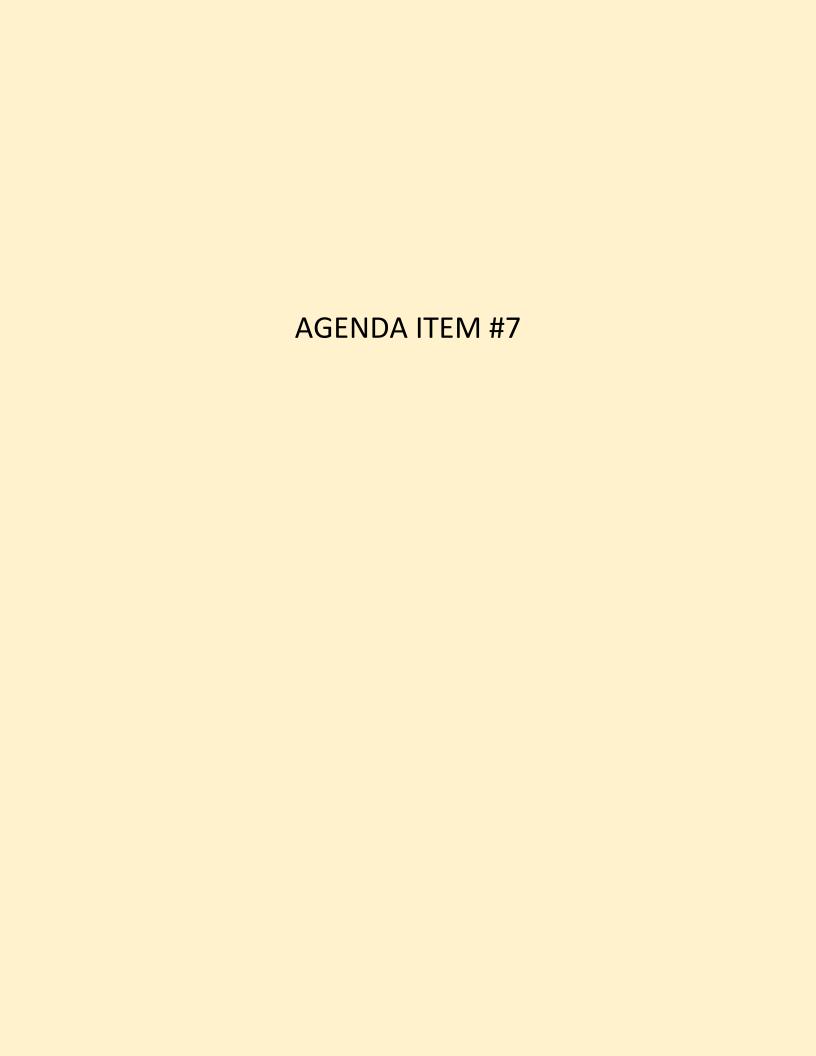
General Notes:

-This is intended to be a general and rough estimation, and may not include all elements or site features

- Solar panels, electrical connections, permitting and related construction elements are not included in this estimate.









TOWN OF RIDGWAY, COLORADO OFFICIAL PROCLAMATION

A Proclamation Declaring September 2024 as Suicide Prevention Awareness Month

WHEREAS, September 2024 is Suicide Prevention Awareness Month, when millions of people around the world join their voices to share a message of hope and healing; and

WHEREAS, suicide is the 11th leading cause of death in the United States and in 2023, our region experienced 33 deaths by suicide, predominantly middle to late aged white males (CDPHE); and

WHEREAS, in the United States 49,476 people died by suicide in 2022, equivalent to one death every 11 minutes (Centers for Disease Control and Prevention (CDC)); and

WHEREAS, in 2022, 13.2 million adults seriously thought about suicide, 3.8 million adults made a plan for suicide, and 1.6 million adults attempted suicide (CDC); and

WHEREAS, in 2022, Colorado had the 10th highest suicide rating of states in the United States - 1,293 people died by suicide in Colorado (CDC); and

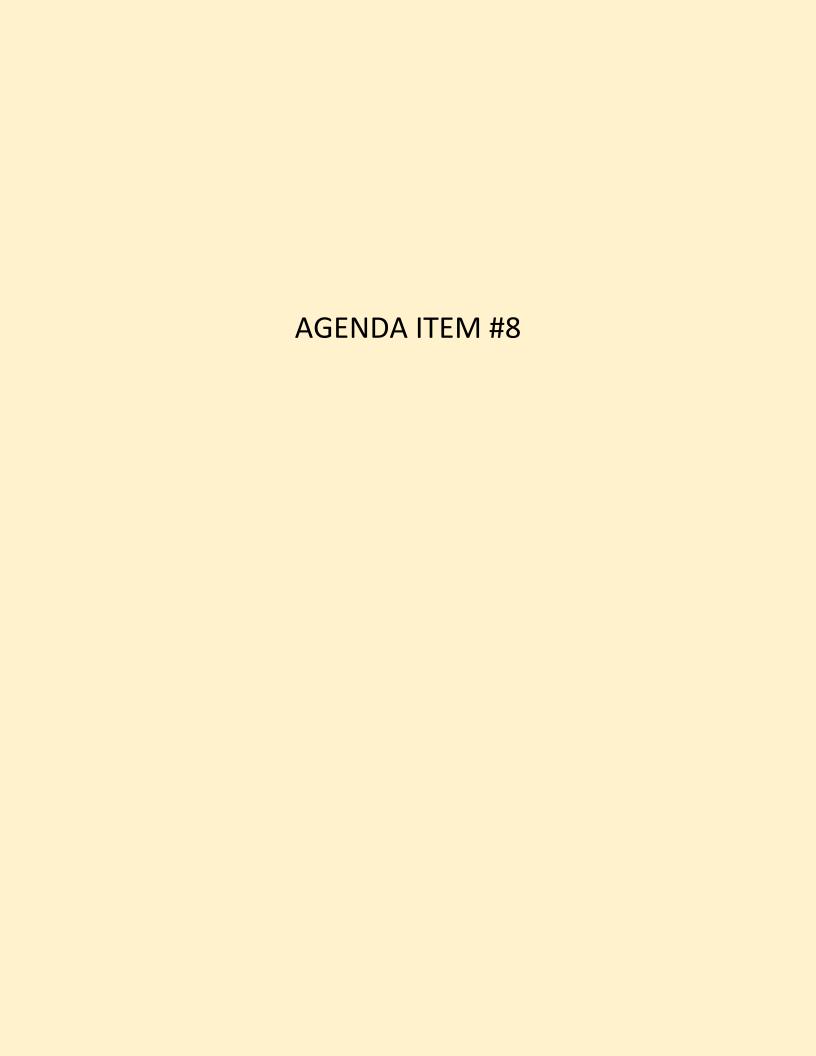
WHEREAS, organizations such as Tri-County Health Network are dedicated to saving lives and bringing hope to those affected by suicide through research, education, advocacy, and resources for those who have lost someone to suicide or who struggle, and urge that we:

- 1. Recognize suicide as a preventable national and state public health problem, that there is no single cause of suicide, that anyone can experience suicidal thoughts, and that recovery from suicidal ideation is possible.
- 2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities and address the disparity in access to mental healthcare for underserved and underrepresented groups, and advocate for ending these disparities.
- 3. Encourage initiatives based on the goals contained in the Colorado-National Collaborative for Suicide Prevention and our local Suicide Prevention, Awareness, and Recovery Coalition (SPARC).

- 4. Develop and implement strategies to improve and increase access to quality mental health, substance abuse, and suicide prevention services and programs as well as support Postvention Plans for a community response to a death by suicide.
- 5. Support the efforts of SPARC in fostering connection and spreading the message that **Hope Lives Here**.

THEREFORE, BE IT RESOLVED that we, the Ridgway Town Council, do hereby recognize the month of September 2024 as "Suicide Prevention Awareness Month" in the Town of Ridgway.

Dated this 11 th day of September 2024			
D.			
By: John I. Clark, Mayor			
	Attest: _	Pam Kraft Town Clerk	_



2024 FALL UPDATE





Ouray County Support & Advocacy Project

OCSAP.ORG



ABOUT ME:

- B.S. in Criminology
- Certified Self-Care and Boundaries Coach
- Spent 15+ Years in Homeless Initiatives and Victim Services, 8 throughout Rural Colorado
- Original Navigator of the Pathways to Success Intervention for Youth in Colorado
- Been working my way to Ouray County for OVER SEVEN YEARS!
- In the process, I've backpacked 8 Countries & 2000+ miles on trail so far

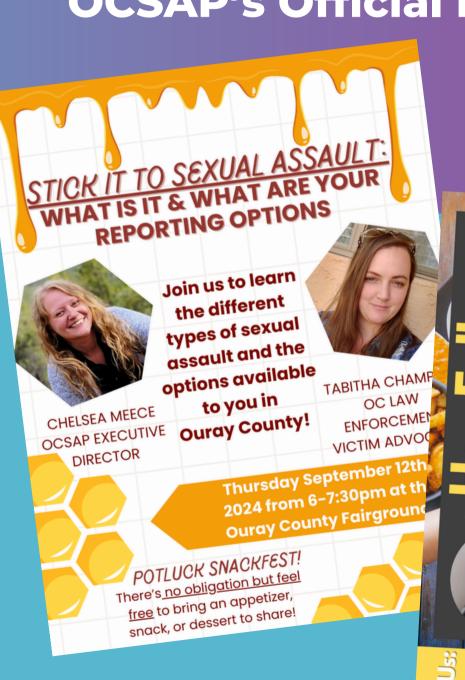


OCSAP's Timeline (...thus far...)

Surge in Sexual Assaults in OC **Grassroots Victim Advocate 2018** > **Support Team (VAST) Emerged** Surge in reports of youth encountering SA/Harassment "I am Evidence" Screening to 11/18 > start public discussions **Men Ending Rape Culture 2019** > (MEND) was formed **OCSAP** was established & YR1 **2023** > **Dedicated to Fundraising - \$50k** A Part-Time Systems-Based **Victim's Advocate Hired -OCS** 05/24 ► OCSAP's ED was hired **Emily Scott Robertson Concert** and Dinner Fundraiser -\$6685 **Survivor September 10/12/24** ► Homecoming: A New Beginning

Survivor September!

OCSAP's Official Launch of Services!





OCSAP

COMMA

Saturday, September 14th

from 11am-1pm in the Lower Level of Citizens National Bank in Ouray



Stick it to Sexual Assault: 09/12 What is it and what are your reporting options?

with Chelsea Meece (OCSAP) and Tabitha Champlin (OCS)



OCSAP WEND

from karaoke to games and roleplay, this night is all

Saturday, September 21st at the Decker Room

Hey Fellas Lunch

with OCSAP, MEND, and Graham Hackett from COMMA and **Advocates of Routt County**



Teen Night Out

with OCSAP, MEND, VAST, and **Communities That Care**



Awareness of Services

- Community Outreach
- Educational Workshops
- Public AwarenessCampaigns
- Working with Community Partners
- Resource Distribution
- Cultural and Language Services

OCSAP's Five Key Areas of Focus for Year One of Services

September 2024 - 2025



Advocacy

- Systems and Reporting Advocacy
- Medical Advocacy
- Legal Advocacy
- Personal and Preventative Advocacy
- Training and Capacity
 Building for
 Volunteers

Crisis Intervention



- Creation of a 24/7 Hotline
- Immediate Access to Medical Services
- Emergency Shelter/Stabilization Options
- On-Site Crisis Coaching
- Creation of a SART Team

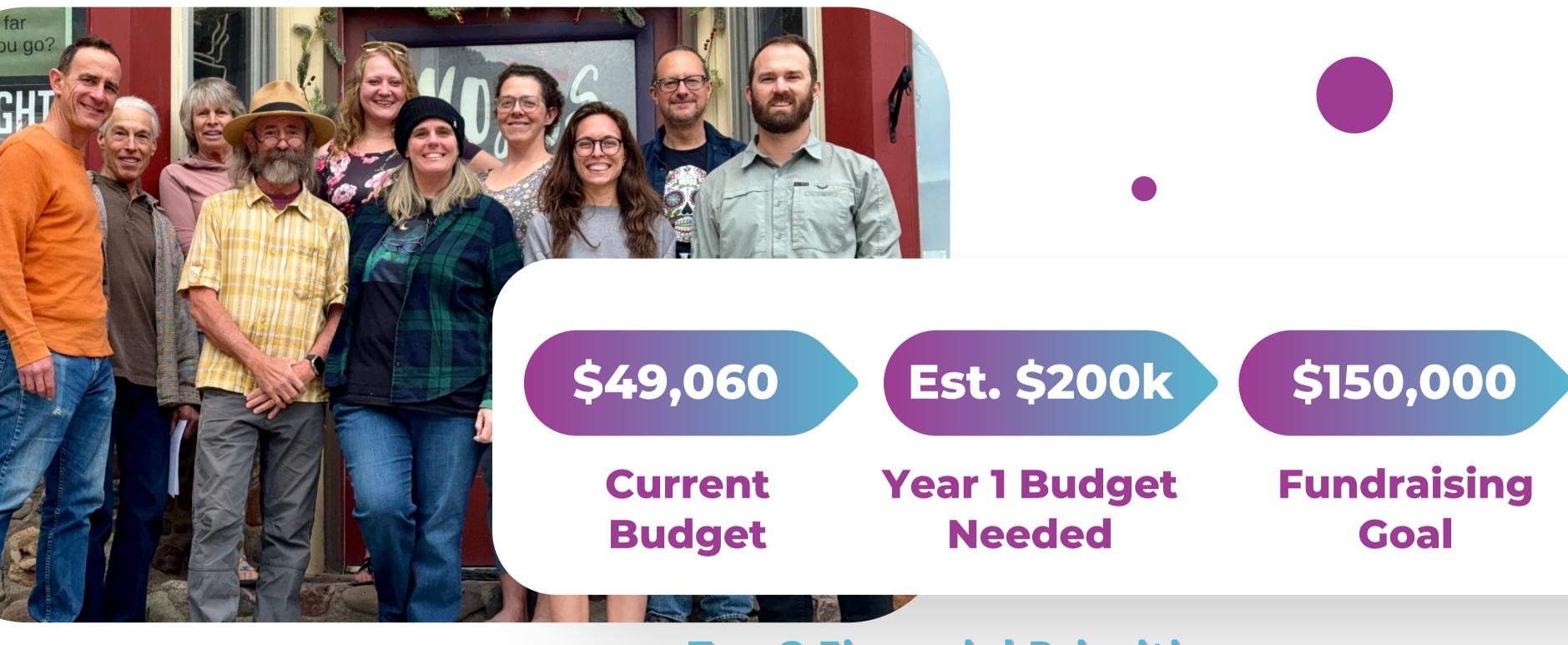


Case Management

- Personalized Safety Planning
- Emotional Support and Stabilization
- Comprehensive Resource Mapping
- Action Planning and Goal Setting
- Connection Building and Referrals

Supportive Services

- Coach-Like Advocacy
 Engagement
- High-Fidelity Wrap Around Model
- Creation of Peer-Led Support Groups
- Employment, Housing, and Financial Assistance
- Health and WellnessOpportunities



We can do this, but only if we do it TOGETHER.

Top 3 Financial Priorities:

- 1) Hiring Two Advocates to Serve Survivors
- 2) Setting Up A 24/7 Hotline for Survivors
- 3) Providing Adequate Services to Survivors

BUDGET BREAKDOWN

ESTIMATED ANNUAL OPERATING COST: \$200,000



Staffing Costs (60% of total funding) \$133,680

- Gap in ED to Full-Time at Current Wage: \$34,320
- 2 FTEs: Full-time Advocate/Volunteer Coordinator and Full-time Advocate Salaries: \$99,360

Program Operations

- Total Funding for Program Operations: \$22,000
 - Crisis hotline setup and maintenance: \$5,000
 - Communication costs (advocate phone lines, internet): \$3,000
 - Basic needs for survivors (food, clothing, toiletries):
 \$4,000
 - Emergency shelter/stability options: \$5,000
 - Travel expenses/Mileage: \$2000
 - Administrative overhead (office supplies, CCASA/VFC Memberships): \$3,000

Training, Technology, and Capacity-Building

- Total Funding for Training and Capacity-Building: \$10,000
 - Certifications and training materials: \$5,000
 - Educational opportunities (e.g., CAIA Conference): \$5,000
- Total Funding for Technology Upgrades: \$5,000
 - Laptops and cell phones for advocates: \$3,000
 - Software licenses: \$2,000
- Volunteer Support: \$2,000
 - Volunteer appreciation events: \$500
 - Training and development: \$500

Community Engagement Activities

- Total Funding for Community Engagement Activities: \$12,000
 - Awareness campaigns/marketing: \$4,000
 - Outreach events: \$5,000
 - Community engagement activities: \$3,000



October 12th, 2024

Homecoming: A New Beginning

Ouray County deserves a new beginning when it comes to supporting survivors of sexual assault and domestic violence.

- Dinner on the rooftop of The Ridgway in Chipeta Lodge
- Cocktail Hour and Dancing at The Sherbino

Ways to help us



Attend and/or Sponsor Our Homecoming in October



Tickets

Sponsorship

Attend Survivor September Events

9/12 - Stick It to Sexual Assault

9/14 - Hey Fellas Lunch

9/21 - Teen Night Out

Keep OCSAP In Mind When Planning Your Budget

We thank you for your support of \$5000 to get us started and would like to request continued support of \$10,000+ moving forward

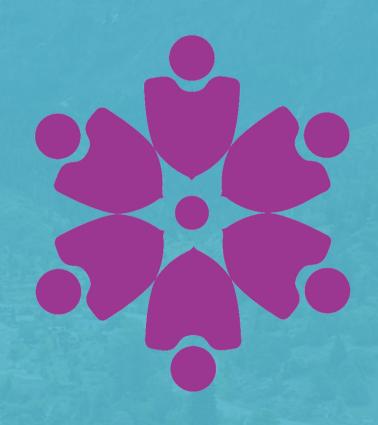
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Contact Me: chelsea@ocsap.org

2024 FALL UPDATE



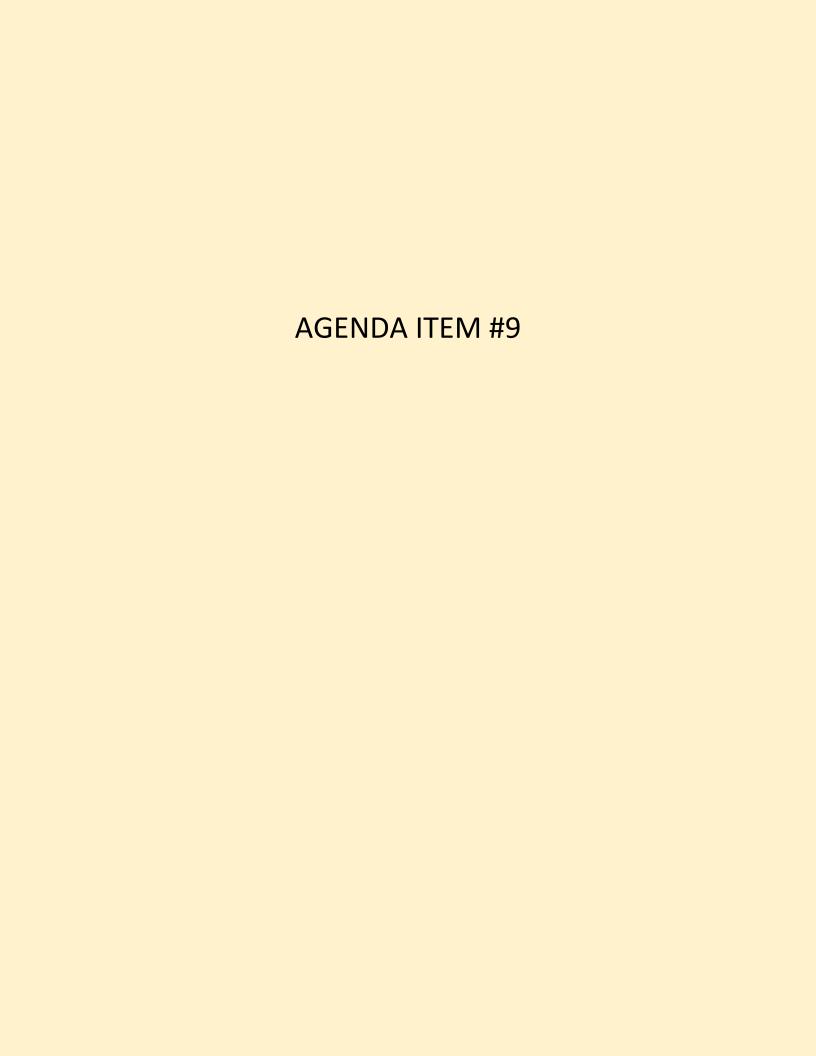
Thank You!



OCSAP

Ouray County Support & Advocacy Project

OCSAP.ORG



What is a PUPPY MILL?



A puppy mill is a large-scale commercial dog breeding operation where profit has priority over the well-being of the dogs.

In a puppy mill, dogs live in cages and are bred repeatedly, producing puppies to be sold in pet stores and online, around the country and throughout the world. There may be as few as 100 or as many as 1,000 breeding dogs housed at a single facility. It is estimated there are approximately 10,000 puppy mills in the U.S., the majority being located in the Midwest. About one-third of these mills are approved and licensed by the USDA, as dogs are legally classified as "livestock".

Most of the dogs live their whole lives in wire cages in buildings, barns and sheds which often have no heating or cooling. The dogs are not socialized, they receive little or no vet care, they do not have beds or toys, and they never get to run and play in the grass—some dogs never even see sunlight—and though they yearn for it, they never receive love.

The female dogs are bred at every heat cycle and their puppies are usually taken from them too young. When a dog is no longer productive, typically at 5-7 years old, standard procedure is to destroy the dog—usually in an inhumane manner.

Pet store puppies come from

PUPPY MILLS



ADOPT, DON'T SHOP!

DID YOU KNOW?

- Over 10,000 puppy mills in the USA produce millions of puppies each year.
- Puppy mills supply 99% of pet store pupples.
- Internet and newspaper ads provide an easy avenue for puppy mills to sell millions of puppies every year.
- Some puppy mills have as many as 500, 800 or even 1,000 breeding dogs suffering in cages.
- Most puppy mill dogs live in wire cages that are stacked one on top of another, their urine and feces contaminating the cages and dogs below them.
- Female dogs are bred at every heat cycle for their entire lives.
- When breeding dogs are "used up," usually at 5-6 years old, they are destroyed—often in inhumane ways.
- Nearly all puppies born in puppy mills are registered by well-known breed registries such as the AKC.
- If puppy mills didn't exist, there would be 75% fewer dogs in shelters and rescues.





Learn more at HarleysDream.org

The Ugly Truth About PUPPY MILLS

- 99% of puppies sold in pet stores and online come from puppy mills.
- Nearly all puppies sold in pet stores and online are ill or incubating an illness when purchased.
- A majority of puppies sold in pet stores and online are registered with a large purebred breed registry such as the AKC.
- Each year in the U.S., 4 million puppies are born in puppy mills and sold in pet stores and online.
- There are **35,000 pet stores** in the U.S.
- Puppy millers can make more than \$300,000 selling puppies every year.
- Almost every puppy sold in a pet store or online has a mother who will spend her entire life in a tiny cage, never knowing kindness or love.
- Female dogs are usually bred twice a year and are "used up" by age 5, at which time they are often disposed of (inhumanely) at the mill.
- Hundreds of thousands of breeder dogs are currently confined to cages in puppy mills throughout the U.S.



Learn more at HarleysDream.org



puppy mill survivor

2015 American Hero Dog

During a red carpet gala in Beverly Hills, Harley, a tiny, crippled one-eyed Chihuahua, received a standing ovation when he was awarded American Humane's prestigious 2015 American Hero Dog of the Year.

"Heroes are not judged merely by their size, but by the size of their hearts. We hope that Harley's story will inspire people to shut down puppy mills once and for all."

- Dr. Robin Ganzert

"For 10 years of his life, Harley the heroic Chihuahua existed in a wire cage in a puppy mill. Winning the award is a stunning triumph for a once exploited, helpless dog enslaved in the puppy breeding business. It's also a deeply meaningful time for campaigners around the world who are warmly celebrating this award and what it means for breeding dogs everywhere."

— Janetta Harvey



Learn more at HarleysDream.org

Harley?

On the brink of death after spending 10 years in a cramped, filthy cage in a puppy mill—where he'd lost an eye when his cage was power-washed—Harley was finally freed.

Harley immediately received medical care and found love with his forever family. To the surprise of his veterinary team, the strong-spirited little Chihuahua continued going strong in spite of medical conditions which were the result of his years of suffering.

Following his rescue, Harley worked tirelessly educating people about puppy mills. He personally participated in the freeing of 700 mill dogs, plus raised funds that brought freedom to hundreds more.

Sadly, Harley passed away on March 20, 2016 ... but his legacy lives on. He continues to inspire hope and confidence in people of all ages who are able to relate to his less-than-perfect appearance, and he continues to be the voice for the hundreds of thousands of dogs still living in cages in puppy mills.



Harley's Story

A Little Dog with A Big Dream

How a finy one-eyed dog fought the odds and survived ... and became a champion of puppy mill dogs around the world.

He'd been roughly and unceremoniously pulled from the cramped, filthy cage at the puppy mill — his only home for all of his 10 years. The old dog was tossed in a bucket along with some dead puppies. There, his life would end, painfully and brutally.

Miraculously, a worker at the puppy mill noticed he was still breathing. She retrieved him from the bucket and passed the tiny, disfigured Chihuahua on to a nearby rescue. He immediately received medical care, and afterwards he was placed in the grass (probably for the first time in his life) where his very first photo was taken. He appeared sad and afraid, he was old and crooked, and he had only one eye.

When I saw the photo I knew instinctively that this little Chihuahua was meant to be with me. I called the women who ran the rescue; we spoke for an hour, and the next thing I knew I was on my way to pick up "my boy" a couple states away.

To be honest, my intention was to give this little dog a loving home for his final days, which the vet said would likely be about three months. A soft bed, good food and clean water — but most importantly, love — that is what Dan and I would give him for the first time in his life. We named him Harley … a name that seemed fitting for a tough little guy who was clearly a survivor.

For all of his 10 years and until the day of his rescue, Harley's only purpose had been to father countless puppies ... puppies who would be sold in pet stores around the country. His life had been rough, he was sick and afraid, and he'd never known a kind human touch. Harley's grizzled appearance is a testament to the care and nurturing that he had never received.

Harley had issues: a diseased heart, a mouth filled with rot, an injured spine, a broken tail, gnarled toes, and legs that were deformed. And then there was the missing eye — the result of his cage being powerwashed with him in it (an all too common practice in puppy mills). All of these conditions were the result of years of horrendous neglect and abuse.

But this little one-eyed dog truly was a survivor. Harley thrived on the newfound love and attention he was receiving for the first time in his life. He saw numerous veterinarians and underwent two surgeries. Through it all, Harley had his ups and downs, but overall his physical condition steadily improved. I was awestruck and inspired by his transformation; his courage and his determination to grab this wonderful new life and hold onto it with everything he had ... and I fell more deeply in love with him every day. It was as though he KNEW his life had to serve a greater purpose than fathering hundreds of puppies. He needed to make a difference to other dogs just like him — to give them a chance at the kind of life he'd miraculously fallen into after so many years in misery.

From the beginning, there was something "magical" about Harley. Everyone who met him saw it. People were drawn to him and he was drawn to people. It became clear that Harley had a very important reason to live ... and somehow I was the lucky one chosen to help him in his journey.

In adopting Harley, I found a new depth of compassion within myself, and he indeed made my life complete as a result. Harley spoke through me on his Facebook page to his adoring fans all over the world. There he is known as "a little dog with a big dream" ... to end puppy mills. He would tell his fans about life in the puppy mills. He would tell his fans about life in the puppy mill and explain just where those adorable pet store puppies really come from. He became the voice for the tens of thousands of dogs who still remain in the mills, and he made a difference to so many of them. During his special appearances at schools and events, he spread awareness with his mantra, "adopt, don't shop".

Along the way, Harley inspired me to create a campaign called *Harley to the Rescue* and through this, he participated in the freeing of more than 700 dogs from puppy mills across the Midwest, and raised the money that gave freedom to hundreds more. Harley would personally go on these rescue missions, and there was no doubt ... he was keenly aware of what was happening! There is something indescribable in the way he communicated with the sad and scared dogs. Harley clearly recognized his role in helping to bridge the gap between canine and human.

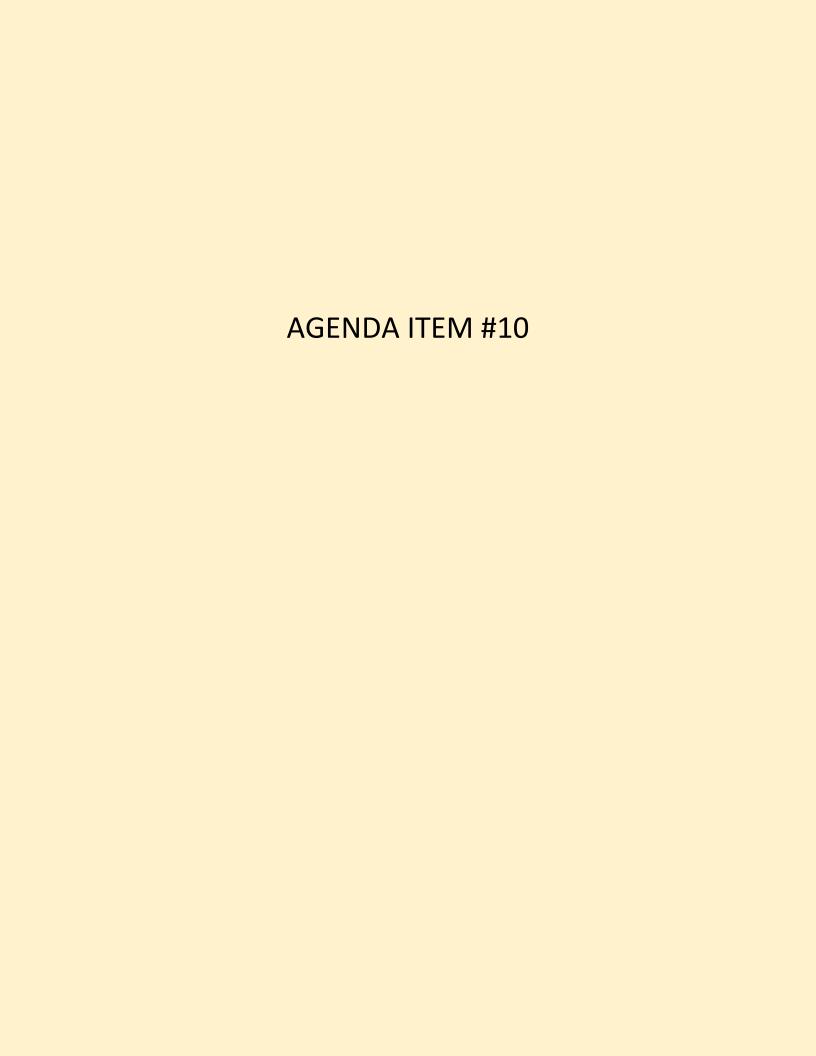
Harley lived another five years after we adopted him, far beyond his original prognosis of three months, and I know beyond a doubt that it was his knowledge of his mission that strengthened him and kept him going.



On March 20, 2016, Harley passed away. Our world was shattered, and for a time we were inconsolable. But Harley's fans gave us strength, and Dan and I knew he would want us to carry on with his mission ... and that we will do as long as we are breathing, or until there are no more puppy mills.

In a world so full of evil and hate, it's easy to become cynical. This special little dog, with such a horrible past, helped me see how much love and caring there really is in the world. Harley taught me to look for (and expect) love and kindness from people, because he only saw the best in people. He truly changed my life in remarkable ways, and I will never be the same. He is forever a part of me. As I continue to share his mission and spread his message about puppy mills, I feel his spirit ever present ... strengthening me and guiding me forward, carrying on in his name.

Rudi Taylor,Harley's Mom





To:

Cc: Preston Neill, Ridgway Town Manager

Angie Kemp, AICP, *Ridgway Town Planner*

Honorable Mayor and Town of Ridgway Town Council

From: TJ Dlubac, AICP, CPS, Contracted Town Planner

Date: September 6, 2024

Subject: Resubdivision for Nowak Subdivision for September 11th Town Council Meeting

APPLICATION INFORMATION

Request: Approval of a Resubdivision

Legal: Lots 8-12, Block 36, Town of Ridgway
Address: 546 Hyde St., Ridgway, CO, 81432

General Location: Southeast Corner of Hyde Street and Cora Street

Parcel #: 430516310002

Zone District: Historic Residential - HR

Current Use: Residence

Applicant: James A Nowak
Owner: James A Nowak

PROJECT REVIEW

BACKGROUND

The property is currently one parcel with an existing one-story residence and a two-story garage with an ADU. The parcel is 0.41 acres and is zoned Historical Residential - HR. Figure 1 depicts the general location of the project site.

There is an existing home on Lot A which accroding to the Ouray County Assessor's site was built in 1892 generally in its current size and location. Lot A also has an existing detached garage with an ADU above it which was built in 2012. The existing residence is within the required front yard setback, located 11.2' from the front property line along Hyde Street. A separate variance request has been made and was approved by the Planning Commission on July 30th 2024 concurrent with their review and recommendation to Town Council for this resubdivision request.



Figure 1. General Location

Lot B and Lot C are both currently vacant and no formal building plans have been submitted for either. The applicant has expressed an interest in building his family home on Lot B and selling Lot C.

While it is anticipated that both lots would be developed as residences, any use allowed within the HR District may be approved provided that provisions of the RMC are met.

Town of Ridgway Nowak Resubdivision September 6, 2024 Page 2 of 8

REQUEST

The Applicant is requesting approval of a Resubdivision. The Resubdivision will subdivide the existing parcel into three residential lots: Lot A, B, and C. The Variance, which was approved by the Planning Commission under a separate request, sought to decrease the 15' front setback by 3.8', resulting in an 11.2' setback. The resubdivision request also includes new utility easements crossing the proposed lots to be able to serve each lot with existing water, sewer, electric, and gas lines.

CODE REQUIREMENTS

RMC §7-5-2(J)(3) APPROVAL CRITERIA FOR A RESUBDIVISION

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.

RMC §7-5-2(J)(2) PROCEDURES:

- (e) <u>Evaluation by Staff and Referral Agencies</u>. Upon determination of completeness, the Town Manager or designee shall refer the application to additional reviewing agencies as set forth in Section <u>7-5-2(B)(4)</u>, Referral Agencies, and review the application for conformance with the requirements and standards of this Municipal Code.
- (f) <u>Staff Report.</u> A staff report shall be prepared and provided to the reviewing body in accordance with Section $\frac{7-5-2}{8}$ (B)(5), Staff Report.
- (g) <u>Review and Recommendation by the Planning Commission.</u> 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 <u>7-5-2(J)(3)</u>, 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.

RMC §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.

ANALYSIS

COMPLIANCE WITH COMPREHENSIVE PLAN

This parcel is identified as *Town Core Neighborhoods* on the Future Land Use Map (updated Feb. 2024) of the 2019 Master Plan. This anticipates the following land uses and development patterns on this parcel:

Maximum Density / Height	6 to 12 du/ac; 3 stories							
Primary Uses:	Single-family homes, duplexes, and smaller multifamily residential uses							
Supporting Uses	Professional offices and service businesses, limited retail, parks and recreational facilities, community gardens, civic and government facilities							
Characteristics	 Town Core Neighborhoods are characterized by a gridded street pattern and alleys. Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the scale and character of existing development. While single-family homes and duplexes are the primary housing types found within these neighborhoods, they also support a range of higher density housing types such as townhomes and smaller multi-family buildings. Accessory dwelling units are encouraged where permitted. Office, service businesses, and retail uses are only allowed along Sherman Street. Such uses must appear "residential" to differentiate this section of Sherman Street from uses in the Town Core and maintain the character of the neighborhood. 							



Town of Ridgway Nowak Resubdivision September 6, 2024 Page 4 of 8

The project should be in general conformance with the goals and policies identified within the 2019 Master Plan and the Future Land Use Map. Figure 2 depicts the Future Land Use classification of the subject property and surrounding area. The Master Plan provides important insight into the community's vision. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project meets these goals.

Based on the review of the proposed development, the following Master Plan policies and goals appear to be met by the proposed project:

- GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents
- GOAL CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.
- GOAL CHR-2: Protect and preserve Ridgway's historic assets.

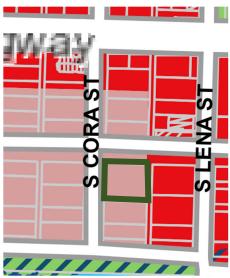


Figure 2. Future Land Use Map

LAND USES

The applicant is proposing three lots. While Lot A has an existing primary residence and ADU on it, the Applicant is not proposing any construction for Lots B and C at this time.

Table T-4.3 of the RMC identifies the uses by right and conditional uses permitted in the HR zone district. Single-family dwellings and accessory dwelling units are both allowed in the HR zone district.

The breakdown of each lot is shown in the table below.

Lot	Lot Size SF	Use
Lot A	8,104	Existing House and Garage with ADU
Lot B	6,396	Future primary residence of applicant
Lot C	3,250	No proposed use
Totals	17,750 SF	-

DIMENSIONAL STANDARDS

Table T-4.4 sets forth the required dimensional standards that shall be met for various uses within each zone district. For the HR zone district, the following standards apply to single-family and duplex uses:

Standard	Requirement	Proposed					
Stallualu	Requirement	Lot A	Lot B	Lot C			
Min. Lot Width	25′	77′	75′	50′			
Min. Lot Size	3,000sf	8,104sf	6,396sf	3,250sf			
			TBD with	TBD with			
Max. Lot Coverage	60%	34.7%	building	building			
			permit	permit			



		11.2 (see	TBD with	TBD with
Min. Front Setback	15′	variance	building	building
		packet)	permit	permit
	8′		TBD with	TBD with
Min. Rear Setback	(2' if abuts alley)	8′	building	building
	(2 ii abuts alley)		permit	permit
	3′	2' (abuts	TBD with	TBD with
Min. Side Setback	(2' if abuts alley)	alley)	building	building
	(2 if abuts alley)	alley)	permit	permit
Max. Side on				TBD with
Corner Lot	7.5′	N/A	N/A	building
Corner Lot				permit
		24' for		
		existing ADU;	TBD with	TBD with
Structure Height	27′	house TBD	building	building
		with building	permit	permit
		permit		

^{*}These dimensional standards will be confirmed at the time of building permit review.

SUPPLEMENTAL REGULATIONS

(A) Accessory Dwelling Units.

All ADU criteria have been met and will undergo further review at building permit.

- (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
	Single-Family and Duplex: 2 spaces per dwelling
Residences	unit. All Other Residential: 1 space per dwelling
	unit

Parking for the primary residence on Lot A is provided by an existing attached garage. Parking for the existing ADU on Lot A is provided off-street abutting the alley.

Parking on Lots B & C will be reviewed at the time the building permit for each lot is submitted.

DESIGN STANDARDS

The project does not propose any new roads, streets, cul-de-sacs, or alleys; therefore, the existing infrastructure will be used and provides adequate access. All utility services have been addressed below and meet the requirements outlined in this section.

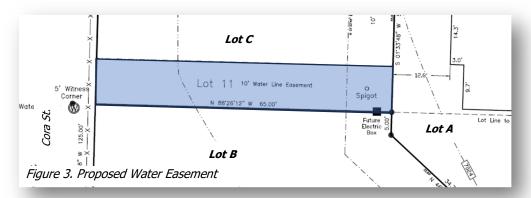
Regarding stormwater management, the applicant will conform to any request from the Town Engineer for stormwater management. The owner will create berms to direct water or depression to store storm water at the direction of Town Engineer. Refer to Town Engineer's comments.



Town of Ridgway Nowak Resubdivision September 6, 2024 Page 6 of 8

UTILITIES

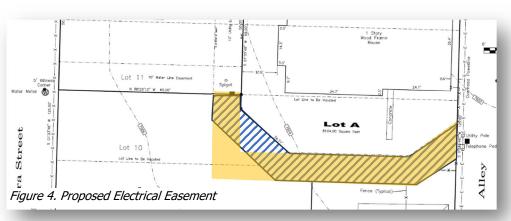
<u>Water Service:</u> Service to existing house & ADU on Lot A comes from west side of plat on Cora Street and follows the property line between proposed Lots B and C. There will be a 10' easement on Lot C to maintain this service. This is consistent with early conversations with town staff and the applicant before the application was submitted. Water for Lot B will be served from a new tap in the Cora Steet main. Figure 3 below highlights the proposed easement between Lots B and C.



<u>Sewer Service</u>: Sewer is located in Cora Street and Hyde St. Applicant spoke with Town of Ridgway staff and confirmed the existing sewer main was capable of serving these proposed lots. Service comes from Cora Street for Lots B and C. Lot A will continue to be served from the main in Hyde Street.

<u>Electric Service</u>: Existing service for Lot A comes from an electrical junction box near the alley on the east side of the property. A 10' easement will go SW. 17' at a 45% and then 63' feet W. with a 90% turn toward the N. for 26' feet to a new electrical junction box on the East side of the adjoining lot line that will serve both Lot B and Lot C. A new junction box on the far east end of the lot line between Lots B and C will serve Lot B and C (see plat). Figure 4 below identifies the original easement alignment in orange.

After the Planning Commission meeting, the applicant revised the proposed electrical easement to more closely follow the proposed property line between Lots A and B. This amended alignment of the easement has been reviewed and approved by SMPA, and by the Town. The revised alignment is included in the updated plat provide in the Town Council packet and is indicated in the blue stripes in Figure 4 below.





Town of Ridgway Nowak Resubdivision September 6, 2024 Page 7 of 8

<u>Natural Gas Service</u>: Existing natural gas service comes from the east side of Lot A and is intended to serve Lots B and C using the same 10' utility easement as shown in Figure B above. The application was forwarded to Black Hills for review and they did not return any comment. This will have to be finalized prior to the town issuing any additional building permits and if additional easements are necessary, those would have to be attained at that time.

PUBLIC NOTICE AND PUBLIC COMMENT

The application was forwarded to referral agencies on May 31, 2024, with a due date of June 21, 2024. The materials were sent to ten referral agencies and five responded. With the exception of the comments in the attached July 26th letter, all referral comments have been adequately addressed.

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town.

The property has been posted and proper notification has been completed by the Town in accordance with RMC §7-5-2(B)(6).

As of the drafting of this staff report, no public comments either for or against the request have been received.

PLANNING COMMISSION RECOMMENDATION

At their public hearing on July 30, 2024, the Town of Ridgway Planning Commission considered the Resubdivision request in addition to a variance to reduce the front yard setback for the existing home on Lot A.

After considering testimony given in the public hearing, the Planning Commission approved the variance to all the existing 11.2' setback to remain and they recommended approval of the resubdivision with the following condition:

1. Prior to the Town recording the Resubdivision with the Ouray County Clerk and Recorder's Office, all outstanding referral comments shall be adequately addressed. The updated comment letter is attached as Attachment 4.

The two motions passed unanimously.

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, staff recommends that the Town of Ridgway Town Council approve the Nowak Subdivision Resubdivision with the following condition:

1. Prior to the Town recording the Resubdivision with the Ouray County Clerk and Recorder's Office, all outstanding referral comments shall be adequately addressed. The updated comment letter is attached as Attachment 4.

RECOMMENDED MOTION:

"I move to approve the Nowak Subdivision, finding that the criteria set forth in RMC §7-5-2(J)(3) have been met with the following conditions:

1. Prior to the Town recording the Resubdivision with the Ouray County Clerk and Recorder's Office, all outstanding referral comments in the July 26th comment letter shall be adequately addressed.



Town of Ridgway Nowak Resubdivision September 6, 2024 Page 8 of 8

ALTERNATIVE MOTIONS:

Approval with conditions:

"I	move	to	approve	e the	Nowak	Subdivision	n finding	that	the	criteria	set	forth	in	RMC	§7-5-
2(:	J)(3) h	ave	e been r	net w	ith the f	following co	nditions:								

1.	
2.	
3.	

Denial:

"I move to deny the Nowak Subdivision finding that the criteria set forth in RMC §7-5-2(J)(3) have not been met."

ATTACHMENTS

- 1. Application Materials
- 2. Project Narrative
- 3. Revised Nowak Resubdivision Final Plat
- 4. July 26th 2nd Planning Review Comment Letter



APPLICATION

Official Use Only:

Receipt # 9744

Date received

Initials

General Information

Applicant Name

Application Date

James A Nowak

5-15-2024

Mailing Address

PO Box 119 Ridgway, Co. / jnowak.dzi@gmail.com

Phone Number

Email

970-596-5112

PO Box 119 Ridgway, Co. / jnowak.dzi@gmail.com

Owner Name

Jim Nowak

Phone Number

Email

970-596-5112

jnowak.dzi@gmail.com

Address of Property for Hearing

546 Hyde St. Ridgway, CO. 81432

Zoning District

Historic Residential

Brief Description of Requested Action

We have 5 town lots that we would like to split in half on the corner of Cora and Hyde St. 125' on Cora and 142' on Hyde, 17,525 Sq Ft.

I would like re-subdivide into 3 lots.

Lot A. 8,104 Sq. Ft.

Lot B. 6396 Sq. Ft.

Lot C. 3250 Sq. Ft.

Exsiting house would remain face Hyde St.

Lot B new house would face Cora St.

No construction plans for Lot C, if built on would also face Cora St

Variance:

Requesting a set back variance for the front of 546 Hyde St. Setback is currently 11'2". code is 15' This is a hardship case with the house being build over 100 years ago.

0

Action Requested and Required Fee Payable to the Town of Ridgway

		Land Use	Applic	ations	
	Administrative Adjustment	\$150.00		Minor Amendment to Conditional Use Permit	\$100.00
	Appeal of Planning Decision	\$250.00		Site Plan Review	\$1000.00
	Conditional Use Permit	\$250.00		Temporary Use Permit	\$150.00
	PUD Zoning	\$1500.00+\$25.00 per lot or unit	✓	Variance	\$250.00
	Major Amendment PUD	\$500.00		Zoning Map Amendment	\$250.00
	Minor Amendment PUD	\$250			
		Subo	livisior	15	
	Amended Plat	\$250.00		Resubmittal of Preliminary Plat	\$750.00+\$25.00 periot or unit
	Boundary or Lot Line Adjustment	\$300.00		Final Plat	\$600.00
	Building Footprint	\$150.00		Minor Subdivision	\$1500.00+\$50.00 per lot or unit
	Condominium	\$500.00	✓	Resubdivision	\$600.00
	Lot Consolidation	\$300.00		Right-of-Way Vacation	\$600.00
	Sketch Plan	\$300.00+\$10.00/lot or unit		Town House	\$500.00
	Preliminary Plat	\$1500.00+\$25.00 per lot or unit			
		S	igns		
	Master Sign Plan	\$150.00		Master Sign Plan, Appeal	\$250
	Master Sign Plan, Minor Change	\$50.00		Sign Permit	\$35.00 per sign
	Master Sign Plan, Major Change	\$150.00			
		Miscellaneo	us App	plications	
	Amendment to Zoning Regulations	\$200.00		Other Reviews	\$250.00
	Annexation	\$1500.00		Outdoor Lighting Apeal	\$250.00
	Construction Documents	\$1000.00		Outdoor Light Varience	\$250.00
	Deviation from Residential, Commercial, or Industrial Design Standards	\$175.00		Site Specific Development Plan	\$50.00
	Mobile Homes or Factory-built housing set up within a lawful mobile home park	\$200.00		Statutory Vested Rights	\$1500.00
	Nonconforming Use, Changev	\$150.00		Zoning or Land Use Compliance Letters	\$100.00

In addition to the above 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 issues, 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.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

Application Signatures

Please note that incomplete applications will be rejected.

Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner of Councilor from participating in your hearing.

Please contact staff with any questions.

Applicant Signature

Date 5-15-2024

Owner Signature

Jener Mink Jener Mink

Date

5-15-2024

5/15/24, 10:21 AM Account

Account: R001973

Location Situs Address 546 HYDE ST

City Ridgway

Tax Area Id 201 - 201

Parcel Number 430516310002

Legal Summary Subd: TOWN OF RIDGWAY Lot: 8 Block: 36 Subd: TOWN OF RIDGWAY Lot: 9 Block: 36 Subd: TOWN OF RIDGWAY Lot: 10 Block: 36 Subd: TOWN OF RIDGWAY Lot: 11 Block: 36 Subd: TOWN OF RIDGWAY

Lot: 12 Block: 36 S: 16 T: 45 R: 8

Owner Information

Owner Name NOWAK JAMES A Owner Address PO BOX 119 RIDGWAY, CO 81432

Assessment History

Actual (2024)

\$1,442,220 \$96,620

Assessed Tax Area: 201 Mill Levy: 63.341

Туре Actual Assessed Acres SQFT Units

Improvements \$963,500 \$64,550 0.000 2946.300 0.000

Land \$478,720 \$32,070 0.407 17750.000 0.000

Mining District

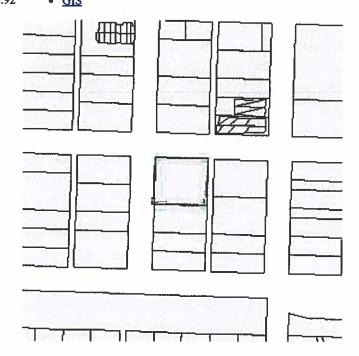
Transfers

Reception Number	Sale Date	Sale Price	Doc Description
<u>225042</u>		<u>\$0</u>	BENEFICIARY DEED
198368	07/30/2008	<u>\$0</u>	QUIT CLAIM
178035	06/21/2002	<u>\$0</u>	QUIT CLAIM
168119	10/29/1998	\$180,000	WARRANTY DEED
<u>131540</u>	01/09/1982	\$43,000	WARRANTY DEED
	07/08/1938		TREASURER'S DEED
	07/08/1938		TREASURER'S DEED
			PLAT

Tax History **Images**

Tax Year Taxes Photo *2024 \$6,120.00 • Sketch 2023 \$5,886.92 GIS

* Estimated



To	wn of Ridgway, Colorado Acknowledgment of Fees and Costs
	Jenes Neck ("Applicant") and Jones Neck
	("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.
	Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approved action taken until all fees then due are paid to the Town.
	Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.
	Applicant and Owner further acknowledge that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.
	Acknowledge this 12th day of Febuary , 20 24 .
	APPLICANT:
	By:(Signature)
	James Nowak, authorized signer (Print Name)
	(i tille Hallie)
	PROPERTY OWNER:
	By: (Signature)
	James Nowak

(Print Name)

, authorized signer

Nowak Re-Subdivision

Revised & e-mailed 7/3

Lot A – Existing House / Garage & ADU, Lot Size 8,104 Sq. Ft.

San Miguel Power Association, SMPA
On 6/26/24 I talked to Scott Davidson from SMPA and he said that SMPA
requires a 10' easement not 5', this has been corrected in the narrative below.

Electric service to Lot B and Lot C, Easement on draft Plat

• Only available electric service is on the alley east side of property. From electrical junction box a **10'** easement will go SW. 17' at a 45% and then 63' feet W. with a 90% turn toward the N. for 26' feet to a new electrical junction box on the East side of the adjoining lot line that will serve both Lot B and Lot CO.

This is SMPA's recommended path for power service to lot B & C.

Service to Lot B and C will be 350 MCM more than ample power for two houses and two ADU's.

Water for Lot A,

Easement on draft Plat

Service to existing house & ADU on Lot A comes from West side of plat on Cora Street. There will be a 10' easement on lot C to maintain this service. This was recommended by Town Planner and Town Manager to keep this service at this location with an easement.

Variance

Front set back of existing house does not meet code at 11'2". I am asking for relief on this setback considering the front of the house was built over a 100 years ago.

Parking Lot A

Main House Parking

Garage can be used for one car, 2nd car, parking on Hyde St in front of house. **ADU Parking**

Off Street parking has been provided between the house and the ADU, off the ally.

ADU Height 24'

Lot B – Future primary residence site. Lot Size 6,396 Sq. Ft.

Water and Sewer

Both are located in Cora Street, in talking with TOR staff, Randy Barnes, sewer is deep enough for legal drainage to sewer main.

Storm water management: (plat shows contours)

Owner will conform to any request from Town Engineer for storm water management. Owner will create berms to direct water or depression to store storm water at the direction of Town Engineer.

Electrical Service,

Easement on draft plat

Power will be supplied at the new junction box that is on the shared lot line of Lot B and Lot C on the far East end.

Natural Gas - Black Hills service is in Hyde St.

Easement on draft plat

Black Hills recommended service to Lot B is through the East side of Lot A 10' easement.

Parking Future Residence

Main House

Will be provided in 2 car garage.

ADU

ADU parking will be off street, next to garage.

Footprint of proposed house - 2,000 Sq. Ft.

Lot C – No plans for construction. Lot Size 3,250 Sq. Ft.

Water and Sewer,

Both are located in Cora Street, in talking with TOR staff, Randy Barnes, sewer is deep enough for legal drainage to sewer main.

Electrical Service

Easement on draft plat

Power will be supplied at the new junction box that is on the shared lot line of Lot B and Lot C on the far East end.

Natural Gas - Black Hills service is in Hyde St.

Black Hills service parallels Hyde Street, service can be acquired anywhere along the North lot line. This is Black Hills recommendation.

General Notes

Development team,

Jim Nowak and Trish Greenwood, owners

Existing conditions of the property,

Property is insured and in compliance with TOR code.

Property uses,

Currently 546 Hyde Street is a residence, new lot B will be new resident for owners and lot C has no development plans.

Density,

Lot A, 546 Hyde Steet and ADU Square footage are 2,800 Sq. Ft. combined, will sit on a new lot of 8,140 Sq. Ft. well below the density allowed.

Lot B, proposed 2,200 Sq. Ft house will sit on a 6,396 Sq. Ft. Lot, well below the density allowed.

Lot Layout,

Please see draft plat for lot layout.

End users,

Lot A. 546 Hyde St, will be for sale, end users unknown. Lot B. New residence for Jim Nowak and Trish Greenwood Lot C. No plans to sell or develop, end user unknown.

Financing

Alpine Bank and Owner

Public dedications

None

Re: Nowak Re-Subdivision

Jim Nowak < jnowak.dzi@gmail.com>

Fri 5/31/2024 11:29 AM

To:TJ Dlubac <TDlubac@PlanStrategize.com>

TJ.

Please use the justification that I sent for my variance request.

Variance Narrative:

- The house at 546 Hyde Street has been in its location for over 100 years. It sits 11' 2" from the set back, the house encroaches into the 15' frontage set back by 3' 10". Moving a 100 year old house would be an extreme hardship given the expense to complete the process.
- There are no safety or public health concerns with current set back and the variance request. The road is 20' from the front lot line and has allowed for ample car parking in front of the house for the last 26 years.

Do I need to do anything else for you to send my application out to the referral agencies?

Best, Jim

Please note my new email address. jnowak.dzi@gmail.com

On May 31, 2024, at 11:15 AM, TJ Dlubac <TDlubac@PlanStrategize.com> wrote:

Hi Jim,

The Variance process is outlined on pages 36-38 in the Guide.

If that is your justification and reasoning for making the requests, then this is what I'm looking for.

Respectfully,

TJ DLUBAC, AICP

Community Planning Strategies Email: TDlubac@PlanStrategize.com

M: 719.839.5804 O: 970.368.3114 x1001 Web: <u>www.PlanStrategize.com</u>

Please note my new mobile phone number.

From: Jim Nowak <jnowak.dzi@gmail.com> Sent: Friday, May 31, 2024 11:11 AM

To: TJ Dlubac <TDlubac@PlanStrategize.com> **Cc:** Preston Neill Cpreston Neill

Subject: Re: Nowak Re-Subdivision

TJ,

Can you give me a page in the Development review process guide that corresponds with Sec. 7-4-3(I)(3)(a): that you sent me. I cannot locate it.

Is this what you are looking for, see below?

1. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the zoning ordinance, and

The house at 546 Hyde Street has been in its location for over 100 years. It sits 11' 2" from the set back, the house encroaches into the 15' frontage set back by 3' 10". Moving a 100 year old house would be an extreme hardship given the expense to complete the process.

2. The spirit of the ordinance will be observed, the public health, safety and welfare secured, and substantial justice done by granting the variance

There are no safety or public health concerns with current set back and the variance request. The road is 20' from the front lot line and has allowed for ample car parking in front of the house for the last 26 years.

Please note my new email address. jnowak.dzi@gmail.com

On May 31, 2024, at 10:12 AM, Jim Nowak < jnowak.dzi@gmail.com> wrote:

Will do.

Please note my new email address. jnowak.dzi@gmail.com

On May 31, 2024, at 9:26 AM, TJ Dlubac <TDlubac@PlanStrategize.com> wrote:

Hi Jim,

Please send it as soon as possible. We as staff and referral agencies will need it to be able to review the proposal comprehensively. I'll hold off on sending the application out to the referral agencies until you provide that information so they are all seeing all the necessary information to complete their review. Hopefully you can get this over to me today.

Respectfully,

TJ DLUBAC, AICP

Community Planning Strategies Email: TDlubac@PlanStrategize.com

M: 719.839.5804 O: 970.368.3114 x1001 Web: www.PlanStrategize.com

Please note my new mobile phone number.

From: Jim Nowak < jnowak.dzi@gmail.com> Sent: Friday, May 31, 2024 8:36 AM To: TJ Dlubac < TDlubac@PlanStrategize.com > Cc: Preston Neill pneill@town.ridgway.co.us>

Subject: Re: Nowak Re-Subdivision

TJ,

Thanks for laying out the dates on the process.

I will also create a written justification for the variance. Should I send that to you asap, or have it in hand for my P & Z presentation.

Best, Jim

Please note my new email address. inowak.dzi@gmail.com

On May 29, 2024, at 10:21 AM, TJ Dlubac < TDlubac@PlanStrategize.com > wrote:

Hi Jim!

I think it may be helpful for me to layout the review process for you. First, once we receive an application it is reviewed for completeness within 14 days. That was the letter we sent to you yesterday. All that means is that there is adequate and sufficient information in order for town staff and referral agencies to conduct a comprehensive and complete review of the requests against the applicable standards, policies, regulations, and guidelines of the various referral/reviewing agencies. Now that the application has been deemed complete, we will not send it out to referral agencies who have a 21-day period to review the requests. Once we get those comments back, it should be anticipated that the application will need to be adjusted and changes made to address comments. Once comments are satisfactorily addressed and reviewed, we will schedule a hearing with the Planning Commission. The notice of the PC hearing is posted two Friday's before the hearing date.

So, looking at this process and the calendar, here's how it, in a best case scenario, plays out:

1. Submittal: 5/15

2. Completeness Determined: 5/28 3. Referral Period: 5/30 - 6/20

4. Comments forwarded to applicant: 6/21

- 5. Comments addressed by applicant: 6/24 7/5
- 6. Resubmittal and review: 7/8-7/18

****All comments satisfactorily addressed***

- 7. Notice of hearing: 7/19
- 8. PC hearing: 7/30

Even if there are no comments to be addressed in the initial review, the comment period will not allow for a June 25^{th} PC hearing because we won't know the extent of comments until the period is over and notice has to be posted on the 14th. Therefore, the next available PC meeting for these requests to be considered would be at the July 30^{th} meeting.

Furthermore, in the interest of time, in my review for completeness, I noticed the narrative did not address the justification for the variance. If you'd like to assist in a quick and efficient review process, you can provide written justification for each of the variance criteria set forth in Sec. 7-4-3(I)(3)(a):

- 1. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the zoning ordinance, and
- 2. The spirit of the ordinance will be observed, the public health, safety and welfare secured, and substantial justice done by granting the variance

Respectfully,

TJ DLUBAC, AICP

Community Planning Strategies Email: T<u>Dlubac@PlanStrategize.com</u>

M: 719.839.5804 O: 970.368.3114 x1001 Web: www.PlanStrategize.com

Please note my new mobile phone number.

From: Jim Nowak <<u>jnowak.dzi@gmail.com</u>>
Sent: Tuesday, May 28, 2024 5:02 PM
To: TJ Dlubac <<u>TDlubac@PlanStrategize.com</u>>
Cc: Preston Neill <<u>pneill@town.ridgway.co.us</u>>

Subject: Re: Nowak Re-Subdivision

TJ,

Thanks for getting this back to me today. Seems there are a few hanging chads that I will have to answer to the P & Z when I walk through my narrative with them.

I am assuming that I will be on the agenda for the June 25 P & Z meeting.

Best, JIM

Please note my new email address. jnowak.dzi@gmail.com

On May 28, 2024, at 2:16 PM, TJ Dlubac < TDlubac@PlanStrategize.com > wrote:

Hi Jim!

Hope you enjoyed your time on the San Juan!

I've completed the completeness review of your two requests - resubdivision and variance - and have deemed both applications complete. Please find attached the completeness review letter attached for your files. We will now send this out for a 21 day referral review and complete our review as well. We'll cc you on that email when it's sent out so you'll be aware of the progress being made.

I would anticipate getting the applications out to referral agencies over the next couple days.

Respectfully,

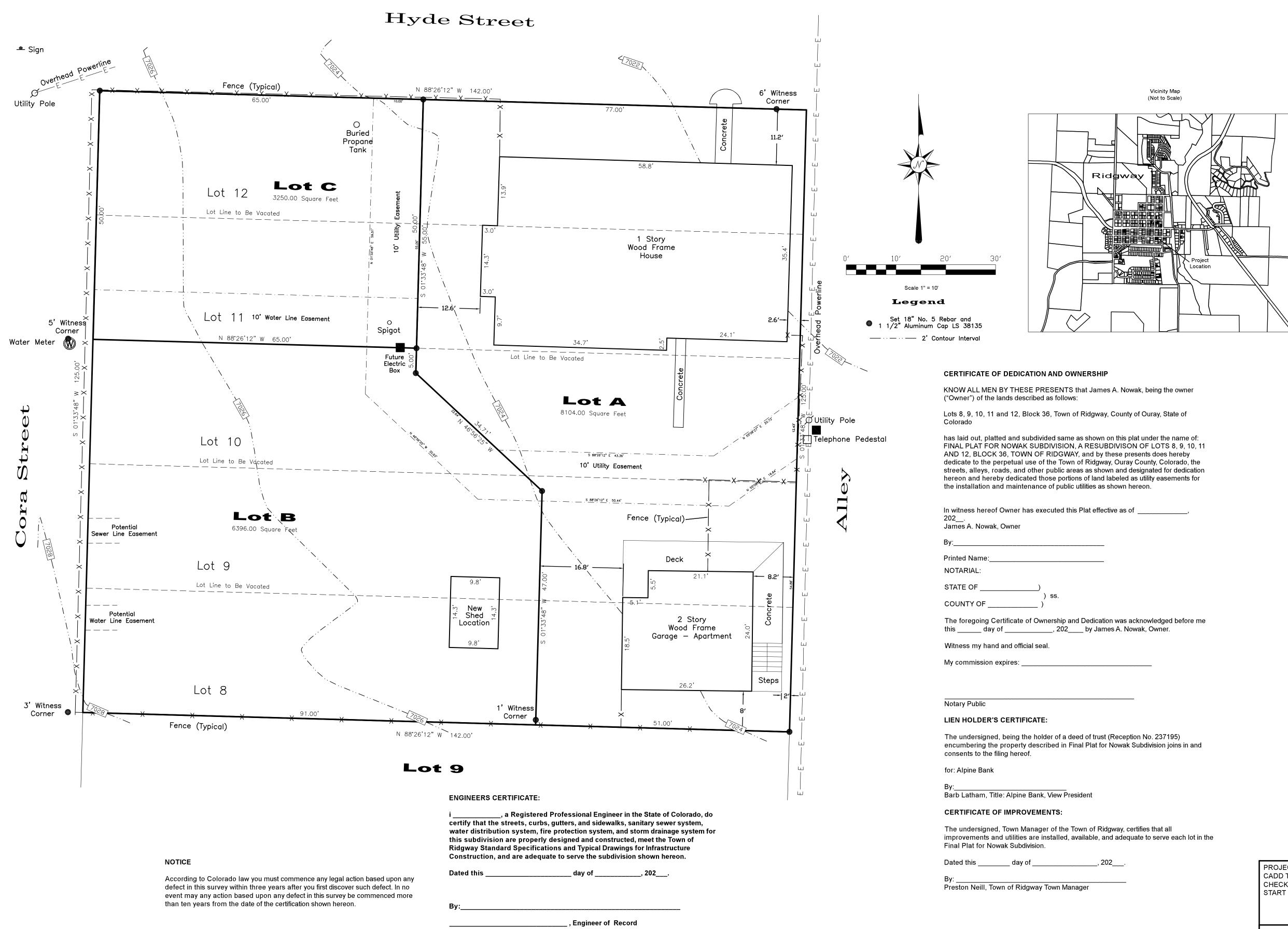
TJ DLUBAC, AICP

Community Planning Strategies Email: <u>TDlubac@PlanStrategize.com</u>

M: 719.839.5804 O: 970.368.3114 x1001 Web: <u>www.PlanStrategize.com</u>

Please note my new mobile phone number.

Final Plat for Nowak Subdivison A Resubdivison of Lots 8, 9, 10, 11 and 12, Block 36, Town of Ridgway Section 16, T45N, R8W, NMPM, Town of Ridgway, County of Ouray, State of Colorado



SURVEYOR'S CERTIFICATE

I, Peter C Sauer, being a Registered Land Surveyor in the State of Colorado do hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statutes, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

	ter C Sauer ense No. 38135
ΑI	TORNEY'S CERTIFICATE
I,	, an attorney at law duly licensed to practice
be Co	, an attorney at law duly licensed to practice fore the courts of record of Colorado, do hereby certify that I have examined the title ommitment Order Number effective as of at :
_	.M. issued by and according to that title commitment, of
	land herein platted and that title to such land is in the dedicator(s) and owners, and at based upon my review of said title commitment, the property dedicated hereon has
be	en dedicated free and clear of all liens and encumbrances, except as follows:
Da	ated this day of, A.D., 202
	, Attorney at Law
NC	DTES
1.	All construction will conform with Ridgway Municipal Code.
	Outdoor Lighting: All outdoor lighting fixtures shall conform to Ridgway Municipal Code Section 1.
	7-4-6(K) Outdoor Lighting regulations, as may be amended.
3.	The maximum number of Lots allowed is 3 for which the applicable excise tax has been paid any additional units are added the excise tax for said units shall be due with the building per upon and further subdivision.
1	BASIS OF BEARINGS:
4.	Bearings based on the "OFFICIAL BOUNDARY PLAT OF TOWN OF RIDGWAY, COLORA
	recorded at reception No. 121979, in the office of the Ouray County Clerk and Recorder. Th bearing between Corner No. 2 and Corner No. 3 is recorded as being S 00°32'03" W.
TC	DWN COUNCIL:
	proved by the Town of Ridgway Town Council this day of, A.D. 202
hv	
	John Clark, Town of Ridgway Mayor. ANNING COMMISSION:
PL Re	ANNING COMMISSION: commended for approved by the Planning Commission this day of
PL Re	ANNING COMMISSION:
PL Re	ANNING COMMISSION: commended for approved by the Planning Commission this day of
PL Re	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202
PL Re	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202 chelle Montague, Town of Ridgway Planning Commission Chairperson
PL Re	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202
PL Re by Mid AF	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202 chelle Montague, Town of Ridgway Planning Commission Chairperson PPROVAL OF TOWN ATTORNEY: proved for recording with the Ouray County Clerk and Recorder's Office this
PL Re by Mid AF	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202 chelle Montague, Town of Ridgway Planning Commission Chairperson PPROVAL OF TOWN ATTORNEY:
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by Mid AF Ap By TF Acthisp 20	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202 chelle Montague, Town of Ridgway Planning Commission Chairperson PROVAL OF TOWN ATTORNEY: proved for recording with the Ouray County Clerk and Recorder's Office this day of Bo Nerlin Town of Ridgway Town Attorney REASURERS CERTIFICATE: coording to the records of the County of Ouray Treasurer there are no liens against so subdivision or any part thereof for unpaid state, county municipal or local taxes or ecial assessments due and payable. Dated this: day of, 2
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by Mid AF Ap By TF Acthisp 20 By RE	ANNING COMMISSION: Commended for approved by the Planning Commission this day of, A.D. 202 Commended for approved by the Planning Commission this day of, A.D. 202 Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this day of Commended for approved by the Planning Commission this Commended for approved by the Planning
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by Mid AF Ap By TF Acthird Sp 20 By RE Th	ANNING COMMISSION: commended for approved by the Planning Commission this day of, A.D. 202 chelle Montague, Town of Ridgway Planning Commission Chairperson PROVAL OF TOWN ATTORNEY: proved for recording with the Ouray County Clerk and Recorder's Office this day of Bo Nerlin Town of Ridgway Town Attorney REASURERS CERTIFICATE: cording to the records of the County of Ouray Treasurer there are no liens against a subdivision or any part thereof for unpaid state, county municipal or local taxes or ecial assessments due and payable. Dated this: day of, Jill Mihelich, Ouray County Treasurer CCORDER'S CERTIFICATE is plat was filed for record in the office of Clerk and Recorder of Ouray County at, A.D. 202, under

PROJECT MANAGER: PS	REVISIONS	DATE	DESCRIPTION	BY
CADD TECH: PS	1			
CHECKED BY: PS START DATE: 3/20/15	2			
0 17 W.C. 57(12), 6726716	3			
	4			
	5			
	OFFICE (970) 249	9-5349 - FAX (970) 626-6261	



OFFICE (970) 249-5349 - FAX (970) 626-6261 CELL (970) 729-1289 1147 OURAY COUNTY ROAD 22 - MONTROSE, COLORADO 81403 565 SHERMAN STREET, SUITE 10, RIDGWAY, COLORADO 81432

WWW.ORIONSURVEYING.COM

DRAWING PATH: Plat 4-24

SHEET No. 1 OF 1 PROJECT: 15055

July 26, 2024

James Nowak PO Box 119 Ridgway, CO 81432

SENT VIA E-MAIL TO jnowak.dzi@gmail.com

RE: Nowak Resubdivision Application, 2nd Planning Review Comments

Dear James,

The updated and revised application and supplemental materials associated with the Nowak Resubdivision were reviewed by Community Planning Strategies (CPS) as a second review. The enclosed comments represent the findings of the review against previous comment provided and applicable Town of Ridgway development and land use regulations.

The following items must be addressed and updated application materials be resubmitted to the Town to be reviewed and evaluated:

- 1. Please indicate the height of the existing ADU on the property (Section 7-4-6(A)(C) of RMC).
 - **7/24 Update:** ADU height has been added to narrative (24'). Comment adequately addressed.
- 2. Please contact TJ Dlubac, Town Planner, and Preston Neill, Town Manager, regarding the creation of an improvements district.
 - **7/24 Update:** Comment addressed. No improvement district necessary.
- 3. Please submit a revised plat, titled using the following structure (Sec. 7-5-2(J)(2)(c)(ii)(a) of RMC): Final Plat for Nowak Subdivision

A Resubdivison of Lots 8, 9, 10, 11 and 12, Block 36, Town of Ridgway Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian Town of Ridgway, Ouray County, Colorado

- 7/24 Update: Title has been revised. Comment adequately addressed.
- 4. Please revise Note 3 to read (Sec. 7-5-4(I) and Sec. 7-5-2(J)(2)(c)(ii)(a) of RMC):
 - "3. The maximum number of Lots allowed for the Final Plat for Nowak Subdivision, A Resubdivision of Lots 8, 9, 10, 11 and 12, Block 36, Town of Ridgway, is 1, each lot is limited to one principal building for which the applicable excise tax has been paid."
 - 7/24 Update: Note has been revised. Comment adequately addressed.
- 5. Please amend the signature and certificate blocks on the Resubdivision Plat to reflect the following and remove existing certificates which contradict the text below (Sec. 7-5-2(J)(2)(c)(ii)(b) of RMC):

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: James A. Nowak ("Owner"), being the owner of the land described as follows:

Lots 8, 9, 10, 11 and 12, Block 36, Town of Ridgway, County Of Ouray, State Of Colorado ("Property"), has laid out, platted and subdivided same as shown on this plat under the name of Final Plat for Nowak Subdivision, A Resubdivision of Lots 8, 9, 10, 11 and 12, Block 36, Town of Ridgway, and by these presents does hereby dedicate to the

Town of Ridgway Nowak Resubdivision Planning Review July 24, 2024 2 of 3

perpetual use of the Town of Ridgway, Ouray County, Colorado, the streets, alleys, roads, and other public areas as shown and designated for dedication hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

SURVEYOR'S CERTIFICATE

I, [Surveyor's Name], being a Registered Land Surveyor in the State of Colorado do hereby certify that this plat was prepared under my direct supervision and that said survey is true and accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statute, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

[Surveyor's Name] PLS. [PLS Number]
LIEN HOLDER'S CERTIFICATE: The undersigned, being the holder of a deed of trust (Reception No) encumbering the property described in (name of subdivision) joins in and consents to the filing hereof for:(name of lien holder) BY: TITLE:
<u>OR</u>
The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Plat, does hereby certify that it accepts the conditions and restrictions set forth in this Plat, and does hereby subordinate its interests in the property described in this Plat to the fee simple dedications and grants of easements (if any) hereby provided to the Town of Ridgway.
[Insert name of lienholder/deed of trust holder] By: Name: Title:
The undersigned subordinates its interest in the real property platted hereby to the rights and interests of the Town of Ridgway for such real property and all interest therein that are dedicated to the Town of Ridgway.
In witness thereof, has caused these presents to be executed this
By: day of ad (principals or owners)
ENGINEERS CERTIFICATE:
I

Town of Ridgway Nowak Resubdivision Planning Review July 24, 2024 3 of 3

By:		
	, Engineer of Record	

7/24 Update: Engineers Certificate has not been added to the plat. Comment not adequately addressed.

The following comments are provided for your information. No action is required at this time to address these comments; however, action may be necessary in the future to address these items at the appropriate time:

- 6. All property monuments shall be set in accordance with C.R.S. requirements before any of the lots are sold (Sec 7-5-4(F) of RMC).
- 7. Per Sec. 3-4-1(A) and (B) of the RMC, and excise tax, in the amount of \$1,500 per maximum number of dwelling unit, shall be paid to the Town prior to the subdivision being paid. With the creation of 3 lots, 2 additional units are being made available, therefore, \$3,000 shall be paid prior to the plat being recorded. (Sec 3-4-1(A) & (B) of RMC).
- 8. Many required dimensional standards (i.e., setbacks, building height, lot coverage, etc.) were unable to be reviewed for Lots B & C since no development or construction is proposed. These items will be reviewed in conjunction with building permits.
- 9. Per feedback by the Town Engineer, please note that runoff from each site cannot exceed historic flows. Furthermore, compliance with the storm water standards will be triggered when an increase in impervious area reaches 0.05 acres in size.

Please reach out to me at 719-839-5804 or TDlubac@PlanStrategize.com with any questions regarding these review comments.

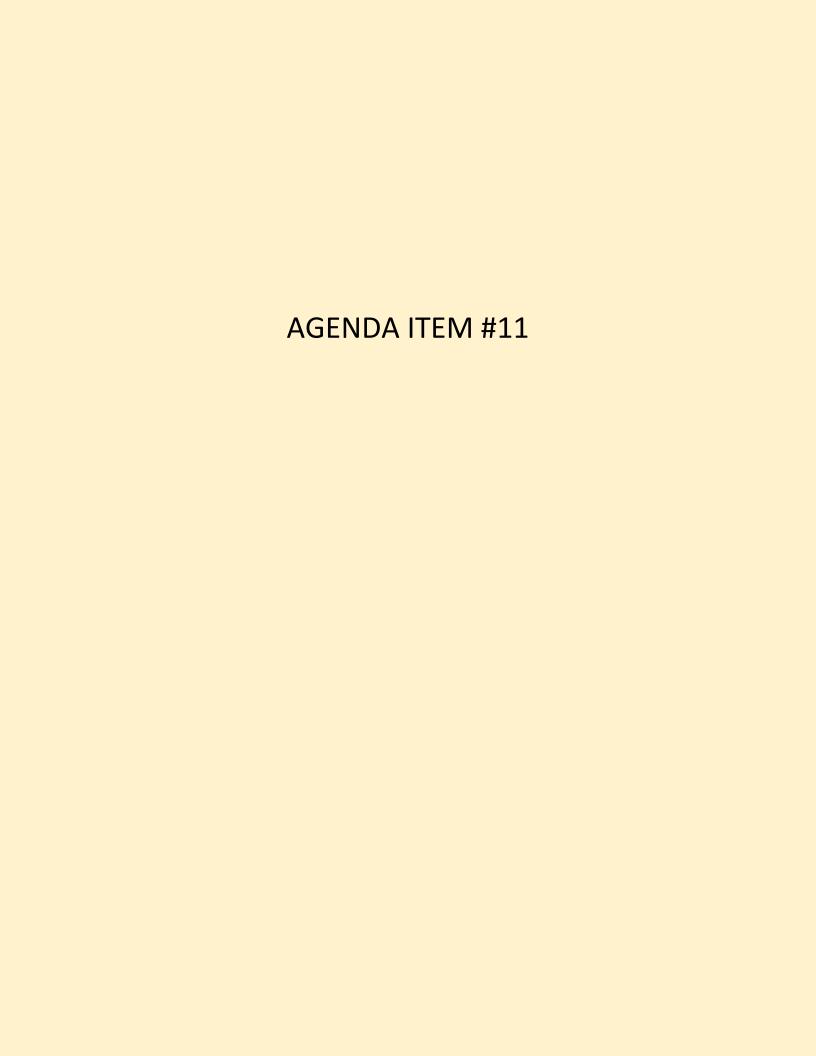
Sincerely,

COMMUNITY PLANNING STRATEGIES, LLC

TJ Dlubac, AICP

Contracted Town Planner

Cc: Preston Neill, Town of Ridgway Town Manager



UNCOMPAHGRE WATERSHED PARTNERSHIP 2024 RIDGWAY TOWN COUNCIL UPDATE

SUBMITTED BY: TANYA ISHIKAWA
UWP EXECUTIVE DIRECTOR





UWP'S BOARD REORGANIZATION & STAFF INCREASES

- PRESIDENT AMANDA CLEMENTS
- VICE PRESIDENT PHIL HARROLD
- TREASURER MARY MENZ
- SECRETARY TAYLOR POYNER
- MEMBERS: ARLEN HUGGINS, GARY ROBERTS, CARL MACKEY, DAVE LUDWICK, CLAIRE BARKER, WANO URBONAS
- ADMIN & FUNDRAISING STAFF: TANYA ISHIKAWA
 AND PAMELA CANNALTE
- SCIENTISTS: ASHLEY BEMBENEK, ELIN BINCK, JAKE KURZWEIL, AND SCOTT ROBERTS





Income/Expense by Category Last Year - Last year 1/1/2023 through 12/31/2023

Page 1

Donation Revenue	1/1/2023 through 12/31/2023						
Donations Board	4/1/202 6/30/202		7/1/2023- 9/30/2023	10/1/2023- 12/31/2023	OVERALL TOTAL		
Board							
Other 2,04 TOTAL Donations 4,14 Events 55 Donation Revenue 2,37 Event Coordinator -63 Other Event Expense -41 TOTAL Events 1,87 Grants 2,05 Unrestricted 2,05 TOTAL Grants 2,05 Investment Income 4 TOTAL INCOME 8,16 EXPENSES Advertising Contract Services Administration 1,92 Fundraising 57 TOTAL Contract Services 2,45 Fees & Charges 3 Bank and Paypal 7 Other 3 State and Federal 7 TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping 97 Printing Expense 2 Program 11 Riparian Restoration and Cleanup 21							
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Events	.06 7	758.87	344.29	9,107.72	12,252.94		
Day of Event Income	.06 1,7	759.87	344.29	11,482.72	17,728.94		
Donation Revenue							
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Unrestricted TOTAL Grants							
TOTAL Grants	.00 19,6	663.00	3,000.00	5,425.00	30,187.00		
Investment Income	.00 5,0	00.00	0.00	0.00	5,000.00		
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EXPENSES Advertising Contract Services Administration 1,92 Fundraising 57 TOTAL Contract Services 2,48 Fees & Charges Bank and Paypal 7 Other State and Federal TOTAL Fees & Charges 1 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping Printing Expense Program DRMS Support Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities	.41	43.50	629.49	839.09	1,556.49		
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Administration 1,92 Fundraising 57 TOTAL Contract Services 2,45 Fees & Charges Bank and Paypal 7 Other State and Federal TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping Printing Expense Program DRMS Support Legacy Mine Remediation 11 Riparian Restoration and Cleanup 22 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 9 Training Expense Utilities Electrical 88							
TOTAL Contract Services	.50 5	567.50	-1.395.00	-837.50	263.50		
TOTAL Contract Services	.50 4	425.50	471.50	908.50	2.376.00		
Fees & Charges 3 Bank and Paypal 7 Other 3 State and Federal 7 TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping 97 Printing Expense Program DRMS Support 1 Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 9 Training Expense Utilities Electrical 8		993.00	-923.50	71.00	2,639.50		
Bank and Paypal 7 Other State and Federal TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping Printing Expense Program DRMS Support 11 Legacy Mine Remediation 11 Riparian Restoration and Cleanup 2,66 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 9 Training Expense Utilities Electrical 8					2,000.00		
Other State and Federal TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping 97 Printing Expense Program DRMS Support Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8	.47 1	179.41	4.47	63.06	320,41		
State and Federal TOTAL Fees & Charges 7 Insurance 24 Miscellaneous 3 Office Rental 97 Postage and Shipping 97 Printing Expense Program DRMS Support 11 Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8		78.14	41.00	0.00	119.14		
TOTAL Fees & Charges		10.00	0.00	0.00	10.00		
Insurance		267.55	45.47	63.06	449.55		
Miscellaneous		305.95	1,007.71	389.38	1,946.12		
Office Rental 97 Postage and Shipping 97 Printing Expense Program DRMS Support 1 Legacy Mine Remediation 21 Riparian Restoration and Cleanup 22 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 3 Training Expense Utilities Electrical 8		113.33	0.00	0.00	151.15		
Postage and Shipping		975.00	975.00	1,300.00	4,225.00		
Printing Expense Program DRMS Support Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8	.00	0.00	0.00	132.00	132.00		
Program		109.51	19.53	0.00	129.04		
DRMS Support 11 Legacy Mine Remediation 11 Riparian Restoration and Cleanup 22 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8	.00	100.01	10.00	0.00	120.01		
Legacy Mine Remediation 11 Riparian Restoration and Cleanup 21 Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8	.00	0.00	3,600.00	0.00	3,600.00		
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Sustainable Recreation 2,66 Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense 8 Utilities Electrical		796.00	2,466.35	1,224.20	4,705.05		
Water Quality Monitoring 80 Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense 5 Utilities 6 Electrical 8		029.50	1,150.00	356.50	6,200.41		
Watershed Education and Outreach 5,37 TOTAL Program 9,17 Supplies 5 Training Expense 5 Utilities Electrical		432.96	662.00	1,256.91	3,157.19		
TOTAL Program 9,17 Supplies 5 Training Expense Utilities Electrical 8		783.64	13,659.14	21,212.24	47,029.22		
Supplies S Training Expense Utilities Electrical S		882.60	23,487.24	25,987.35	70,534.62		
Training Expense Utilities Electrical		81.29	0.00	0.00	180.29		
Utilities Electrical 8	.00	0.00	0.00	168.55	168.55		
Electrical 8	.00	0.00	0.00	100.55	100.55		
177.5.511.571	.00	86.00	98.00	89.00	359.00		
		19.99	78.00	135.86	608.48		
	110000	105.99	176.00	224.86	967.48		
TOTAL CONNESS 46		046.73	24,787.45	28,356.19	81,755.80		
OVERALL TOTAL -5,40	00 07.0	629.31	-25,204.67	-10,609.38	-13,588.62		



Uncompangre Watershed Partnership 2024-2028 Strategic Plan

adopted Jan. 2024

EXECUTIVE SUMMARY

The staff and board of the Uncompangre Watershed Partnership (UWP) embarked on a comprehensive, year-long strategic planning effort in 2023, during the organization's 10th anniversary of incorporating as a nonprofit. UWP began the process with establishing a long-term vision and updating our organizational values and objectives. Based on a series of internal conversations and discussions with partners, UWP then determined the most impactful projects and programs to implement over the next five years.

While a watershed is impacted by all the elements and happenings within a drainage area, a watershed conservation group like UWP needs to focus its efforts on specific issues. Our organization carefully reviewed conditions in the Upper Uncompangre River Watershed and gathered community input over the past year to determine where to concentrate our activities for the most benefit. Now, external circumstances and organizational capacity - UWP's as well as our partner's - will guide the timelines and magnitude of each project, and this plan will adapt as necessary.







The implementation of this plan over the coming years will not be possible without dedicated board members, talented staff and contractors, and generous funders and partners. Special thanks to those who made this planning effort possible:

Funders: Telluride Foundation, Colorado Department of Public Health and Environment Nonpoint Source Program, City of Ouray, Ouray County, and Town of Ridgway

Current and outgoing board members: Scott Williams, Dennis Murphy, Michael Johnson, Jay Montgomery, Gary Roberts, Mary Menz, Amanda Clements, Arlen Huggins, Carl Mackey, Phil Harrold, Taylor Poyner, and Dave Ludwick

Facilitator extraordinaire Anthony Poponi of Humore.us, and staff: Ashley Bembenek, Pamela Cannalte, and Jake Kurzweil.

Sincerely, UWP Executive Director Tanya Ishikawa



UWP's HISTORICAL HIGHLIGHTS

- 2007: Formed as a grassroots citizens group, with the aim of developing a watershed plan to identify and prioritize projects that would improve water quality and ecosystem health.
- 2012-13: Completed the watershed plan with the cooperation of more than 20 partners including local and state government agencies and nonprofits.
- 2013-14: The first staff members, Sarah Sauter and Agnieszka Przeszlowska, built a strong foundation of operational procedures and documents, community events and communications, and donor and grantor support.

2014-2022 Milestones

Completed three mine site restoration projects: Vernon Mine, Michael Breen Mine, and Atlas Mill.

Established a staff of three permanent contractors: Communications Director Tanya Ishikawa, Technical Coordinator Ashley Bembenek, and RiverFest and Administrative Assistant Pamela Cannalte.

Diversified grants and donor base with more than 10 funding agencies and foundations and an average of 80 annual donors.

Accumulated and maintained more than six months of financial reserves.

Grew annual programs such as the Ridgway RiverFest (increasing watershed education components and funds raised), local volunteer coordination for Colorado River Watch (from two volunteers and four sites to six volunteers plus seasonal volunteers and 11 sites), and volunteer cleanups (increased from one to three locations).

Developed annual education and outreach programs for all ages, including targeted audiences such as local students and the recreation community.

- 2022: Tanya Ishikawa participated in the Water Education Colorado Water Leaders Program, and was promoted to UWP's Executive Director at the end of the year.
- 2023: Hired Jake Kurzweil and his MSI colleagues for increased scientific consulting support.

Organized three public field trips, five board meetings, two community events, and a dozen presentations, interviews, and site visits with partners to develop the 2024-2028 Strategic Plan.



MISSION

The Uncompanded Watershed Partnership exists to help protect the natural, scenic, and economic values of the Upper Uncompanded River Watershed, from its headwaters to the northern Ouray county line.

VISION

Our vision is a healthy watershed, restored from past damages and adaptable to changing conditions, with a knowledgeable community dedicated to watershed protection and conservation.

VALUES

The Uncompangre Watershed Partnership values:

- · educating, engaging, and fostering environmental stewardship
- · using a science-based approach
- · acknowledging natural challenges in the watershed
- ensuring that projects are feasible, adaptive, and sustainable
- · leveraging partnerships with collaborators
- appreciating the needs and values of diverse water users

ORGANIZATIONAL OBJECTIVES

- Improve understanding of watershed health and evaluate changes through time by monitoring and analyzing conditions in the watershed.
- 2. Preserve and restore ecosystem function, water quality, and water quantity necessary for high-quality waterbodies and overall watershed health.
- 3. Ensure ongoing stewardship of the watershed and its many uses by providing robust education about science, watershed conditions, and best practices.
- 4. Sustain the organization with a diverse and active board and ample funding to support projects and programs.



STRATEGIC PLAN PROJECTS LISTED BY OBJECTIVE

Project descriptions, planned funding sources, and partners are listed in the appendix on pages 8-12.

Objective #1 Improve understanding of watershed health and evaluate changes through time by monitoring and analyzing conditions in the watershed.

PROJECTS

- Colorado River Watch water quality sampling
- TMDL* review and community outreach
- · Red Mountain Creek Watershed Plan update

Objective #2 Preserve and restore ecosystem function, water quality, and water quantity necessary for high-quality waterbodies and overall watershed health.

PROJECTS

- Ongoing technical review and responses
- Cleanups & riparian restoration volunteer events
- South Ouray Erosion Control Project
- Supporting development of mine reclamation projects throughout the watershed
- Governor Basin Restoration Project
- Cow Creek stream gage fish barrier renovation

- · Ridgway river corridor projects
- Ironton wetland restoration
- Idarado Consent Decree outreach
- Supporting water quantity improvement efforts
- Uncompange River headwaters priority projects
- Corbett Creek bridge and culvert project
- Uncompandere River improvements at Billy Creek



^{*}TMDL: Total maximum daily loads are assessments that identify the reductions of nonpoint and point source pollution that must occur to meet the applicable water quality standard, plus a margin of safety, in a given waterbody.

Objective #3 Ensure ongoing stewardship of the watershed and its many uses by providing robust education about science, watershed conditions, and best practices.

PROJECTS

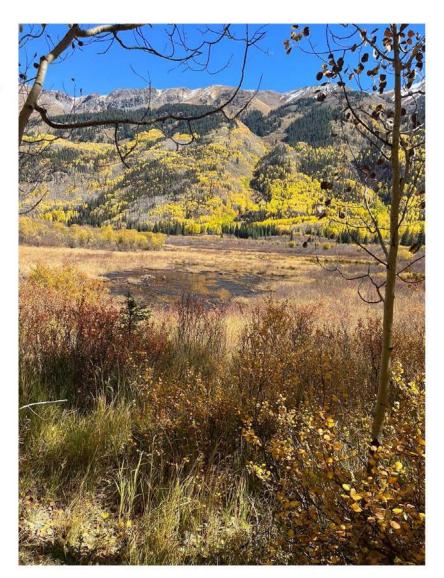
- Rocky Mountain Mining & Reclamation
 Conference
- General education programs & public field trips in the community and schools
- Ridgway RiverFest
- Growing Water Smart water conservation education
- Ironton dispersed camping inventory, education, and site improvements

Objective #4 Sustain the organization with a diverse and active board and ample funding to support projects and programs.

PROJECTS

- Administration, communications, and fundraising
- Local stewardship outreach efforts, conversation starters, and knowledge builders to develop future volunteers and board members

To receive updates on UWP's progress on the strategic plan, subscribe to emails at http://eepurl.com/rb8-T.



APPENDIX

ONGOING PROJECTS & PROGRAMS

Project or Program	Description	Funding Sources	Partners
Objective #1 Improv	e understanding of watershed health and evaluate analyzing conditions in the wate		me by monitoring and
Colorado River Watch water quality sampling	Monitor 6 to 12 stations in the Uncompangre River and its tributaries., Evaluate, summarize, and share data. (new stations may be added if volunteer capacity increases and or new partnerships develop)	CO River Watch, Town of Ridgway, City of Ouray, Ouray County	CO River Watch, River Science
TMDL ² review and community outreach	CO Dept. of Public Health & Environment doesn't anticipate completing until 2032 but UWP will monitor due to significance of TMDL process and effort by the UWP should this move forward.	UWP general fund, TBD local sources	CO Department of Public Health & Environment
Objective #2 Preserv	e and restore ecosystem function, water quality, a waterbodies and overall watershed		cessary for high-quality
Ongoing technical review and responses	Revenue Virginius Mine, Camp Bird Mine, biosolids, sediment release studies, WQCC rulemaking hearings (Reg 35 and Reg 31), Town of Ridgway annual state of the river report, Uncompangre River Multi-benefit Project, GMUG plan, etc.	UWP general fund, local government funding	Varies, Ouray County, City of Ouray, Town of Ridgway, CO Department of Public Health & Environment
Cleanups and riparian restoration volunteer events	At locations such as Rollans Park, Ouray Ice Park, Ridgway State Park, & other key areas, restore riparian area health by removing litter and debris, managing invasive plants, revegetating, addressing infrastructure needs, etc.	Town of Ridgway, CO Parks & Wildlife, Ouray Ice Park, City of Ouray	Town of Ridgway, Ouray County Vegetation Dept., CO Parks & Wildlife, City of Ouray, Ouray Ice Park, local guiding companies

¹These projects and programs are not listed by priority.

² TMDL: Total maximum daily loads are assessments that identify the reductions of nonpoint and point source pollution that must occur to meet the applicable water quality standard, plus a margin of safety, in a given waterbody.



Project or Program	Description	Funding Sources	Partners		
Objective #3 Ensure ongoing stewardship of the watershed and its many uses by providing robust education about science, watershed conditions, and best practices.					
Rocky Mountain Mining & Reclamation Conference ³	Collaborate with partners on an annual event to promote education and networking that leads to partnerships to complete mine site reclamation.	CO Department of Public Health & Environment, Nonpoint Source program, private sponsors, DRMS, foundations	CO Division of Reclamation Mining & Safety, U.S. Geological Survey, Mountain Studies Institute, local chambers of commerce, watershed groups, etc.		
General education programs and public field trips in the community and schools	ams and public rips in the nunity and Natural Resource Festival (Montrose), Watershed displays, school programs, field trips, webinars, community meetings, Uncompander River Classic streamflow awareness		Ridgway School District, Ouray School District, Shavano Conservation District, libraries, Ouray Historical Society, etc.		
Ridgway RiverFest	Produce annual festival to provide watershed education, celebrate river recreation, and raise funds for UWP operation	More than 50 public and private sponsors	Town of Ridgway, Ridgway State Park, etc.		
Objective #4 Sustain the organization with a diverse and active board and ample funding to support projects and programs.					
Administration, communications & fundraising	munications & development, laboratory analysis, website				
Local stewardship outreach efforts, conversation starters, and knowledge builders	Winter book club, activities over coffee/beer (or by zoom), films, speakers, etc.	UWP general fund	Local bookstores, libraries, film venues, filmmakers, etc.		

³ Formerly named San Juan Mining & Reclamation Conference

⁴ Colorado Department of Public Health & Environment



- Planned Projects have support of landowners and secured or identified funding sources.
- Potential Projects have support from landowners and less clear funding but reasonable likelihood of funding with support from partners to complete the project.
- Projects are in order of feasibility for UWP to complete, and estimated impact on the watershed, with the highest impact and most feasible projects presented first.

• Each project title is followed by numbers that relate to the Organizational Objectives (OO1, OO2, OO3, OO4).

Project Title	Description & Objective	Project Type & Timeline	Estimated Total Cost	Existing or Potential Funding Sources	Partners
South Ouray Erosion Control Project (OO2)	Remediate targeted areas to reduce erosion, reduce water quality degradation, and improve recreation infrastructure	Planned: 2024 - 2027	\$84,000	CO Department of Public Health & Environment NPS program, project partners	City of Ouray, Ouray County, Ouray Ice Park, U.S. Forest Service
Ironton dispersed camping inventory, education, and site improvements (OO3)	Inventory conditions in the Ironton area with an emphasis on dispersed camping sites (2024), to identify opportunities to restore natural resources and decrease impacts associated with recreational use (2025 or later).	Potential: 2024 - 2028	TBD	U.S. Forest Service, UWP sustainable recreation funds	U.S. Forest Service, Ouray County, Newmont Mining
Supporting development of mine reclamation projects throughout the watershed (OO2)	Research and collaborate on reclamation projects.	Potential: 2024 - 2028	\$5,000 per year	U.S. Forest Service, CDPHE, CO Division of Reclamation Mining & Safety, EPA	U.S. Forest Service, Trout Unlimited, EPA, CO Div. of Reclamation Mining & Safety, private landowners
Governor Basin Restoration Project (OO2)	Isolate waste and tailings at Terrible and Virginius mine site to improve water quality in Governor Creek, Sneffels Creek, and Canyon Creek.	Planned: 2024 - 2025	\$1,200,000	Natural Resources Damage Fund, CO Water Conser- vation Board, UWP general fund, EPA, Thorin Resources	EPA, Trout Unlimited, Thorin Resources



Project Title	Description & Objective	Project Type & Timeline	Estimated Total Cost	Existing or Potential Funding Sources	Partners
Cow Creek stream gage fish barrier renovation (OO2)	Remove concrete and replace with boulders to enhance fish passage at the stream gage	Potential: 2024	<\$100,000	UWP sustainable recreation funds, Gunnison Gorge Anglers, CO Water Conservation Board	Gunnison Gorge Anglers, CO Parks & Wildlife, CO Water Conservation Board, CO Div. of Natural Resources
Ridgway river corridor projects (OO2)	Assist in the prioritization, selection, and implementation of projects to improve the Uncompangre River corridor near Ridgway.	Potential: 2024-2028	TBD	Town of Ridgway, Great Outdoors CO	Town of Ridgway, U.S. Bur. of Land Management, private landowners
Red Mountain Creek Watershed Plan update (OOI)	Update the Uncompandere Watershed Plan to more fully describe past and current conditions in Red Mountain Creek and identify potential actions to improve water quality.	Potential: 2025-2026	TBD	UWP general fund, Ouray County	
Ironton wetland restoration (OO2)	Complete characterization and project design to implement process-based restoration to improve wetland vegetation and water quality.	Potential: 2024 - 2028	TBD	U.S. Forest Service, Ouray County	U.S. Forest Service, Ouray County, ORRCA ⁸ , Newmont Mining
Idarado Consent Decree outreach (OO2)	Encourage progress to meet water quality improvements in Red Mountain Creek as required in the Idarado Consent Decree	Potential: 2024 - 2028	TBD	Town of Ridgway and Ouray County, UWP general fund	Newmont Mining, EPA, CO Department of Public Health & Environment
Growing Water Smart (OO3)	Collaborate with Ridgway to implement action items developed at the Growing Water Smart Workshop.	Potential: 2024 - 2028	TBD	Ridgway, UWP general fund, Sonoran Institute, CO River District	Town of Ridgway, Sonoran Institute

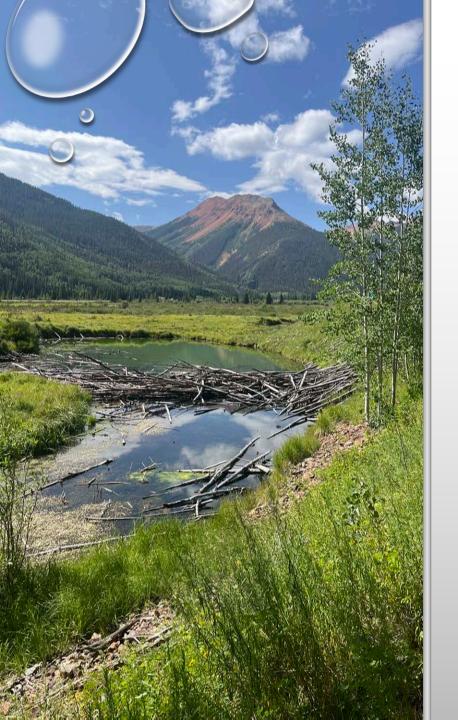
Project Title	Description & Objective	Project Type & Timeline	Estimated Total Cost	Existing or Potential Funding Sources	Partners
Support efforts to improve water quantity for diverse uses (OO2)	Projects may include instream flow studies, irrigation infrastructure improvements, education, or modifications to water management practices	Potential: 2024 - 2028	TBD	TBD	TBD
Uncompahgre River headwaters watershed priority projects (OO2)	Summarize existing data to identify potential water quality improvement projects on USFS lands.	Potential: 2024 - 2028	TBD	U.S. Forest Service, EPA, CO Division of Reclamation Mining & Safety, CO Department of Public Health & Environment	U.S. Forest Service, Trout Unlimited
Corbett Creek bridge and culvert replacement project (OO2)	Improve function of creek by encouraging science-based design of a new bridge or culvert and possibly adding amenities at the trailhead.	Planned: 2024 - 2026	TBD	Ouray County, Federal (IRA, BIL)	Ouray County, U.S. Army Corps
Uncompahgre River improvements at Billy Creek (OO2)	Enhance stream habitat and "fishability" of the Billy Creek reach of the Uncompangre River.	Planned: 2024 - 2026	TBD	TU Gunnison Gorge Anglers, CO Parks & Wildlife	TU Gunnison Gorge Anglers, CO Parks & Wildlife



THEORETICAL PROJECTS

Theoretical Projects have one or more of the following outstanding challenges including lower probability of completion in five years, undetermined level of landowner support, staff capacity concerns, unlikely or undetermined sources of funding, undefined or less defined project parameters, costs and or outcome.

Project Title	Description & Objective	Timeline	Estimated Total Cost	Existing or Potential Funding Sources	Partners
Lake Como characterization (OO1)	Gather & analyze water quality data to determine reclamation needs; Lake Como & Uncompahgre Headwaters Watershed	2026 - 2027	<\$10,000	CO Division of Reclamation Mining & Safety, local governments	U.S. Forest Service, EPA, CO Division of Reclamation Mining & Safety, U.S. Bur. of Land Management
Boater takeouts on the Uncompahgre River (OO2)	Dennis Weaver Park or other locations to improve boater access, safety, and to reduce impacts from erosion and visitor use	2025 - 2027	TBD	Federal, CO Parks & Wildlife, Town of Ridgway, CO Water Conservation Board, U.S. Bur. of Land Management	Ouray County Regional Recreation & Conservation Alliance, American Whitewater, Town of Ridgway, CO Parks & Wildlife
Education about streams eligible for designation as Wild & Scenic Rivers in the GMUG Forest Plan (OO3)	Promote preservation of the designated areas along the Uncompahgre River gorge, Bear Creek, Canyon Creek, Cow Creek, and Red Mountain Creek.	2024 - 2026	TBD	UWP sustainable recreation funds	U.S. Forest Service, Great Old Broads, American Whitewater, Outdoor Alliance
Habitat restoration at Pa-Co-Chu-Puk, Ridgway State Park (OO2)	Enhance trout habitat, improve fishability by restoring stream habitat	TBD	TBD	Gunnison Gorge Anglers, TBD	CPW, Ridgway State Park, BOR, GGA
Increase flows in the Unc. River from Ridgway Dam to Montrose (OO2)	Improve winter flows and habitat conditions by increasing winter reservoir releases.	2027 - 2028	TBD	Gunnison Gorge Anglers, Trout Unlimited, CO Parks & Wildlife	Bur. of Reclamation, Unc. Valley Water Users Assoc., Backcountry Hunters & Anglers, the three listed funders



REPORT ON USE OF 2024 TOWN OF RIDGWAY FUNDS: \$1,500 FOR WATERSHED EDUCATION & SCIENTIFIC ADVISING

- Answering public inquiries about water quality and quantity
- Field trips to Ironton area and Ridgway River
 Corridor
- Education trunks and lessons used by Ridgway
 Elementary and Middle School teachers
- Science field trip to Ironton for Ridgway High School students
- Presentations at two Woman's Club meetings



REPORT ON USE OF 2024 FUNDS: \$1,500 WATERSHED RESTORATION PROJECT DESIGN & WATER QUALITY MONITORING

- Colorado River Watch volunteer program (6
 volunteers): Late fall-late spring: 6 sampling sites and
 summer-early fall: 15 sites
- Meetings about potential specialized water-quality
 sampling Americorps crew members hired for 2025
- Governor Basin Project
- South Ouray Erosion Control Project
- U.S. Forest Service cooperative agreement
- Watershed Restoration Working Group meetings



REPORT ON USE OF 2024 FUNDS: \$1,000 FOR RIDGWAY RIVERFEST

- Class IV/V Sponsorship of 16th annual Ridgway
 RiverFest
- An estimated 600 festival goers attended and were exposed to watershed and river recreation education.
- Funds were raised to support UWP's efforts to protect and improve the resources of the upper Uncompanding River watershed and promote awareness of watershed needs and conditions.
- The County was recognized on a banner at the event, emails, social media posts, and website pages.

2025 FUNDING REQUESTS = \$4,000 TOTAL

Water quality monitoring, restoration planning, & scientific consulting \$1,500





2025 Ridgway Riverfest Sponsorship: \$1,000

Watershed Education & Scientific Advising \$1,500

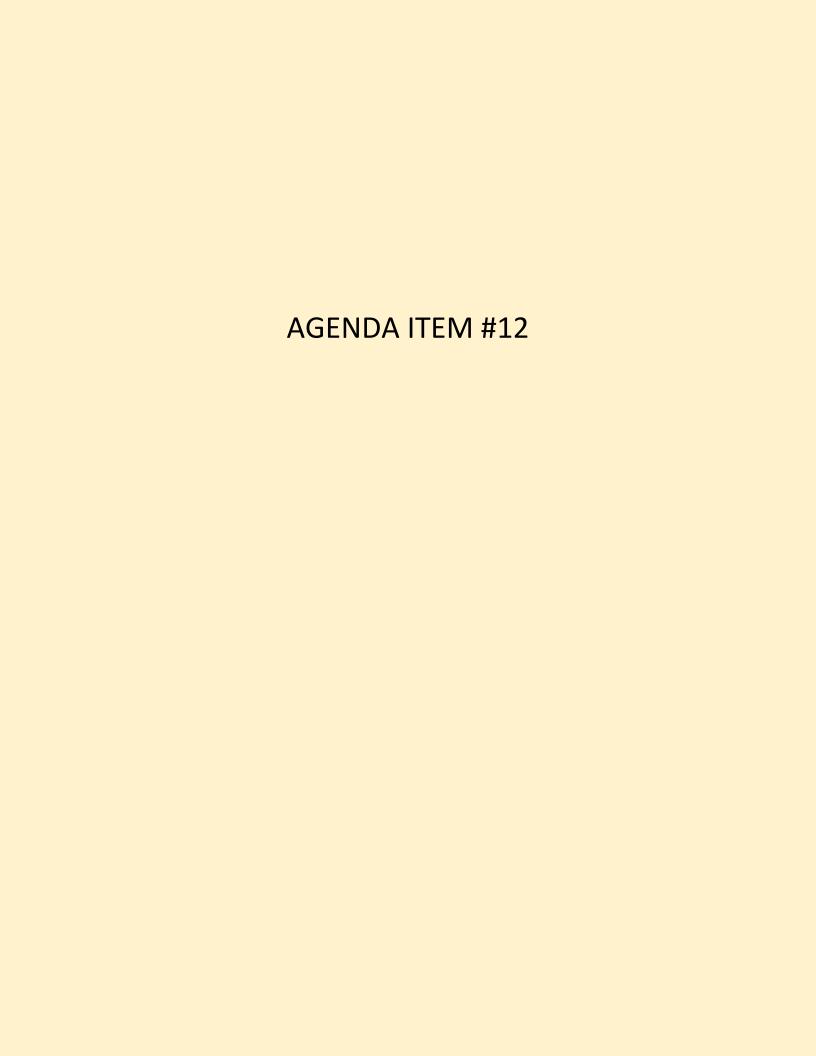


THANK YOU VERY MUCH

QUESTIONS?







ECOACTION PARTNERS

Ridgway 2024 Program Update

September 2024 Emma Gerona, Executive Director





Mission Statement:

EcoAction Partners provides data-centered solutions that empower our partners to drive climate action and create more sustainable communities.

Introduction

EcoAction Partners has been thrilled to continue our programming in 2024! We are excited to continue empowering our partners to drive climate action through the Climate Action Plan. We have continued to focus on implementation support and community education and outreach. We completed the Regional EV readiness Plan and are supporting SEB members with the electric vehicle transition. We were so excited to launch a new Energy Workforce Development Program to support our communities with growing our green energy workforce. We want to thank the Town of Ridgway for your ongoing support of our organization and commitment towards a more sustainable future for our region, and we are excited for another great year of sustainability initiatives!

The following report details EcoAction activities for each of our program areas through August 2024.

Community:

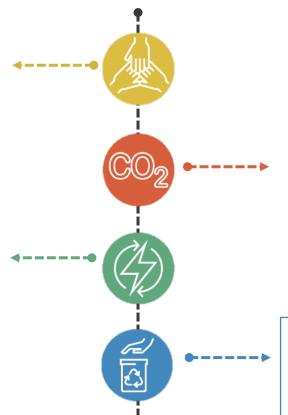
Empower and acknowledge local sustainability actions

- 1. Sneffels Energy Board
- 2. Workforce Development
- 3. Climate Action Plan
- 4. Student Engagement

Energy:

Promote energy efficiency and renewable energy

- 1. Green Business
- 2. CARE Program
- 3. Building Department support
- 4. Energy Incentives



Emissions:

Track progress toward regional green house gas emission reduction goals

- 1. Regional Inventory
- 2. Forecasting

Waste:

Reduce waste through recycling, composting, and education

- 1. E-Waste
- 2. Festival CRT
- Waste Reduction Efforts

Community

FCOACTION PARTNERS

Sneffels Energy Board

Intro: The Sneffels Energy Board was created in 2009 to support collaborative efforts in our remote and rural region as we collectively face the changes associated with climate change. The board brings together local leaders to coordinate climate planning, community engagement, project implementation, and policy change at the local and state levels. The Sneffels Energy Board is made up of government and community representatives from San Miguel, San Juan, and Ouray counties, the towns of Ridgway, Ophir, Norwood, Telluride, Mountain Village, Silverton, the City of Ouray, as well as utility partners San Miguel Power Association, Black Hills Energy, along with key community group representatives. Partners of the board regularly meet to share best practices, design successful regional programs, leverage grant funding, identify new opportunities and analyze progress made to date.

2024 Update: At our first meeting in February, we covered an upcoming opportunity from the Elected Leaders Collective, supporting our public servants with mental health tools to combat burnout and pushback as we work against many challenges in the climate sphere. We presented on the new Energy Workforce Development Program and out completed Regional EV Readiness Plan. Gabe Stephens provided a wonderful presentation on the history of local micro-hydro dating back to the Ames plan in 1890! Lastly, we covered updates on the NREL partnership proposal and heard feedback on interests in engaging with their research capabilities.

Our May SEB meeting had an update from SMPA on their rate structure changes and net metering policies. We talked about local renewable energy production goals and obstacles including the possibility for a co-op or regional rebate program and wrapped things up with a conversation on CAP implementation as follow up from our annual check-ins and the ongoing NREL conversation. We will be starting a SEB subcommittee to continue the conversation on needs for successful implementation in July.

The July CAP implementation subcommittee meeting identified deep public engagement as a key need. The prevalence of misinformation and pushback to climate projects has grown in recent years and building trust and community buy-in will be key for the SEB to reach its goals. From this meeting EcoAction submitted a grant to fund staff capacity for a shared *Regional Climate Action Development Director* to bring the SEB partners from the planning stage to implementation of the actions within the CAP.

Our August SEB meeting covered our updated GHG inventory and forecasting with 2020-2023 data. We looked at program opportunities to lower our emissions and reach our 2030 goal of 50% emission reductions. We started an indepth CAP implementation conversation which will continue at our next meeting, reviewing each of the 1 to 3-year actions in the CAP to discuss what we need to successfully implement the short-term actions in the plan.

Already our meetings have been full of lots of exciting updated and progress on SEB programs and goals. We are so excited to see the ongoing collaboration and discussion from this group as the year progresses.

Energy Workforce Development Program

Intro: EAP has been working with key regional partners including the Telluride Foundation, Region 10, West End Economic Development Committee, SMPA, local solar providers and contractors to support the workforce development that is necessary for our region to reach our beneficial electrification and renewable goals. We are thrilled that the Telluride Foundation has provided funding for stipends for training and education opportunities for students and contractors interested in further education in the beneficial electrification and renewable energy fields.

2024 Update: We have been working to identify additional funding to continue to offer and grow this program. We were thrilled to have three program participants and our first program graduate, who is already offering weatherization services, including heat pump installations for our income qualified CARE program and more! Thank you to Fletcher with Stellar Air for your participation in the program and ongoing support for our regional electrification efforts! We also attended youth career fairs in Ridgway and Montrose to share program information with our high school population and were thrilled to see the high interest in this program!



Climate Action Plan

Intro: The Regional Climate Action Plan was completed by EcoAction Partners and the Sneffels Energy Board in 2021. The plan is meant to be a working roadmap for climate action across the next decade in San Miguel and Ouray Counties. The plan focuses on 8 key sectors, identifying 21 objectives and 74 actions to support our region in reaching our emissions reduction goals while promoting economic and social sustainability for our communities. Each sector in the CAP explores the greenhouse gas reduction potential, co-benefits (economic, environmental, public health and safety, equity and resiliency), timeline, and key community partners.

2024 Update: Late last year we created a new EcoAction staff position, a Climate Action Coordinator, to help guide action within the plan and support out partners as we move towards our emission reduction goals. Our Climate Action Coordinator has led bi-annual in-depth check ins with each of the key stakeholders in the plan to help guide implementation, maintain our tracking tool, and identify areas for support. These were held in May and June, and help EAP continue to keep the implementation tracking tool up to date and understand where we can support out partners in CAP implementation efforts!

Equitable education and outreach around the CAP has been a key priority for EcoAction as we take on implementation. We have started a Coffee and Climate Conversation series in partnership with Sheep Mountain Alliance to continue community engagement around the bigger picture climate conversations and ways folks can get involved with the plan and other climate programming that is happening in our region. The theme of the first event was land use, renewable energy and forgotten voices. We were so happy to be joined by alpinist, mountain guide, and climate activist, Kitty Calhoun, who spoke to her experience as an activist and highlight her project fundraising for the Navajo reservation to provide clean energy kits to their households and her film project to bring light to some of the climate injustices happening within the Navajo Nation. Norman Lameman joined us via zoom to speak about his work providing services to his front-line communities who have fallen through the cracks in US and tribal government programs. This work looks like ensuring that all kids have access to internet at home, volunteering to distribute nearly one hundred solar panels and batteries to indigenous people who live in isolated places with no electricity. We were so excited to see 40 people show up to engage in this powerful conversation with Lameman and Calhoun and hear about the incredible work happening in our region on empowering indigenous populations. To celebrate Women's history month the second coffee climate conversation featured local women involved in the climate response, leadership, and community based ecological work. We talked about eco-feminism, ways to get involved in local climate movements, and how to empower those voices that are not always centered in these conversations. We continued these events into quarter two with two events, one titled "From Individual Footprints to Systematic Change" and the second "Engaging in Public Comments". We looked at what it means to make real change happen in our community, region and beyond with conversations on how to engage in the public process, facilitate conversations of hope and spark tangible transformation in the climate sphere. We were thrilled to share these ways that folks can get directly involved in the climate conversation right here at home! In Julye we discussed Eco-Anxiety and Eco-Grief and hope to create a full series of events on this topic next year. Our next topic on September 26th will be Local and Sustainable Food Systems.

We hosted an exciting collaborative Earth Day Extravaganza at the Telluride Elementary School with partners from One-to-One, AhHaa, Telluride Fire District, Sheep Mountain Alliance, WPL, CAFI, Pinhead and more! It was so fun to see all our partners come out with various earth day activities for the kids to participate in!

In partnership with Patagonia, Sheep Mountain Alliance, the San Miguel Watershed Coalition, and the Telluride Library we hosted the Patagonia film, The Scale of Hope and brought Molly Kawahata, former Obama White House Climate Advisor and alpinist to speak to her film. The film discusses the systematic change that will be required as we face climate change and how we can create a narrative of hope as we do so.



ECOACTION PARTNERS

Climate Action Plan Cont....

This March we were thrilled to be awarded an EPA Environmental Justice Collaborative Problem Solving grant to address environmental and public health vulnerabilities related to disaster preparedness (wildfire and drought), energy, recreation, and advocacy. This funding will directly bolster access to existing programs that address inequalities around climate vulnerabilities across our region. EcoAction in partnership with Sheep Mountain and CAFI will build regional resiliency through educational programming and outreach initiatives to our underserved residents. We hosted our first in a series of drought and wildfire workshops as part of the grant and were thrilled to hear from West Region Wildfire Council, The SMC office of Emergency Management, Norwood Fire District and SMPA on resiliency and preparedness measures. We are planning s community solar conversation to engage folks in a discussion around local renewable opportunities on August 29th. We are excited to continue our work through this grant as we learn to develop more equitable educational materials and climate programming.

In 2023 we were awarded an Office of Clean Energy Development award to bring Silverton and San Juan County into the SEB and CAP. We have been so excited to expand our regional focus brining these actions and programs into San Juan County. As we move forward with this award in 2024, we will develop a Beneficial Electrification Plan that can be utilized across the region as we face electrical grid transitions and upgrades. We completed their Climate Action Plan appendix in May, and saw it formally adopted by their board of trustees and county commissioners in June! We were excited to continue the outreach efforts in their community with a presentation at their annual business summit and presentations to their governments. Along with this award we have been supporting SMPA on four solar microgrid resiliency planning grants to help plan for solar projects in Rico, Ophir, Ridgway and at the SMPA offices. We are excited to support SMPA with grant applications for construction funding this year and hopefully move forward on some of these cutting-edge resiliency projects that will act as an example for our whole region of creative renewable community projects.

We continue to host Renewable Energy and Beneficial Electrification League (REBEL) meetings with our first meeting of 2024 in February with a dynamic conversation on geothermal potential in our region and the different types of geothermal projects that we might be able to pursue. We heard about SMPA rate changes and Tristate's renewable goals and timing. In July we hosted two more meetings to dive deeper into local geothermal opportunities and the barriers and opportunities for additional local solar production. We look forward to continuing these meetings and dive deeper into solar, geothermal and electrification topics. We have also been working closely with partners to guide the conversation at SMC around their Land Use Code updates related to solar production. We hope to provide the education and guidance to develop codes that are friendly to the right sized community based renewable project that can be utilized across the region as other communities go through updates in coming years.

Earlier this year we completed the Regional EV Readiness Plan, one of the actions identified in the CAP, and a necessary step to open new State and Federal funding channels for our partners. We continue to host EV taskforce meetings where we are supporting partners by connecting projects with funding resources, planning Ride and Drive events, and developing a shovel ready project checklist. We partnered on a Ride and Drive event in Ridgway on August 10th and had over 30 EV owners provide vehicles for the event! It was great to engage with existing and potential EV owners on what it looks like to switch to an EV. We are excited to get the word out about the completed plan and will continue to provide community education and engagement opportunities around EV programming and infrastructure planning.

We are moving full steam ahead with CAP implementation and are so excited to see all of the movement on the objectives within the plan. We look forward to continuing to support our partners on these actions and others as the year progresses.



Student Engagement



Intro: Our student programming works to meet students where they are with their climate education and engage them in hands on sustainability actions. The program works with curriculum options covering biodiversity and climate change, stakeholders and the big decision: renewables vs. non-renewables, climate change and earth's major systems and carbon footprints. We updated the curriculum last year to align with Colorado science standards and build on the previous years program as we work with 3rd through 5th graders.

2024 Update: We partnered up with Pinhead recently to talk all about recycling! The Pinhead students were excited to learn more about our local waste streams and demand better recycling opportunities from our local partners! We worked with the students to write letters on homemade paper about why recycling matters! It was a great, hands on, student led course, and we look forward to further partnerships with this great program! We are so excited for other opportunities to work with our students and engage them as agents of change in the climate space!

This quarter we continued student outreach with the Earth Day Extravaganza in Telluride with over 50 students participating! We presented our Truth or Dare challenge and climate education to another 56 students who through the challenge spent over 80 hours outside and picked up 200+ pieces of trash! We also helped out at the pinhead Valley Floor Day and plan to continue our student education into the summer with Discovery Tuesday events at the WPL and Telluride Academy partnerships!

We are working with the Ouray School through our Green Business Program to support a student led sustainability club and project in the school. We are so excited to see how this develops and what our students come up with as they learn about various ways to support their school in being more sustainable.







Emissions

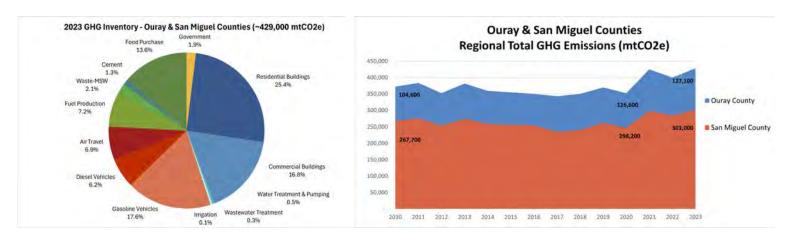


Regional Greenhouse Gas Inventory

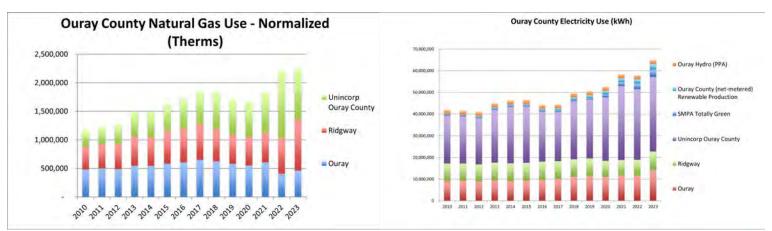
Intro: EAP has tracked the region's greenhouse gas inventory since 2010 with the beginning of the Sneffels Energy Board. We utilize ICLEI's ClearPath inventory tool to conduct our analysis and forecasting and continue to work closely with ICLEI staff to improve our GHG inventory.

2024 Update: We recently completed the 2023 inventory and an update to our baseline inventory to ensure consistent data in the ClearPath tool from 2010 on. The transition to ICLEI's ClearPath software in 2020 has been beneficial by providing us an updated calculation methodology consistent with other communities and additional tools for analysis and forecasting. We now have 3 consecutive years of data in ClearPath and are so excited to see how these updated numbers can help bolster our CAP implementation!

Our 2023 pie chart shows that 43% of our emissions are from buildings, 31% transportation (an increase from 29% in 2020) and 24% from consumption-based emissions with ~429,000 mtCO2e across Ouray and San Miguel County. Looking at the last 3-years we have seen a steep increase of our emissions after a relatively steady trend from 2010-2020. We have seen ongoing population and economic growth since COVID which has contributed to this growth.



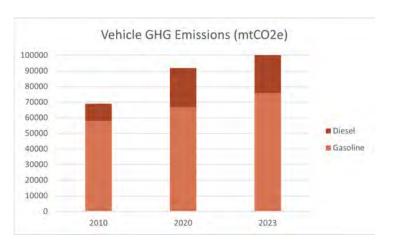
Along with total emissions, we have seen significant growth in electricity use, natural gas, transportation and aviation across the region. We will continue to track these emissions on an annual basis and communicate with our partners as we develop and implement programs to decrease our emissions and move towards our 2030 and 2050 goals of 50% and 90% reductions. We will be presenting on this data in-depth for each of the SEB government partners in August and September.

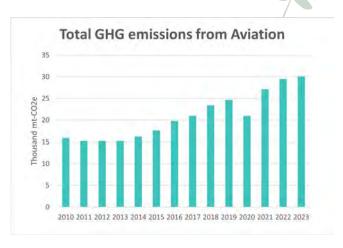




Regional Greenhouse Gas Inventory CONT....



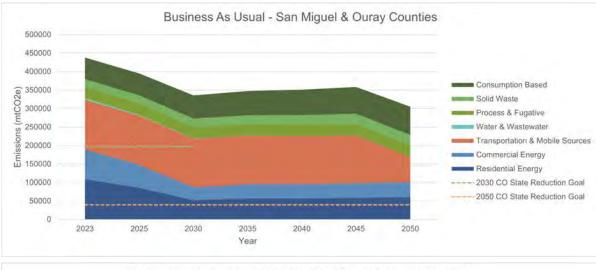


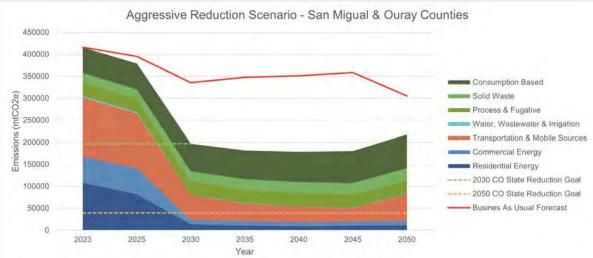


Regional Greenhouse Gas Forecasting

Intro: EcoAction also looks at forecasted emissions to understand how our emissions will change into the future. This data can help inform policy and program decisions as we strive to meet our emission reduction goals. Through the forecasting process we integrate information including population and economic growth and high-level and localized reduction strategies.

2024 Update: The Business-as-usual forecast assumes ongoing population growth at the rate we have seen over previous years. It includes reductions from an increasingly renewable energy grid following commitments from Tristate to have 80% reduction in emissions associated with wholesale energy sales in Colorado by 2030.





The aggressive reduction scenario includes various additional strategies including EV adoption replacing gasoline and vehicles. **Diesel** beneficial electrification. residential and commercial solar, composting, ongoing efficiency efforts and Though this more. scenario reaches our 2030 goal, additional technological systematic changes will need to be made to successfully reach of 2050 goal 90% reduction.



Energy



Green Business Program

Intro: The green business program is a membership program creating a sustainable business community while reducing greenhouse gas emissions. Member businesses get access to a plethora of resources and receive customized support to achieve their sustainability goals. We can support a business by conducting an energy assessment walkthrough and working on a customized action plan tailored to their sustainability goals. We provide members with free materials including smart thermostats and plugs, aerators and more! Green business members have access to our in-house weatherization support for a highly discounted hourly rate for bigger projects including air sealing, installing insulation and more!

2024 Update: Since the start of the new year our staff has focused on re-engaging our current members to ensure they have the resources needed to meet their sustainability goals. This includes one-on-one member check-ins, rebate support, additional educational materials and more. Our team has been hard at work with several businesses across the region to support weatherization upgrades, rebate applications, and project consultation. We continue to work with the statewide Green Business network to share up to date resources for program members.

We have developed a Green Business "playbook" to better engage businesses across the region beyond our membership program. The resource includes information on commercial rebates, common low-hanging-fruit efficiency upgrades, grant opportunities and more. We are excited to broaden our outreach with commercial businesses and want to make sure it is as easy as possible for our business community to engage with climate action.

Our annual Green Business roundtable event was held in June and had the biggest attendance yet with 26 business representatives joining us to talk all things sustainable

Current List of Green Business Members

The following businesses have taken steps to identify, prioritize, and successfully complete energy efficiency improvements, waste reduction practices, and conservation measures.















































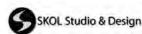




















business. We provided information on EV resources, the TOT single use plastics ban, USDA Rural Energy for America Program Grant support for renewable projects and so much more. We are so grateful for our members, sharing key business practices and collaborating on exciting new green projects.





Colorado Affordable Residential Energy Program (CARE)

Intro: The CARE income qualified weatherization program offers free weatherization and efficiency upgrades for households under 80% of the area median income. The program helps promote a more safe and comfortable living environment for our income qualified residents. We have addressed gas leaks, heating issues, insulation, new refrigerators and more. Participants typically experience a dramatic decrease in their utility bills, which makes a huge difference for folks who are often living paycheck to paycheck. From 2017-2023 we have served 266 homes.

2024 Update: So far this year, EcoAction Partners has served 16 homes, has 12 in progress and 7 in queue. In the completed homes we have installed over 223 LED lights, 21 low flow aerators and 6 low flow showerheads. We have replaced 7 refrigerators, installed 3 high efficiency furnaces and 3 heat pump water heaters. We installed 43 storm windows and over 7,250 sq. feet of insulation.

Of the work we are doing through the CARE program, Jay Saxton our Energy Auditor shared "This past year, I am reminded of the many people we have helped. However, one couple stands out in my mind whom I feel we have helped the most this year. The approval of their application for the CARE program couldn't have come at a better time. Megan and Dale had been huddling in their living room to stay warm by their only heat source, a small fireplace. Meanwhile, the rest of their house was freezing. Their situation was getting worse, with pipes bursting and flooding. All of this was due to their outdated non-functioning furnace. With the help of our program, we were able to provide them with a new high-efficiency gas furnace. We were also able to make a drastic improvement in the level of comfort of the home by adding storms to their single-pane windows. Along with that we also insulated the crawl space under the house. As well as adding comfort, we also reduced their energy consumption which in turn saved them money on their bills. What is also so great about this program is that all areas of the home are tested and checked. During that process, we accessed the fact that their water heater was improperly venting and causing an unknown health and safety issue. We were able to address and remedy the situation. It's successful stories like this that help propel our program and reach the people most in need." Megan, the CARE client, had this to say, "Thank you so much to EcoAction Partners for the lifesaver of a program! We went through the entire winter pretty chilly with a broken 70's era furnace and the CARE program got us up to date energy-wise and warm again. They were so kind and helpful throughout the entire process. What a blessing! We would recommend this program to anyone!" Stories like Megan's drive home the importance of addressing climate action on a holistic level, exploring opportunities to reduce energy use, lower utility bills, and bolster resiliency and health and safety for our community members.

We look forward to continuing this incredibly important program this year. We need to thank Energy Outreach Colorado, SMPA, and BHE for their generous support of this program.







2023 Year-End Results











Building Department Support



Intro: EcoAction Partners supports our regional partners in code updates as needed. Our Energy Specialist sits on the Colorado Energy Code Board and is helping to drive efficiency, renewable ready and low carbon updates to code requirements at the state level.

2024 Update: EcoAction Partners on behalf of our region was awarded a grant from the Colorado Energy Office (CEO) to facilitate a regional cohort across San Miguel, Ouray and San Juan counties to support collaborative discussion and implementation support for the state's building energy code requirements. Regional building code consistency, with varying amendments as appropriate for each jurisdiction, has proven beneficial to our building community and for enforcement over the years, so we aim to support continued communication and collaboration. Per House Bill 22-1362, all jurisdictions across the state are required to update their energy code by July 1, 2026, if any other code updates are implemented. EAP plans to engage Lotus Engineering & Sustainability to work with us to facilitate the cohort, provide energy code expertise, and support building departments as we work toward adoption of the required codes. Lotus has experience in leading other regional cohorts in Eagle and Boulder counties for this purpose and has also facilitated the state's energy code board through the process of developing the state's model electric ready and solar ready code. EAP also plans to apply for funding for other eligible costs, as seen as necessary and desirable by our partners.

We have also conducted building benchmarking analysis on some TMV and TOT buildings to better understand the impact that efficiency and electrification measures have on our buildings. We conducted a tour of the wastewater treatment plant and the ice rink and entered data for these two buildings along with the Shandoka complex. We are excited to see how this data helps us further our building energy goals with our local governments as key leaders in this effort and hope to expand these efforts across the whole region where they might support building upgrades.

Energy Incentives

Intro: EcoAction Partners has worked to understand the breadth of incentives, rebates and grant programs available to our region from IRA and IIJA funds and other sources. Our staff works hard to stay up to speed on what is available and how to apply to support ease of access for individuals, businesses and governments in the region.

2024 Update: We recently hosted and Energy Incentives Information Workshop at the Telluride Library for interested individuals. We walked through a summary of available resources, incentives, tax credits and grants for common efficiency, renewable and beneficial electrification upgrades. We reviewed local, state, and federal application processes, and where to find more information on each of these opportunities. It was a great event to engage with individuals interested in solar, businesses looking at upgrading to EV's and so much more! We look forward to continuing to provide support on identifying and applying for financial resources for our community members.



Waste



Waste Reduction Efforts

Intro: EcoAction staff continue to stay up-to-speed on the best methodologies and programs for community composting and promote existing composting programs that already serve our community through the <u>composting resources</u> page on our website.

Q2 update: Our staff continues to work closely with Bruin and San Miguel County on their compost grant efforts as Bruin begins to offer curbside compost pickup! We have helped to develop educational materials on what is accepted for the Bruin Program in both Spanish and English. We have also developed an information sheet on all the different compost programs that are available in our community and the differences between each program. In early April we hosted a compost workshop with 18 attendees where we discussed the logistics of joining the Bruin program, other opportunities, challenges and needs for our waste operators and so much more! We were so thrilled to see the incredible attendance for this important event.

Our staff have also updated a regional recycling guide and are working on updating our more in-depth waste guide to share resources on hard to recycle materials. We look forward to sharing these resources with our community members and continuing to encourage smart waste practices.

We are excited to support out waste hauler in growing and expanding their compost offerings to hopefully have curbside compost pickup available across the whole region.







ECOACTION PARTNERS

Wrap Up!

We are so grateful for all of our partners in supporting our programming and efforts in reducing our regional greenhouse gas emissions, energy and waste. We are thrilled to bring the Climate Action Plan to our region and support the next decade of collaborative climate planning and implementation. We look forward to continuing our programming and supporting triple bottom line solutions as we address the adverse effects of climate change in our community. Our programs are meant to respond to climate change in a way that not only mitigates risk, but creates new opportunities for residents, businesses, and visitors. We are excited to approach the next year of collaboration and innovation in our field and look forward to continuing our partnership with Ridgway.



Thank You To Our Partners

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

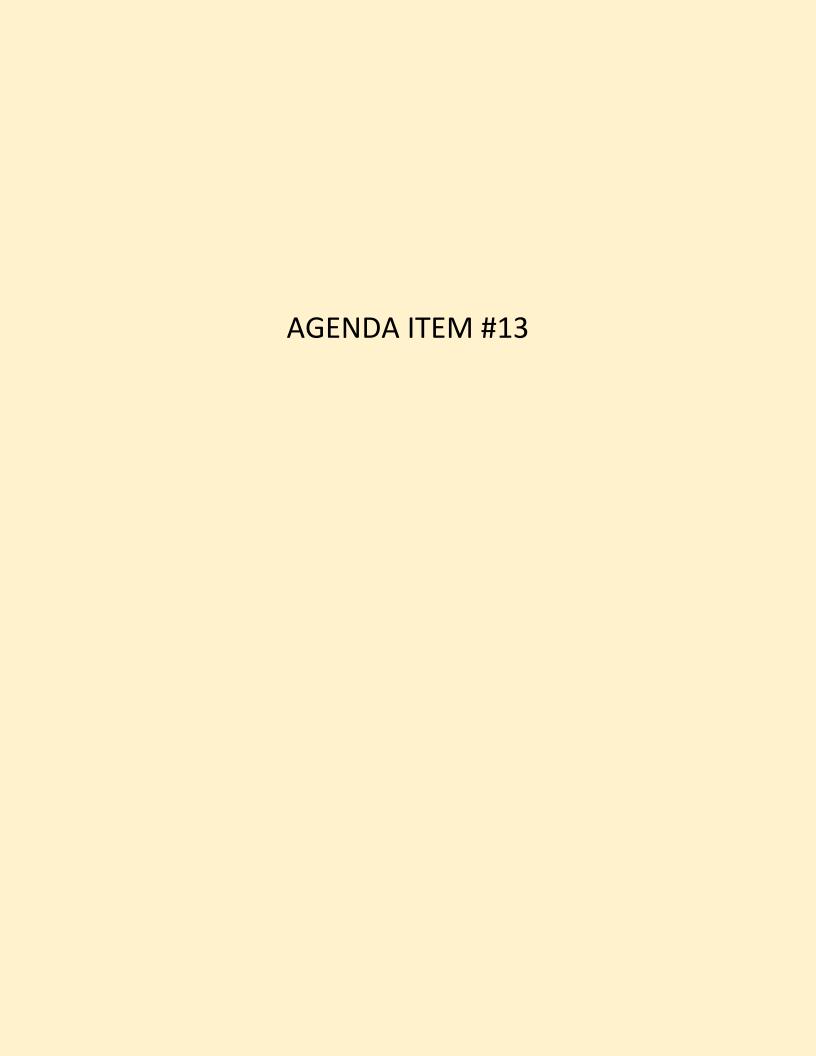
Environmental Protection Agency
San Miguel Power Association
CCAASE
Colorado Energy Office
Energy Outreach Colorado
Black Hills Energy
Telluride Foundation
Alpine Bank
Telluride Bluegrass













To: Town of Ridgway Mayor and Town Council

Cc: Preston Neill, *Ridgway Town Manager*

Angie Kemp, AICP, Ridgway Town Planner

From: TJ Dlubac, AICP, CPS, Contracted Town Planner

Max Garcia, AICP, CPS

Date: September 6, 2024

Subject: First Reading of Ordinance No. 03-2024 amending Accessory Dwelling Unit standards

within the Ridgway Municipal Code

BACKGROUND

Following the 2023 updates to the Ridgway Municipal Code ("RMC"), a number of subsequent updates to the RMC were suggested. Evaluating the Town's Accessory Dwelling Unit ("ADU") standards was chosen as one project to pursue in calendar year 2024.

Ridgway has determined that ADU development is one portion of the solution to address housing affordability and has successfully implemented ADU regulations in the current RMC. The objective of this project was to evaluate the current language against lessons learned and best practices gleaned after years of ADUs being implemented in Ridgway and across the US and recommend potential policy changes. Over the past year, Community Planning Strategies (CPS), town staff, and the Planning Commission have been drafting, evaluating, and revising proposed amendments to the ADU Standards within the Town limits.

At the January 30, 2024, Planning Commission meeting, CPS and the Planning Commission kicked off the 2024 Land Development Code Update project. At the end of that discussion, the direction given to CPS was to broadly research ADU regulations and bring that research back to the Planning Commission. This research resulted in multiple meetings to discuss and evaluate the proposed language.

While the Town does allow for ADUs, and these are widely present throughout Ridgway, this effort identified adjustments to Section 7-4-6(A), Accessory Dwelling Units, of the RMC based on the best practices research.

MEETINGS AND INPUT

Since the project kicked off in January, several meetings have been held. The table below identifies the meetings held and summarizes the topics discussed:

January 26, 2024	Project kickoff with Planning Commission. Identified ADUs as one of the four projects to complete first. PC provided direction to prepare research to present at the next meeting.
February 23, 2024	Discussed best practices research and developed strategy for code update. PC directed CPS to begin preparing a draft of updated code regulations.
March 26 ,2024	Edited and updated the draft based on the PC discussion.
April 30, 2024	Reviewed code draft with PC and evaluated ADU density scenarios.
May 29, 2024	Edited and updated the draft based on the discussion.
June 25, 2024	Edited and updated the draft based on the discussion. PC provided direction to finalize document and prepare for public hearing in August.
July 30, 2024	Made final edits to draft based on discussion.

PROPOSED UPDATES AND ANALYSIS

Below is a summary of the changes to the ADU Standards, based on Planning Commission input, since the beginning of this 2024 code update. These are all reflected in the proposed language in the attached Ordinance.

a) Reorganized ADU provisions into five separate sections for clarity.

These sections are:

- 1) General Provisions
- 2) Dimensional and Design Standards
- 3) Incentives
- 4) Ownership and Occupancy
- 5) Utilities
- b) <u>Added statements in the General Provisions to clarify intent of ADU construction.</u> (See Sec. 7-4-6(A)(1)(b))

This was added to clarify Ridgway's intent to provide sustainable development without sacrificing long-term affordability.

- c) Waived certain plan review for ADUs to increase their affordability. (See Sec. 7-4-6(A)(1)(e))
 Plan review fees, typically paid to the Town for the review of a building permit, are proposed to be waived by up to 100% for ADUs that are attached to the primary residence and up to 75% for detached structures.
- d) Made ADUs permissible as accessory to duplex and triplex uses. (See Sec. 7-4-6(A)(2)(a))

This slightly increases density of residential ADUs and provides more affordable options to property owners.

e) Modified the permitted quantity of ADUs based on lot square footage. (See Sec. 7-4-6(A)(2)(a))

This allows the density to increase at an appropriate scale for the Town. As lot sizes get larger, additional ADUs are allowable. It's also important to note that all other dimensional standards of the zone district must also be met. The new standard is as follows:

- 1) One ADU is allowed on lots between 3,000 square feet and 7,500 square feet.
- 2) Two ADUs are allowed on lots between 7,501 square feet and 15,000 square feet.
- 3) Lots greater than 15,000 square feet may have more than (2) ADUs; however; the total number of ADUs on the subject property shall never exceed double the total number of dwelling units in the principal structure.
- f) <u>Added site plan review requirements for any property that results in two or more ADUs.</u> (See Sec. 7-4-6(A)(2)(a)(iii))

This ensures that ADU development is consistent with regulations applied to other residential developments in the Town. Upon final review of the updates, it was noticed that the language stated "more than two" in 7-4-6(A)(2)(a)(iii). This language was clarified to meet the intent of the numerous discussions which was to require a site plan when a property resulted in two or more ADUs.

g) <u>Increased maximum size and adjusted measurement standards.</u> (See Sec. 7-4-6(A)(2)(h)) This was done to measure only the internal, usable square footage towards the ADU area calculation. This provides further flexibility for builders and property owners while remaining consistent with similar structures existing in Ridgway.



Town of Ridgway ADU Standards Staff Report September 6, 2024 Page 3 of 4

h) <u>Added incentives based on landscaping, construction materials, and unit affordability.</u> (See Sec. 7-4-6(A)(3))

This was done to promote sustainable development and reward property owners for committing to those goals. The incentives range from additional square footage of the ADU to additional ADUs.

i) <u>Added a Minimum rental timeframe</u>. (See Sec. 7-4-6(A)(4)(b))

Modified ownership requirements to allow minimum rental term of 90 days to support seasonal workers and renters without opening ADUs to short term rentals.

a) <u>Pre-approved ADU Plans.</u>

This is not being proposed in this update, however, there was extensive discussion about the Town pursuing pre-approved ADUs that residents and property owners can obtain. This effort will be pursued outside of the adopted code since it will require solicitation of a consultant to develop the plans. This is an exciting opportunity to greatly decrease the cost of creating an ADU and reduce the timeframe for review.

PUBLIC COMMENTS AND NOTICE

The public meeting has been noticed in accordance with Sec. 7-1-5 of the RMC.

Significant public comment and feedback have been received during Planning Commission public meetings and hearings related to the owner occupancy requirement. While the comments were received and discussed by the Planning Commission, ultimately the Planning Commission recommended approval of the attached language which has not amended the occupancy requirements from the current RMC provisions. Yet, they have suggested that staff continue to look into options to address concerns raised both for and against this provision and bring those back for further discussion at the Planning Commission meeting.

PLANNING COMMISSION RECOMMENDATION

At their public hearing on August 27, 2024, the Town of Ridgway Planning Commission recommended approval of Ordinance No. 03-2024 with the condition that the occupancy requirement is evaluated in one year's time unless staff finds new information before that time. The motion passed unanimously with two commissioners absent

APPROVAL CRITERIA

The Town Council may approve of the proposed updates on first reading upon finding that the following criteria, set forth in RMC §7-4-3(D)(3), have been satisfied:

- (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; or
- (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.

STAFF RECOMMENDATION

Staff recommends the Town Council approve Ordinance No. 03-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding Accessory Dwelling Units, on first reading.



Town of Ridgway ADU Standards Staff Report September 6, 2024 Page 4 of 4

Recommended Motion:

"I move to approve Ordinance No. 03-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding Accessory Dwelling Units, on first reading. finding that the criteria set forth in RMC §7-4-3(D)(3) have been met."

Alternative motions:

Approval with conditions:

"I move to approve Ordinance No. 03-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding Accessory Dwelling Units, on first reading, finding that the criteria set forth in RMC §7-4-3(D)(3) have been met with the following conditions:

1.	
2.	
3.	

Denial:

"I move to deny Ordinance No. 03-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding Accessory Dwelling Units, finding that the criteria set forth in RMC §7-4-3(D)(3) have not been met."

ATTACHMENTS:

- 1. Ordinance No. 03-2024
- 2. ADU Code update clean version



TOWN OF RIDGWAY, COLORADO ORDINANCE NO. 03-2024

AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO AMENDING SECTION 7-4 "ZONING REGULATIONS" OF THE RIDGWAY MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS

- WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and
- **WHEREAS**, the zoning and land use powers conferred upon the Town by the State of Colorado empower the Town to manage land use to ensure the public health, safety, and welfare; and
- WHEREAS, the Town currently regulates land uses within the Town limits in accordance with Chapter 7 "Land Use Regulations" of the Ridgway Municipal Code ("RMC"), adopted pursuant to its Home Rule Constitutional authority and the Local Government Land Use Control Enabling Act of 1974, as amended, §§29-20-101, et seq. C.R.S; and
- WHEREAS, Accessory Dwelling Units ("ADUs") are a vital form of housing in the state of Colorado and in the Town of Ridgway, and are generally encouraged as an effective means to improve housing affordability, provided that each ADU complies with the Town's ADU standards; and
- WHEREAS, the Town has determined that ADU development is a potential solution to the housing affordability issue, and has made substantial efforts to evaluate the current ADU standards against lessons learned and best practices gleaned after years of the ADU movement; and
- WHEREAS, the Town has determined that it is appropriate to amend RMC Subsection 7-4-6(A) "Accessory Dwelling Units" as the new standards will facilitate the development of ADUs within the Town and are necessary for maintaining orderly growth and development patterns; and
- WHEREAS, modifications to the Town's ADU regulations will help advance *POLICY COM-2.2: HOUSING OPTIONS* in the Town of Ridgway Master Plan; and
- WHEREAS, the Town is not a Subject Jurisdiction as defined under §§ 29-35-102(21), and thus not subject to the newly enacted House Bill 24-1152, yet recognizes the importance of access to ADUs; and
- WHEREAS, Town staff, in consultation with the consultant team, provided public engagement opportunities, held a number of discussions with the Ridgway Planning Commission, and received recommendations from the Planning Commission; and
- WHEREAS, on August 27, 2024, the Ridgway Planning Commission held a public hearing to discuss ADU amendments to RMC Chapter 7, with the Planning Commission recommending approval of amendment to RMC 7-6-4(A); and
- **WHEREAS**, the Ridgway Town Council finds that this ordinance furthers and is necessary to promote the health, safety and general welfare of the Ridgway community.
- NOW, THERFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the following:

- **Section 1. Recitals Incorporated.** The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.
- Section 2. Amendment of Subsection (A) of Section 7-4-6 "Accessory Dwelling Units". Subsection (A) of Section 7-4-6 of the Ridgway Municipal Code is hereby amended to read as set forth in *Exhibit A*.
- Section 3. Codification of Amendments. The Town Clerk, as the codifier of the Town's Municipal Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Ridgway Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.
- **Section 4. Severability.** If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term "provision" means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term "application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.
- **Section 5. Effective Date.** This Ordinance shall take effect thirty (30) days after the date of final passage in accordance with Article 3-7 of the Ridgway Charter.
- **Section 6. Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.
- **Section 7. No Existing Violation Affected.** Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative body.
- **Section 8. Publication.** The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-7 of the Ridgway Charter.

INTRODUCED AND REFERRED TO PUBLIC HEARING on September 11, 2024 and setting such public hearing for October 9, 2024 at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY:	ATTEST:
John Clark, Mayor	Pam Kraft, Town Clerk
ADOPTED on October 9, 2024.	
BY:	ATTEST:
John Clark, Mayor	Pam Kraft, Town Clerk
APPROVED AS TO FORM:	r am Krait, Town Clerk
Bo James Nerlin, Town Attorney	

7-4-6 SUPPLEMENTAL REGULATIONS

(A) Accessory Dwelling Units.

- (1) General Provisions.
 - (a) 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 standards of these regulations.
 - (b) The goal of improving housing affordability requires flexibility with landscaping requirements, building typologies, and construction methods. Sustainable construction methods including, but not limited to, utilizing local resources and energy efficient designs are encouraged to increase long-term affordability.
 - (c) The burden shall be upon the owner of any ADU 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 an ADU.
 - (d) A dwelling unit constructed before a principal building, which meets these criteria, may be converted to an ADU following construction of a new principal dwelling unit.
 - (e) Plan review fees as calculated by the Building Official may be waived by the Town Manager for ADU(s) as set forth below.
 - (i) Plan review fees may be reduced by up to one-hundred (100) percent for attached ADU(s).
 - (ii) Plan review fees may be reduced by seventy-five (75) percent for detached ADU(s).
 - (iii) Permit fees may not be reduced for any ADU.
- (2) Dimensional and Design Standards.
 - (a) ADUs are only allowed as accessory to single-family, duplex, and triplex dwellings in accordance with the following:
 - (i) One (1) ADU is allowed on lot(s) between 3,000 square feet and 7,500 square feet.
 - (ii) Two (2) ADUs are allowed on lot(s) between 7,501 square feet and 15,000 square feet.
 - (iii) Lot(s) that are greater than 15,000 square feet may have more than two (2) ADUs; however; the total number of ADUs on the subject property shall never exceed double the total number of dwelling units in the principal structure. All properties that propose two (2) or more ADU(s) on a lot shall be subject to a Site Plan review as set out in Section 7-4-3(H), Site Plan.
 - (b) ADUs may be located within a detached structure, attached to the principal structure, or a converted room or rooms within the principal structure.
 - (c) The ADU(s) must be constructed in accordance with applicable requirements of Town Building Codes.
 - (d) All lots where an ADU is proposed shall comply with all dimensional standards applicable to the underlying zone district.
 - (i) Required setbacks may be reduced by up to fifty (50) percent, or two (2) feet, whichever is greater, when adjacent to open space. Such a reduction shall be approved by the Town Manager or their designee.
 - (e) The ADU shall not be located within the sight triangle as determined by Section 7-4-8(F)(8), Sight Triangles.
 - (f) The architectural design of the proposed ADU shall be compliant with the regulations set in RMC 7-4-9, Residential Design Standards.

- (g) The parking requirements shall comply with the requirements as set out in subsection 7-4-6(M).
- (h) The maximum size of an ADU shall not exceed 1,000 square feet of gross floor area unless otherwise allowed by this section.
 - (i) The calculation for the "gross floor area" shall be the total square footage of the ADU measured to the interior walls of the area comprising the unit excluding internal parking areas and stairways.
- (i) The proposed landscaping shall be compliant with an approved Landscape Plan, consistent with Section 7-4-8, Landscape Regulations, if one exists.

(3) Incentives.

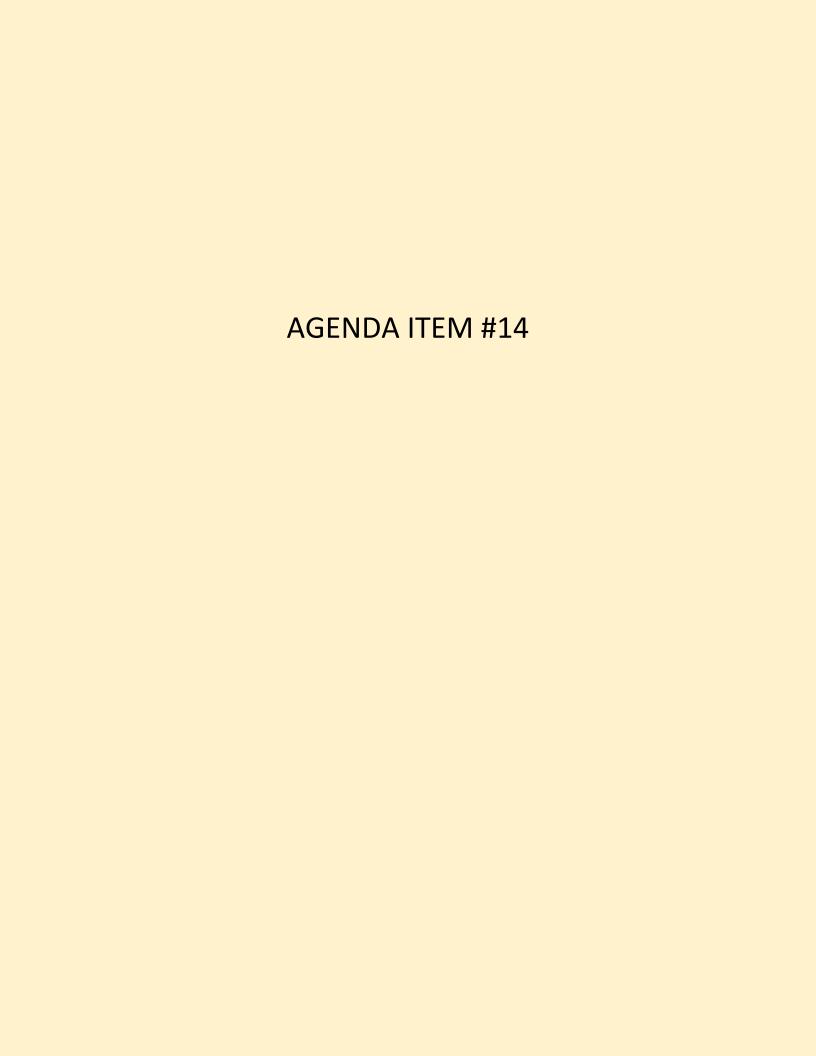
- (a) ADU Affordable Housing Provisions. All single-family, duplex, triplex dwelling uses may be allowed to construct one (1) additional ADU above the allowed quantity in subsection 7-4-6(A)(2)(a) when the ADU is income-restricted to moderate-to-low income residents only, pursuant to this subsection.
 - (i) Affordable Housing Covenants and Restrictions. The Town encourages the growth of affordable housing in all residential areas. To provide affordable housing units on private property, the property owner shall record a restrictive covenant with the Ouray County Clerk and Recorders' office that includes the following provisions:
 - a. Area median income (AMI). The covenant shall identify the AMI limitations placed on the unit. The income range shall be equal to or less than 150 percent AMI for Ouray County as determined by the US Department of Housing and Development or US Census.
 - b. Income-restricted units. Describe the quantity of income-restricted units, their square footage, and bedroom count.
 - c. Compliance report and leasing period. Include the duration of the tenant's lease. Upon reasonable request by the Town of Ridgway or Ouray County, the property owner shall submit a compliance report outlining how the restricted units comply with covenant requirements.
 - d. Income verification and rent limitations. Provide the method for determining tenant income and calculating the rent limitations for each income-restricted unit.
- (b) Landscaping. When a property owner requesting an ADU meets one of the applicable water conservation standards below, the proposed ADU may increase its maximum gross floor area by up to ten (10) percent without an administrative adjustment.
 - (i) The proposed live ground cover does not include more than 750 square feet of turf or:
 - (ii) The proposed landscape area has a minimum of eighty (80) percent non-live ground cover.
- (c) Sustainable construction methods. When an applicant meets the applicable sustainable construction standards as set out below, the proposed ADU may exceed the maximum gross floor area by two hundred (200) square feet.
 - (i) The proposed construction is certified by a professional sustainable construction organization.
 - (ii) The applicant provides proof of energy efficient design that exceeds industry standards from a certified construction professional.
 - (iii) The applicant sources fifty (50) percent of the construction materials from the State of Colorado.

Ridgway Municipal Code Chapter 7 Update Sec. 7 Accessory Dwelling Units Final Draft Update September 6, 2024

- (4) Ownership and Occupancy.
 - (a) One of the dwelling units on the property must be, and remain, owner occupied.
 - (b) A minimum of a ninety (90) day rental period shall be required by written lease for an ADU.
 - (c) The ADU, principal residential unit(s), and the lot or parcel upon which they are located, shall remain in undivided ownership.

(5) Utilities

(a) The ADU(s) should 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.





Building People, Places & Community

To: Town of Ridgway Mayor and Town Council

Cc: Preston Neill, *Ridgway Town Manager*

Angie Kemp, AICP, Ridgway Town Planner

From: TJ Dlubac, AICP, CPS, Contracted Town Planner

Max Garcia, AICP, CPS

Date: September 6, 2024

Subject: First Reading of Ordinance No. 04-2024 amending Parking Standards within the Ridgway

Municipal Code.

BACKGROUND

Following the 2023 updates to the Ridgway Municipal Code ("RMC"), a number of subsequent updates to the RMC were suggested. Evaluating the Town's parking standards was chosen as one project to pursue in calendar year 2024.

Ridgway has determined that updating parking standards is a potential solution to improve the transportation infrastructure related to site development while aligning the parking requirements with the desires of the Town. The objective of this project was to evaluate the current language, reduce the amount of parking required for various development types, and recommend potential policy changes based off best practices and prior parking assessments. Over the past year, Community Planning Strategies (CPS), town staff, and the Planning Commission have been drafting, evaluating, and revising proposed amendments to the parking standards within the Town limits.

At the January 30, 2024, Planning Commission meeting, Community Planning Strategies and Planning Commission kicked off the 2024 Land Development Code Update project. At the end of that discussion, the direction given to CPS was to broadly research parking regulations and bring that research back to the Planning Commission. This research resulted in multiple meetings to discuss and evaluate the proposed language.

The overall intent of these amendments was to allow the market opportunities to comply with minimum provisions while also being able to meet the needs of their patrons. These provisions seek to not remove any requirement for off-street parking, but to provide a variety of options for property owners and business owners to meet the requirements that are aligned with the Town's vision. Specifically, the following concepts were instrumental in the development of this language:

- 1. The Town desires for visitors and residents to park once and patron a variety of establishments. These parking spaces may be on-street parking spaces or on private property.
- 2. The Town desires increased use of bicycling, walking, and transit as a complete multi-modal transportation network.
- 3. Providing off-street surface parking reduces the amount of land area available for revenue generating square footage in commercial and industrial areas.
- 4. Requiring excessive off-street parking unnecessarily increases the costs of developing all types of uses.

While the Town has existing parking standards, the provisions of Section 7-4-6(M) of the RMC have numerous potential adjustments based on the evaluation.

MEETINGS AND INPUT

Since the project kicked off in January, several meetings have been held. The table below identifies the meetings held and summarizes the topics discussed:

January 26, 2024	Project kickoff with Planning Commission. Identified Parking requirements as one of the four projects to complete first. PC provided direction to prepare research to present at the next meeting.
February 23, 2024	Discussed best practices research and developed strategy for code update. PC directed CPS to begin preparing a draft of updated code regulations.
March 26 ,2024	Edited and updated the draft based on the PC discussion.
April 30, 2024	Reviewed code draft with PC evaluated parking requirement scenarios.
May 29, 2024	Edited and updated the draft based on the discussion.
June 25, 2024	Edited and updated the draft based on the discussion. PC provided direction to finalize document and prepare for public hearing.
July 30, 2024	Discussed minor updates. PC provided direction to set the hearing for August.
Aug Hearing	Held a hearing on the proposed changes and recommended approval to Town Council.

PROPOSED UPDATES AND ANALYSIS

Below is a summary of the changes to the parking standards, based on Planning Commission input, since the beginning of this 2024 code update.

These are all reflected in the proposed language in the attached Ordinance.

- a) <u>Overall reduced and simplified parking requirements in the use table.</u> (See Sec. 7-4-6(M)(1)) This will reduce the burden of providing off-street parking, provide site plan flexibility, and reduce the cost of development.
- b) Added stacking requirements for specific uses. (See Sec. 7-4-6(M)(1))
 - Introducing stacking requirements for specific uses will ensure sites have safe and well-organized vehicle circulation. This is now part of the off-street parking requirements table. Standards for staking spaces are provided in Sec. 7-4-6(M)(5).
- c) <u>Introduced a new section on shared parking plans, including requirements and provisions.</u> (See Sec. 7-4-6(M)(3))
 - In addition to reducing parking requirements for uses, this provision adds a layer of flexibility to allow developers to communicate with nearby businesses and property owners to spread out parking if on-site parking is not feasible.
- d) Expanded existing bicycle parking requirements. (See Sec. 7-4-6(M)(7))
 - This section requires a minimum number of bicycle parking spaces to be provided when the property is located within 2,000 feet of the river trail, another designated trail, transit station, or bus stop.
- e) <u>Introduced a new section on minimum "EV-Ready" electrical vehicle parking.</u> (See Sec. 7-4-6(M)(8)) Electric vehicles have become widely available in recent years, and it is anticipated that the use of electric vehicles will continue to grow. The intent of this amendment is to require all developments which require 15 or more parking spaces to provide a minimum number of EV Ready spaces. If EV Ready spaces are not provided, a fee-in-lieu would have to be paid. This fee has not yet been established, but will be added to the Town's fee schedule.



Town of Ridgway Parking Standards Staff Report September 6, 2024 Page 3 of 4

Furthermore, a minor amendment was made to this section to clarify the intent. The second sentence of Sec. 7-4-6(M)(8)(c) states that EV Ready spaces are strongly encouraged. This conflicts with the rest of the section where it states that EV Ready spaces are required. This sentence was removed for Town Council's consideration.

f) <u>Added a separate section for overall parking reductions and modified existing reductions, based on zoning districts.</u> (See Sec. 7-4-6(M)(9))

This section provides a variety of avenues for property owners and business owners to reduce the amount of parking spaces required to be provided on-site by meeting the standards in alternative ways. This section also provides reductions specific to various zoning districts where reduced or amended parking standards better align with the purpose and intent of the zoning district.

g) <u>Added handicap accessible parking standards, compliant with ADA standards.</u> (See Sec. 7-4-6(M)(10)) This is required by federal law and provides disabled individuals with accessible, on-site parking.

PUBLIC COMMENTS AND NOTICE

The public meeting has been noticed in accordance with Sec. 7-1-5 of the RMC. As of the date of this staff report, no additional public comments have been received.

PLANNING COMMISSION RECOMMENDATION

At their public hearing on August 27, 2024, the Town of Ridgway Planning Commission recommended approval of Ordinance No. 04-2024. The motion passed unanimously.

APPROVAL CRITERIA

The Town Council may approve of the proposed updates on first reading upon finding that the following criteria, set forth in RMC §7-4-3(D)(3), have been satisfied:

- (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; or
- (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.

STAFF RECOMMENDATION

Staff recommends the Town Council approve Ordinance No. 04-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding parking standards, on first reading.

Recommended Motion:

"I move to approve Ordinance No. 04-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding parking standards, on first reading, finding that the criteria set forth in RMC §7-4-3(D)(3) have been met."

Alternative motions:

Approval with conditions:

"I move to approve Ordinance No. 04-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding parking standards, on first reading, finding that the criteria set forth in RMC $\S7$ -4-3(D)(3) have been met with the following conditions:



Town of Ridgway Parking Standards Staff Report September 6, 2024 Page 4 of 4

1.	
2.	
3.	

Denial:

"I move to deny Ordinance No. 04-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 "Zoning Regulations" of the Ridgway Municipal Code regarding parking standards, finding that the criteria set forth in RMC §7-4-3(D)(3) have not been met."

ATTACHMENTS:

- 1. Ordinance No. 04-2024
- 2. Parking Standards clean version



TOWN OF RIDGWAY, COLORADO ORDINANCE NO. 04-2024

AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO AMENDING SECTION 7-4 "ZONING REGULATIONS" OF THE RIDGWAY MUNICIPAL CODE REGARDING PARKING STANDARDS

- WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and
- **WHEREAS**, the zoning and land use powers conferred upon the Town by the State of Colorado empower the Town to manage land use to ensure the public health, safety, and welfare; and
- WHEREAS, the Town currently regulates land uses within the Town limits in accordance with Chapter 7 "Land Use Regulations" of the Ridgway Municipal Code ("RMC"), adopted pursuant to its Home Rule Constitutional authority and the Local Government Land Use Control Enabling Act of 1974, as amended, §§29-20-101, et seq. C.R.S; and
- WHEREAS, the Town has determined that modifications to the Town's parking standards are necessary, and has made substantial efforts to evaluate the current parking standards against best practices and existing assessments of parking in Town; and
- WHEREAS, the trend in parking requirements has been to reduce them and allow for shared parking opportunities which encourage visitors to park once and walk to multiple establishments or events; and
- WHEREAS, best practices for parking requirements suggested evaluating minimum required parking standards, emphasizing transit-oriented development as a long-term solution, and addressing affordable housing barriers; and
- WHEREAS, adjusting off-street parking requirements can encourage new businesses to operate within existing buildings, preserving the architectural character of existing buildings and community; and
- WHEREAS, reduced and flexible parking requirements can promote business development and a shift towards sustainable transportation methods that will, in turn, promote economic vitality; and
- WHEREAS, modifications to the Town's parking standards will help advance *POLICY GRO-5.4: PARKING REQUIREMENTS* in the Town of Ridgway Master Plan, which reads, "Support the use of shared parking, on-street parking, and other strategies to maximize the use of available resources and support local business"; and
- WHEREAS, Town staff, in consultation with and the consultant team provided public engagement opportunities, held a number of discussions with the Ridgway Planning Commission, and received recommendations from the Planning Commission; and
- **WHEREAS,** on August 27, 2024, the Ridgway Planning Commission held a public hearing to discuss amending RMC Chapter 7 to address zoning regulations and parking standards, with the Planning Commission recommending approval of amendment to RMC 7-6-4(M); and

WHEREAS, the Ridgway Town Council finds that this ordinance furthers and is necessary to promote the health, safety and general welfare of the Ridgway community.

NOW, THERFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the following:

- **Section 1. Recitals Incorporated.** The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.
- **Section 2. Amendment of Subsection (M) of Section 7-4-6 "Parking Standards".** Subsection (M) of Section 7-4-6 of the Ridgway Municipal Code is hereby amended to read as set forth in *Exhibit A*.
- **Section 3.** Codification of Amendments. The Town Clerk, as the codifier of the Town's Municipal Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Ridgway Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.
- **Section 4. Severability.** If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term "provision" means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term "application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.
- **Section 5. Effective Date.** This Ordinance shall take effect thirty (30) days after the date of final passage in accordance with Article 3-7 of the Ridgway Charter.
- **Section 6. Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.
- Section 7. No Existing Violation Affected. Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative body.

Section 8. Publication. The Town On Article 3-7 of the Ridgway Charter.	Clerk is ordered to publish this Ordinance in accordance with
	PUBLIC HEARING on September 11, 2024 and setting such gway Town Hall, located at 201 N. Railroad Street, Ridgway,
BY:	ATTEST:
John Clark, Mayor	Pam Kraft, Town Clerk
ADOPTED on October 9, 2024.	
BY:	ATTEST:
John Clark, Mayor APPROVED AS TO FORM:	Pam Kraft, Town Clerk

Bo James Nerlin, Town Attorney

(M) Parking Standards

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

Use	Required parking spaces	Required Stacking spaces
Dwelling Units	Single-Family and Duplex Dwelling Units: 2 spaces per dwelling unit; one (1) required parking space may be permitted on-street.	
	All Other Residential: 1 space per dwelling unit; the one (1) space may be permitted on-street.	
Healthcare Facilities	1 space per 750 square feet	
Pharmacies	No off-street parking requirement	Minimum of two (2) stacking spaces before the drive up window.
Restaurants	1 space per 200 sq. ft. gross floor area	Minimum of six (6) stacking spaces before the drive up window.
Hotels and Motels	1 space per one (1) guest rooms	Minimum of four (4) stacking spaces before the drop off space.
Gas stations	No off-street parking requirement.	Minimum of one (1) stacking space before each fuel station.
Community Center	No off-street parking requirement	
Nursing Homes	1 space per 750 square feet or 1 space per employee on the shift with the highest quantity of employees.	
Office	1 space per 600 sq. ft. gross floor area	
Retail Establishments	1 space per 500 sq. ft. gross floor area	Minimum of four (4) stacking spaces before the drive-up window, if applicable.
Day Care Facilities not qualifying as an accessory use	No off-street parking requirement	Minimum of four (4) stacking spaces before the drop off zone.
Educational Facility, Elementary	2 spaces per classroom	Minimum of five (5) stacking spaces before the drop off space
Educational facility, Middle and High school	1 space per two (2) students and one (1) faculty member.	Minimum of four (4) stacking spaces before the drop off space
All other uses	1 space per 700 sq. ft. gross floor area	Minimum of one (1) stacking spaces before the drive up window, if applicable.

- (2) 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 areas.
- (3) Shared Parking Plan. The purpose of the shared parking plan and the subsequent regulations is to efficiently utilize parking resources amongst multiple properties and users while adequately meeting parking demand at peak hours or during special events. Applicants wishing to use shared parking as a means to satisfy off-street parking requirements shall submit a shared parking plan in accordance with this section.
 - (a) Shared parking standards.
 - (i) Shared parking plan required. A shared parking plan shall be required for the following:
 - a. All proposed developments, except for single-family or duplex dwelling units, that intend to utilize off-site parking spaces. Such plan may request to eliminate all or a percentage of the required off-street parking spaces being provided on the subject property.
 - b. Major special events, as determined by the Town Manager or designee, that will have a significant impact on traffic circulation within town limits.

- c. The applicant is requesting to utilize existing on-street parking to meet off-street parking requirements which isn't otherwise authorized by this section.
- (ii) Shared parking plan provisions. The proposed shared parking plan shall address each of the following provisions.
 - a. Off-site shared parking. Provide the location of the off-site parking spaces, quantity of parking spaces, and the current physical condition of the area to be used for off-site parking.
 - i. If the off-site parking spaces are fulfilling the required off-street parking needs of another use or property, the plan shall also provide a schedule of peak demand for each use utilizing the parking spaces.
 - ii. Submit a written narrative describing adjacent land uses to the off-site parking location, potential negative impacts of increased parking on the off-site location, and proposed strategies to mitigate negative effects.
 - b. Shared Parking Agreement. In the case of off-site shared parking for proposed uses where the targeted off-site lot is owned by others, a written agreement between the town, the owner of the property where the off-site parking is being proposed, and the owner of the property seeking the use of off-site parking shall be entered into.
 - i. The agreement shall be recorded with Ouray County Clerk and Recorder, unless the agreement is for temporary uses, such as a special event.
 - ii. The agreement shall provide details of continued maintenance and the owner's responsibility for off-site parking spaces.
 - c. Pedestrian movement. Describe the intended pedestrian movement from off-site parking locations to the property or establishment served by those spaces.
 - i. Shared parking that is located across Highway 62 or Highway 550 shall be located within two (2) blocks of an existing crosswalk or a grade separated pedestrian connection to cross the highway.
 - d. Neighborhood partnership. Proposed developments that intend to utilize shared parking are encouraged to form partnerships within the community.
 - i. The shared parking plan shall identify all businesses and organizations that utilize the parking resources.
 - ii. For special events, the shared parking plan shall detail methods of reliance on public transportation.
 - iii. For permanent uses, off-site parking spaces located adjacent to residential uses shall provide a minimum of five (5) foot buffer with an opaque six (6) foot tall fence or landscaping along all shared boundaries.
 - e. Peak hours. The shared parking plan shall provide operating hours for each specified use. If public transit is to be utilized for temporary uses, then a description of route schedule and stop locations are required.
 - i. The shared parking plan shall describe usage of off-site parking for specified for the following time periods:
 - 1. Monday to Friday 8 AM to 5 PM.
 - 2. Monday to Friday 5 PM to 12:00 AM
 - 3. Monday to Friday 12 AM to 8AM
 - 4. Saturday to Sunday 8 AM to 5 PM
 - 5. Saturday to Sunday 5 PM to 12 AM

6. Saturday to Sunday 12 AM to 8 AM

- On-street parking.
 - (a) Except as otherwise allowed in this Chapter, on-street parking spaces are not allowed to be used to satisfy off-street parking requirements.
 - (b) The Town Manager or their designee may approve on-street parking spaces within one-hundred (100) feet of the subject property to count towards required off-street parking.
- (5) Vehicle Stacking. Nonresidential uses that provide drive-through facilities are required to provide spaces for vehicles waiting in line.
 - (a) Stacking spaces shall be a separate aisle from parking lot circulation.
 - (b) Stacking spaces shall be located in a manner that prevents any stacked vehicle from extending onto the public right-of-way, interfering with pedestrian and vehicle circulation, or preventing ingress to or egress from the property.
 - (c) Required stacking spaces shall be a minimum nine (9) feet wide and twenty (20) feet in length.
 - (d) Drive-through aisles shall be distinctively marked or delineated.
 - (e) Stacking spaces shall not count towards the minimum required parking spaces.
- (6) Parking plan requirements. In instances where a Site Plan is required, the submittal shall include details of all proposed parking facilities. The Site Plan must contain the following information:
 - (a) Parking spaces shall be sized and designed in accordance with standard Town specifications and shall be a minimum of eight (8) feet by twenty (20) feet in size. The parking space size may be modified to provide parking for alternative modes of transportation with approval from the Town Manager or their designee.
 - (b) Site Plan 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.
 - (c) The quantity and location of parking spaces, including drop off zones, electric vehicle charging spaces, stacking spaces, and drive-through circulation, as applicable.
 - (d) Type of surface materials and treatment for parking aisles and parking spaces.
 - (e) Traffic directional arrows, signage, and markings.
- (7) Bicycle parking.
 - (a) Bicycle parking as set forth in subsection 7-4-6(M)(7) shall be required for all nonresidential uses, fourplex dwellings, and multiple family dwellings.
 - (i) A minimum of two (2) bicycle spaces or the quantity of bicycle spaces equivalent to ten (10) percent of required parking spaces shall be provided when either of the following circumstances are met:
 - a. The property is located within 2,000 feet of the Uncompangere RiverWay Trail or other designated trails.
 - b. The property is located within 2,000 feet of a transit station or designated transit bus.
 - (ii) For all other locations, bicycle parking is optional and may be used to reduce the required number of parking spaces.
 - (b) Design Standards.
 - (i) The required bicycle rack type shall be able to support two (2) bicycle parking spaces.

- (ii) Parking for bicycles shall be provided on-site, and bicycle parking areas shall be located as near to the building or facility entrance as possible but not more than one hundred (100) feet away and shall not interfere with pedestrian or vehicular traffic.
- (iii) When applicable, bicycle parking areas should utilize already existing weather protected areas such as building overhangs.
- (iv) If bicycle and automobile parking areas or accessways abut each other, a physical barrier between the bicycle parking area and the automobile parking or drive areas shall be provided to prevent the possibility of bicycle-motor vehicle collisions.
- (8) Electric Vehicle Parking. Electric vehicle parking shall be provided for all new developments.
 - (a) Electric vehicle parking may count towards the required off-street parking space at a rate of one-to-one.
 - (b) Electric vehicle supply equipment (EVSE) The installation of EVSE shall meet the National Electrical Code. Equipment mounted on pedestals, lighting posts, bollards, or other devices for on-street charging stations shall be designed and located as to not impede pedestrian or vehicle travel or create hazards within the right-of-way.
 - (c) Any new development with fifteen (15) or more required parking spaces shall provide EV-Ready spaces pursuant to table T-4.6, EV Parking Required, below. EV Ready spaces have the electrical capacity necessary to accommodate the future hardwire installation of Level-2 electric vehicle charging stations.

Table T-4.6 EV Parking Required.

Designated parking spaces for project	Number of EV-ready spaces required.
15 to 35	1
36 to 65	2
66 to 90	3
91+	3, plus 1 space per 25 additional provided spaces.

- (d) Electric vehicle spaces not provided at time of site plan approval shall pay a fee-in-lieu for each required electric vehicle parking space. The fee for each required electric vehicle space is established, pursuant to the Town's adopted fee schedule.
- (9) Parking reductions. The purpose of the parking reductions is to provide further flexibility to developments, redistribute the required parking, and support transportation alternatives amongst the Town.
 - (a) Parking reductions overall. The Town Manager or their designee may grant a parking reduction up to fifty (50) percent of the required parking spaces.
 - (i) Parking reductions may only be granted if the proposed reduction will not result in spillover parking into public roads and will not adversely affect traffic circulation.
 - (ii) Only the following parking reductions may be allowed unless otherwise permitted by this code.
 - a. One (1) vehicular space for every two (2) bicycle parking spaces in addition to required bicycle parking.
 - b. The Town Manager or their designee may reduce the number of required off-street parking spaces on property located within 500 feet of a transit bus stop with a headway of one-hour or less.
 - c. One (1) vehicular parking space for every two (2) motorcycle spaces.

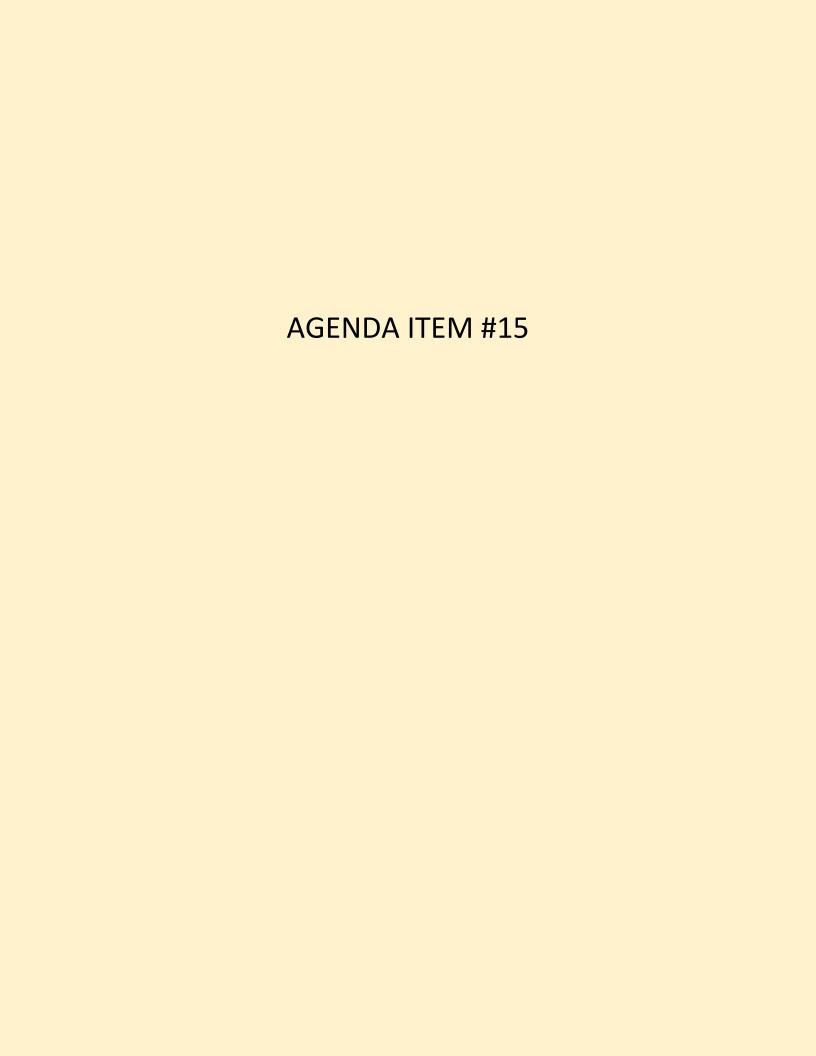
- d. The Town Manager or their designee may reduce the number of required off-street parking spaces for existing buildings that are designated historic locations or have existed greater than or equal 75 years by up to fifty (50) percent.
 - i. The building(s) may not be drastically renovated so that its building character is no longer like the original structure to qualify for the parking reduction.
- (b) Parking standards for zoning districts. The following sections set forth standards that are applicable to specific zoning districts and apply in addition to all standards and provisions of this Section.
 - (i) Parking standards specific to the DS District. Businesses shall be credited with half parking space for every designated on-street parking space adjacent to the business and in accordance with Town specifications. No parking shall be allowed on alleys or on Highway 62 (Sherman Street).
 - (ii) Parking standards specific to the HR District. Single-family and duplex dwelling uses may utilize on-street parking to meet all parking requirements without a shared parking plan.
 - (iii) Parking standards specific to the MR District.
 - a. Parking shall be sited to provide the least visual impact from public rights-of-way and shall not dominate the front yard of any lot or parcel.
 - b. An area used for bike racks and parking of other nonmotorized vehicles, shall be located no more than fifty (50) feet from the main entrance to the primary building(s) and shall provide a logical connection to onsite non-motorized access routes.
 - (iv) Parking standards specific to the HB District.
 - a. Nonresidential uses have no minimum parking requirement.
 - b. All proposed parking spaces shall only be accessed from an alley.
 - c. A minimum of two (2) off-street parking spaces shall be provided for residential uses.
 - d. For residential uses requiring more than two (2) spaces, a fee-in-lieu of providing these spaces may be paid at a rate of \$6,000.00 per space not provided on-site.
 - The monetary payment(s) shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District. The use of these funds shall be at the sole discretion of the Town.
 - (v) Parking standards specific to the Limited Industrial (LI) and General Industrial (GI) Districts. Parking and storage is not allowed in the front or side setbacks along any street.

(10) Accessible Parking Spaces.

- (a) For all uses other than single-family or duplex dwellings, accessible parking spaces shall be provided at the minimum rate consistent with Table T-4.6, Accessible Parking Requirements.
- (b) The accessible parking shall be provided on-site.
- (c) At least one (1) van accessible space shall be provided for every six (6) accessible spaces required.
- (d) Accessible parking spaces shall otherwise comply with the American with Disabilities Act.

Table T-4.6 Accessible Parking Required.

Total Number of Off-Street Spaces Provided	Number of Accessible Spaces
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total spaces required
>1,000	20 plus 1 for each 100 over 100





To: Honorable Mayor and Town of Ridgway Town Council

Cc: Preston Neill, Ridgway Town Manager

Angie Kemp, AICP, Ridgway Town Planner

From: TJ Dlubac, AICP, CPS, Contracted Town Planner

Date: September 6, 2024

Subject: Dalwhinnie-Ridgway Athletic Park Annexation - Resolution Finding Substantial Compliance

and Setting the Hearing

PROJECT OVERVIEW

ANNEXATION PROCESS BACKGROUND

A Petition for Annexation for the Dalwhinnie-Ridgway Athletic Park Annexation has been submitted to the Town. The petition and the supplemental materials were determined to be complete, and that Town staff was able to process the petition in accordance with C.R.S. and RMC requirements.

The first step in the annexation review process is for the Town Council to review the petition and, if the petition is found to be in substantial compliance, approve a Resolution to that effect and setting the hearing for the annexation to be heard by the Council.



SUMMARY OF ANNEXATION PETITION:

The Petition includes approximately 3.23 acres of property owned by Dalwhinnie Group and the Town of Ridgway, collectively referred to as the "Petitioners". The Petitioners own 100% of the private property petitioning to annex. 0.72 acres petitioning to be annexed is CR 23 right-of-way.

As outlined in in the Annexation Act, a Petition for Annexation must meet the following criteria:

- Be signed by a minimum of 50% of property owners owning or than 50% of the area petitioned to be annexed and have applicable contact information.
- Submit an annexation map containing the required information.
- The property must be eligible to be annexed to the Town. Eligibility is defined as:
 - (a) Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous to the annexing municipality.
 - (b) A community of interest exists between the area being proposed for annexation and the Town.

IMPACT REPORT:

Because the property petitioned to be annexed is under 10 acres, an Impact Report is not required by the C.R.S. Based on the fact that the property petitioning to annex includes current park lands and a portion of a development being reviewed through the Town's process, staff does not find substantial reason to require an Impact Report and would encourage the Town to seek a waiver of this requirement from the County Commissioners as permitted by the C.R.S.

Town of Ridgway Dalwhinnie-Ridgway Athletic Park Annexation September 6, 2024 Page 2 of 5

CODE REQUIREMENTS

COLORADO REVISED STATUTES:

31-12-107. Petitions for annexation and for annexation elections.

- (1) Petition for annexation in accordance with section 30 (1)(b) of article II of the state constitution:
- (g) If the petition is found to be in substantial compliance with this subsection (1), the procedure outlined in sections 31-12-108 to 31-12-110 shall then be followed. If it is not in substantial compliance, no further action shall be taken.

31-12-108. Setting hearing date - notice given.

- (1) As a part of the resolution initiating annexation proceedings by the municipality or of a resolution finding substantial compliance of an annexation petition or of a petition for an annexation election, the governing body of the annexing municipality shall establish a date, time, and place that the governing body will hold a hearing to determine if the proposed annexation complies with section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 or such provisions thereof as may be required to establish eligibility under the terms of this part 1. The hearing shall be held not less than thirty days nor more than sixty days after the effective date of the resolution setting the hearing. This hearing need not be held if the municipality has determined conclusively that the requirements of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 have not been met.
- (2) The clerk shall give notice as follows: A copy of the resolution or the petition as filed (exclusive of the signatures) together with a notice that, on the given date and at the given time and place set by the governing body, the governing body shall hold a hearing upon said resolution of the annexing municipality or upon the petition for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 and is considered eligible for annexation. Said notice shall be published once a week for four successive weeks in some newspaper of general circulation in the area proposed to be annexed. The first publication of such notice shall be at least thirty days prior to the date of the hearing. The proof of publication of the notice and resolution or petition, or the summary thereof, shall be returned when the publication is completed, the certificate of the owner, editor, or manager of the newspaper in which said notice is published shall be proof thereof, and a hearing shall then be held as provided in said notice. A copy of the published notice, together with a copy of the resolution and petition as filed, shall also be sent by registered mail by the clerk to the board of county commissioners and to the county attorney of the county wherein the territory is located and to any special district or school district having territory within the area to be annexed at least twenty-five days prior to the date fixed for such hearing. The notice required to be sent to the special district or school district by this subsection (2) shall not confer any right of review in addition to those rights provided for in section 31-12-116.
- (3) The governing body of the annexing municipality, from time to time, may continue the hearing to another date without additional notice if the volume of material to be received cannot be presented within the available time for any given session; except that no session of a hearing shall be so continued unless at least one hour of testimony has been heard.

RMC §7-8-3 STATEMENT OF POLICY AND REVIEW CRITERIA

It shall be the general policy of the Town with respect to annexations and the consideration of annexation petitions that:



Town of Ridgway Dalwhinnie-Ridgway Athletic Park Annexation September 6, 2024 Page 3 of 5

- A. Annexation is a discretionary act. Except for the initiated petition for the annexation of an enclave, the Town shall exercise its sole discretion in the annexation of territory to the Town.
- B. The land to be annexed and the uses proposed for the land shall conform to the goals, policies, and strategies of the Master Plan and to the land uses depicted on the Future Land Use Map, as amended.
- C. Certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to the Town in order that the public needs may be served by such facilities. These facilities include, but not limited to, streets, bridges, public parks and recreation areas, school sites, and storm drainage facilities. The annexation of lands to the Town shall not create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.
- D. The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition through the approval and recording of the final annexation documents, in the event of the Town Council's approval of annexation.
- E. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels (for example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property).
- F. Adequate water rights are to be deeded to the Town, as determined necessary by the Town, at the time of annexation, to provide sufficient water for the annexed property and the uses thereon.
- G. The annexation process can be complex. A property owner considering an annexation petition may wish to consult with an attorney familiar with municipal annexation law. While the Town staff will cooperate with the property owner in the process of complying with state law or the Land Use Regulations, the Town cannot be bound by any representations made by the Town staff regarding the status of or the requirements of state law or the Land Use Regulations. As a general rule and except in extraordinary circumstances, annexation petitions should be accompanied by a request for zoning and, when appropriate, a sketch plan or other application(s), which may be needed pursuant to Chapter 7, Section 4, Land Use Regulations.
- H. The property owner may request that the annexed property be placed in a specific zone district, or the Town may initiate a zoning action as part of the annexation process. However, no zoning action shall become effective prior to the effective date of the annexation ordinance concerning the property.
- I. The Town may conduct zoning and subdivision review for the area proposed to be annexed after the Town Council adopts a resolution finding the petition for annexation (or annexation election) to be in substantial compliance with the state law and that the area is eligible for annexation. The Town Council shall not pass any ordinance approving a request for zoning and/or subdivision until an ordinance annexing the property to the Town has been approved by the Town Council.
- J. The petitioner(s) shall enter into an annexation agreement with the Town for the development of the property to be annexed.

RMC §7-8-5 ANNEXATION PROCEDURES:

F. Substantial Compliance.



Town of Ridgway Dalwhinnie-Ridgway Athletic Park Annexation September 6, 2024 Page 4 of 5

- Annexation petition referral to Town Council. Upon the Town staff's determination that the
 petition and supporting documentation are complete and in compliance with provisions of
 this Chapter, the Act, and the Ridgway Municipal Code, the Town Manager or designee
 shall refer the petition to the Town Council for review and consideration.
- Town Council determination of substantial compliance. The Town Council shall consider at a regular or special meeting whether the petition is in substantial compliance with provisions of the Act.
 - a) If the petition is found to be in substantial compliance with the Act, the Town Council may, by the adoption of a Resolution of Substantial Compliance, set the annexation and zoning, for a public hearing as provided in the Act.
 - b) If the petition is found to not be in compliance with the Act, no further action shall be taken, except that the findings shall be made by resolution of the Town Council.

ANALYSIS

A group of petitioners owning more than 50% of the property and who are more than 50% of the property owners have submitted a request for annexation of property named "Dalwhinnie-Ridgway Athletic Park", located adjacent to CR23, southeast of Athletic Park.

The statutory requirement of a minimum of 1/6th contiguity to the current Town limits is attained by this property with land adjacent to the north and west.

Lastly, there appears to be a community of interest between the areas petitioning to be annexed into the Town since one portion is owned by the town and is part of the Town's Athletic Park and the other is a portion of a subdivision where a significant portion of the property is already in the town limits. The annexation would extend right-of-way to continue the Town street network and provide adequate space to install the necessary public facilities to serve this development and comply with all state and federal regulations.

In conclusion, staff finds that the Petition appears to be in substantial compliance with all applicable provisions of the C.R.S. and recommends that the Council initiate annexation proceedings for this property.

PUBLIC NOTICE AND PUBLIC COMMENT

As of the drafting of this staff report, no public comments either for or against the request have been received.

STAFF RECOMMENDATION

Upon review the materials submitted, Staff has determined the annexation petition is substantially compliant with CRS Article 12 and recommends approval of Resolution No. 2024-09 setting a public hearing date for November 13, 2024, where the Town of Ridgway Town Council shall consider the annexation of the Dalwhinnie-Ridgway Athletic Park Annexation.

RECOMMENDED MOTION:

"I move to approve Resolution No. 2024-09, a Resolution Finding Substantial Compliance for an Annexation Petition Filed with the Town of Ridgway, Colorado known as Dalwhinnie-Ridgway Athletic Park Annexation to the Town of Ridgway and Setting a Public Hearing for November 13, 2024.

ALTERNATIVE MOTIONS:



Town of Ridgway Dalwhinnie-Ridgway Athletic Park Annexation September 6, 2024 Page 5 of 5

Denial:

"I move to deny Resolution No. 2024-09, a Resolution Finding Substantial Compliance for an Annexation Petition Filed with the Town of Ridgway, Colorado known as Dalwhinnie-Ridgway Athletic Park Annexation to the Town of Ridgway"

ATTACHMENTS

- 1. Resolution No. 2024-09
- 2. Annexation Petition
- 3. Annexation Map
- 4. Application Materials
- 5. Project Narrative



TOWN OF RIDGWAY, COLORADO

RESOLUTION NO. 9, SERIES 2024

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS FOR PROPERTY KNOWN AS DALWHINNIE -RIDGWAY ATHLETIC PARK ANNEXTION AND GIVING NOTICE OF A PUBLIC HEARING THEREON

WHEREAS, the Town Council for the Town of Ridgway, Colorado has received a Petition for Annexation of certain property, signed by at least 50% of the landowners owing at least 50% of the land of said property, exclusive of public streets and alleys; and

WHEREAS, the Petition appears to be in substantial compliance with the applicable provisions of Chapter 31, Article XII of the Colorado Revised Statutes; and

WHEREAS, the Council wishes to initiate annexation proceedings for the property and to set a public hearing for further consideration of the Petition.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO:

Section 1. Annexation Proceedings Initiated

Annexation proceedings are hereby initiated upon the Petition for Annexation of the following described property to the Town, which Petition appears to be in substantial compliance with the applicable provisions of Chapter 31, Article 12, Colorado Revised Statutes:

See, attached **EXHIBIT A**.

Section 2. Public Hearing

The Council hereby sets and gives notice of a public hearing for 5:30 P.M. on November 13, 2024 at the Ridgway Town Hall, 201 North Railroad Street, in Ridgway, Colorado, to determine if the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S. or such parts thereof as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of said statutes.

PASSED, APPROVED AND ADOPTED THIS 11^{TH} DAY OF SEPTEMBER 2024, THE VOTE UPON ROLL CALL BEING AS FOLLOWS:

For:	
Against:	
Abstain:	
FOR THE TOWN COUNCIL OF THE TOWN OF R	IDGWAY, COLORADO
	Ву:
Pam Kraft, Town Clerk	John Clark, Mayor

NOTICE IS HEREBY GIVEN that a Petition for Annexation of property hereinafter described has been presented to the Town Council of the Town of Ridgway, Colorado and found to be in apparent compliance with the applicable provisions of law. The Town Council has adopted a Resolution setting a public hearing to be held at 5:30 P.M. on November 13, 2024, at the Ridgway Town Hall, 201 North Railroad Street, in Ridgway, Colorado, to determine if the proposed annexation complies with the applicable requirements of law.

Any person may appear at the hearing and present evidence upon any matter to be considered by the Council.

Published in the Ouray Plaindealer:

Published Weekly:

First Publication: October 11, 2024
Second Publication: October 18, 2024
Third Publication: October 25, 2024
Fourth Publication: November 1, 2024

EXHIBIT A

Legal Description of Property Proposed for Annexation

[attached]



125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX www.del-mont.com ▼ service@del-mont.com

PARCEL A:

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet;

Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;

Thence the following two courses along said Right of Way:

Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado





125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX www.del-mont.com ▼ service@del-mont.com

PARCEL B:

A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

Thence N01°06'16"E 130.79 feet;

Thence. N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado





125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX www.del-mont.com ▼ service@del-mont.com

PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado



Town of Ridgway Petition for Annexation

We, the undersigned landowners, in accordance with Colorado Revised Statues (C.R.S.) Title 31, Article 12, as amended, hereby petition the Town Council of the Town of Ridgway, Colorado, for annexation to the Town of Ridgway the unincorporated property, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Ouray and the State of Colorado, and to be known as the Dalwhinnie – Ridgway Athletic Park Annexation to the Town of Ridgway.

In support of said Petition, the petitioners state that:

- 1. It is desirable and necessary that the property described in Exhibit A ("Property") be annexed into the Town of Ridgway.
- 2. The requirements of C.R.S. 31-12-104, as amended, exist or have been met in that:
 - a) Not less than one-sixth (1/6) of the perimeter of the Property to be annexed is contiguous with the Town of Ridgway.
 - b) A community of interest exists between the Property proposed to be annexed and the Town of Ridgway.
 - c) The Property proposed to be annexed is urban or will be urbanized in the near future.
 - d) The Property proposed to be annexed is integrated or is capable of being integrated with the Town of Ridgway.
- 3. The limitations of C.R.S. 31-12-105, as amended, exist or have been met in that:
 - a) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way.
 - b) No annexation proceedings have been commenced for any portion of the territory proposed to be annexed by another municipality.
 - c) The annexation will not result in the detachment of area from any school district and attachment to another unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.
 - d) The annexation will not have the result of extending the boundary of the Town of Ridgway more than three miles in any direction from any point in any one year.

- e) A plan is in place which specifically shows the proposed location, character, and extent of streets, other public ways, grounds, open spaces, public utilities, water, light, sanitation, transportation, power and land uses for the Property.
- f) In establishing the boundaries of the proposed annexation, if a portion of a platted street or alley is annexed, the entire width of the streets and alleys have been included within the area to be annexed. Reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the Town of Ridgway.
- g) The territory proposed to be annexed is 40.294 acres in total area with 3.53 acres, with Parcel A to be zoned to the Residential Zone District and Parcel B and Parcel C to be zoned to the General Commercial Zone District.
- 4. The petition requirements of C.R.S. 31-12-107, as amended, exist or have been met in that:
 - a) More than fifty percent of the landowners in the area owning more that fifty percent of the area proposed to be annexed, exclusive of dedicated streets or alleys have signed this petition and hereby petition for annexation of such territory.
 - b) The signatures of the petition compromise one hundred percent (100%) of the landowners of the private property area proposed to be annexed and said landowners agree that this negates the necessity of an annexation election.
 - c) Accompanying this petition are four (4) copies of an annexation map containing the following information:
 - i. A written legal description of the boundaries of the area proposed to be annexed as shown in Exhibit A.
 - ii. A map showing the boundary of the area proposed to be annexed as shown in Exhibit B showing of the location of each ownership tract in unplatted land.
 - iii. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Ridgway and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
- 5. The Town of Ridgway has waived the preparation and submittal of an annexation impact report as may be required by C.R.S. 31-12-108.5 because the annexation does not have any residential density, and the infrastructure being annexed by the Town and associated residential density was already approved by the Town with the Preserve PUD Preliminary Plat.
- 6. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules and regulations of the Town of Ridgway, except for general property taxes of the Town of Ridgway, which shall become effective as of the January 1 next ensuing.

- 7. The petitioners agree that said annexed land shall be brought under the provisions of the Ridgway Municipal Code, including but not limited to the Property's zoning requirements, within ninety (90) days after the effective date of the annexation ordinance.
- 8. An annexation agreement has been or will be executed by the petitioners and the Town of Ridgway relating to this annexation and the petitioner hereby expressly consents to the terms and conditions set forth in the annexation agreement.

WHEREFORE, the petitioners, whose signatures are set forth below, respectfully request that the Town of Ridgway, acting through its Town Council, approve the annexation of the Property.

Parcel A Owner: Dalwhinnie Group, LLC, a Colorado limited liability company

By	
Robert Dow, Manager of Dalwhinnie Group, LLC	
Date July 17 2024	
State of \(\frac{\frac{1}{2}}{2} \)	
County of Orange	
The foregoing instrument was acknowledged before me this $\sqrt{\frac{1}{1}}$ day of $\sqrt{\frac{1}{1}}$	
2024, by Robert Dow as Manager of Dalwhinnie Group, LLC.	AN E
My commission expires 8 (77/2076 Notary Public Many Man 6	
Witness my hand and official seal.	

KASEY N SIKORSKY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI6438780
Qualified in Orange County
My Commission Expires 08-22-2026

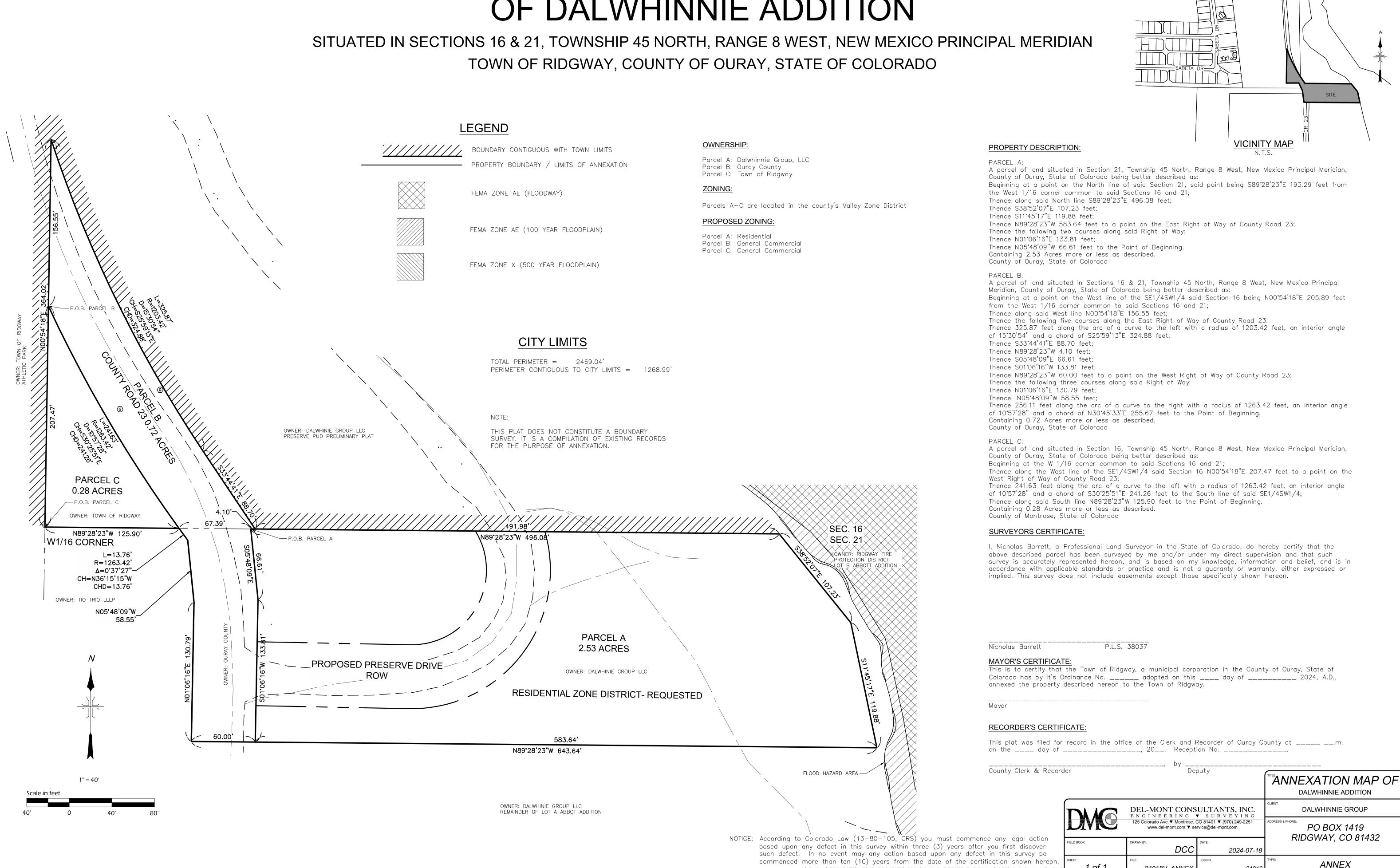
Parcel C Owner: Town of Ridgway, Colorado, a Colorado home rule municipality

By
John Clark, Mayor
Date
State of Colorado)
County of Ouray)
The foregoing instrument was acknowledged before me this day of,
2024, by John Clark as Mayor of the Town of Ridgway, Colorado
My commission expires
Notary Public
Witness my hand and official seal.

Exhibit A

Legal Description

ANNEXATION MAP OF DALWHINNIE ADDITION



1 of 1

\\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24018-PRESERVE RIDGWAY\C3D\24018V_ANNEX.DWG

24018V ANNEX



125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX www.del-mont.com ▼ service@del-mont.com

PARCEL A:

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet;

Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;

Thence the following two courses along said Right of Way:

Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado





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PARCEL B:

A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

Thence N01°06'16"E 130.79 feet;

Thence. N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado





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PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado



Dalwhinnie Annexation and Zoning Map Amendment





BACKGROUND

The Preserve PUD team, consisting of Del-Mont Consultants, Inc., Alpine Planning, LLC, and Dalwhinnie Group, LLC, took part in a joint meeting with the Town of Ridgway Planning Commission and the Ouray County BOCC on October 26, 2022. The purpose of this joint meeting was to discuss the path forward to meet the following Preserve PUD Preliminary Plat ("Plat") conditions:

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

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

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

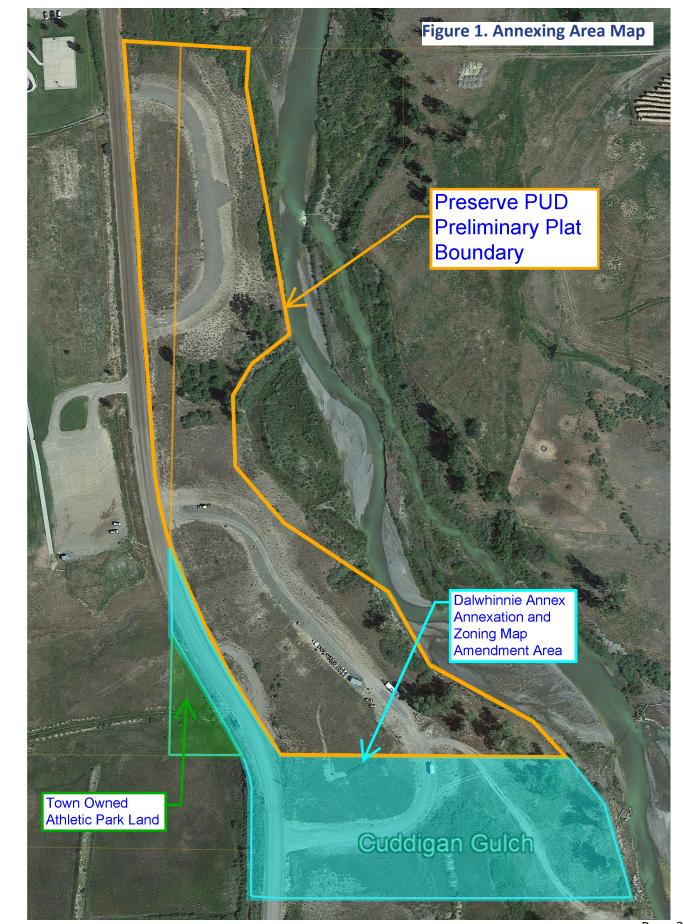
The Town Approval Conditions were added to address Town-approved Plat infrastructure located in the unincorporated area of Ouray County to the south of the Plat area as shown in Figure 1. The path forward from the joint meeting is in a letter from the Town of Ridgway ("Town") dated November 14, 2022 as shown in Exhibit A ("Town Letter"), with the first step to submit a request to update the Town of Ridgway Master Plan ("Master Plan"). The Town approved the Master Plan amendment to include the area to be annexed as shown in Figure 1 and Figure 2 that includes the Dalwhinnie Group LLC land, the CR 23 Right-of-Way, and Town owned Athletic Park land that is currently outside the Town limits ("Annexing Area") The Master Plan amendment amended the future land use map to show the Annexing Area within the Urban Growth Management Area ("UGMA") Boundary and the Town's Residential land use designation. The Preserve PUD team is now applying for the next steps identified in the Town Letter with the annexation and a zoning map amendment applications.

ANNEXATION OVERVIEW

The Annexing Area has three (3) parcels as follows:

Parcel A. Parcel A is owned by Dalwhinnie Group LLC ("Dalwhinnie") and is legally described in Exhibit B containing 2.53 acres. Parcel A is currently in the County's Valley Zone District and used for agricultural land uses. Parcel A is not irrigated. Parcel A was approved by the Town for infrastructure uses for the Preserve PUD Preliminary Plat as shown in Figure 3, including required secondary paved access for Preserve Drive and associated right-of-way/easement that serves ten (10) lots in the Plat; an extension of the required recreational path and associated easement next to CR 23; stub out to the sewer line; and subdivision grading and drainage.

Parcel A is proposed to be in the Residential Zone District with no density permitted on this



Page 1 Page 2

parcel, with a note on the subdivision plat that will prohibit any residential homes on Parcel A. The only new use proposed on Parcel A is a lift station that is to be relocated from within the Plat area to meet Colorado Division of Public Health and Environment setbacks that were adopted after the Town's approval of the Plat. The Preserve Drive Right-of-Way, lift station easement, and recreational path easement will be dedicated to the Town with the subdivision for the Annexing Areas. The subdivision application will be submitted after the Council adopts a resolution finding the petition for annexation to be in substantial compliance with state law as allowed by Land Use Regulations Section 7-8-3-1.

Parcel B. Parcel B is owned by Ouray County as a public right-of-way and is legally described in Exhibit B containing 0.72 acres. Parcel B is approved by the Town for infrastructure uses for the Plat as shown in Figure 3, including grading, drainage and paving improvements to CR 23 and a looped water line. Parcel B is proposed to be included as the same zone district as the Ridgway Athletic Park which is interestingly the General Commercial Zone District. It is our understanding that the Parcel B CR 23 Right-of-Way is automatically conveyed to the Town upon annexation, with it dedicated on the subdivision plat for the Dalwhinnie Annex area.

Parcel C. Parcel C is owned by the Town and is legally described in Exhibit B containing 0.28 acres. Dalwhinnie is voluntarily including Parcel C in the annexation and rezoning applications to help the Town by annexing and zoning the property so it falls within its jurisdiction and may be used as a part of the Ridgway Athletic Park. Parcel C is currently in the County's Valley Zone District and is vacant land adjacent to a planned bike park lease area in the Ridgway Athletic Park Master Plan. Parcel C is proposed to be in the General Commercial Zone District consistent with the Ridgway Athletic Park zoning. The Town provided an agency letter to include Parcel C in the annexation that is included in the required application materials.

The annexation map is shown in Figure 2 that depicts all three parcels proposed for annexation and a zoning map amendment as described in this narrative.

ANNEXATION REVIEW CRITERIA

Ridgway Land Use Regulations ("LUR") Section 7-8-3 establishes the following Statement of Policy and Review Criteria, with our compliance comments shown in blue text:

- A. Annexation is a discretionary act. Except for the initiated petition for the annexation of an enclave, the Town shall exercise its sole discretion in the annexation of territory to the Town. The development team understands annexations are discretionary. We would point out that the only reason the annexation is requested is due to the Ouray County BOCC direction on annexing versus simply meeting the Town Approval Conditions. The Town has also been supportive of the path forward outlined in the Town Letter.
- B. The land to be annexed and the uses proposed for the land shall conform to the goals, policies, and strategies of the Master Plan and to the land uses depicted on the Future Land Use Map, as amended. The Town Planning and Zoning Commission approved, and the Town Council ratified, an amendment to the Master Plan that showed the Annexing Area being included within the Town boundary, within the UGMA and in the Residential land use classification. The proposed annexation therefore conforms to the Master Plan and the Future Land Use Map. There are no additional impacts to surrounding properties due to the annexation or rezoning because these applications allow the land uses approved under the Plat, with the exception of the relocated lift station. Dalwhinnie owns the property subject to the Plat, Parcel B where the lift station will be

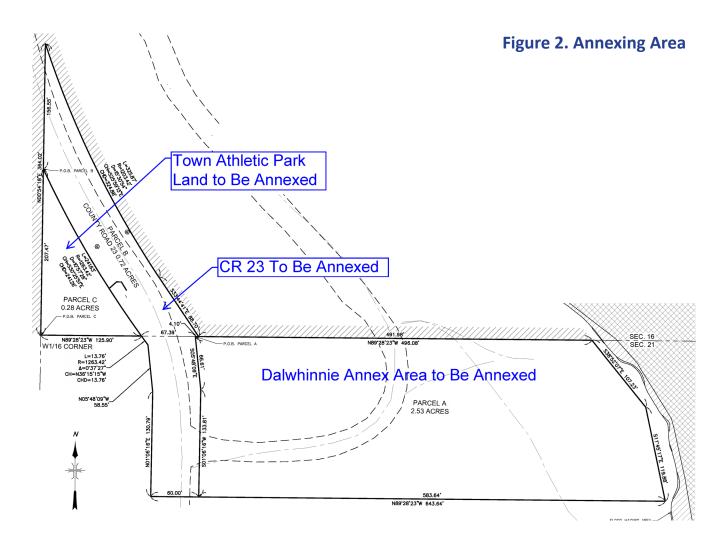
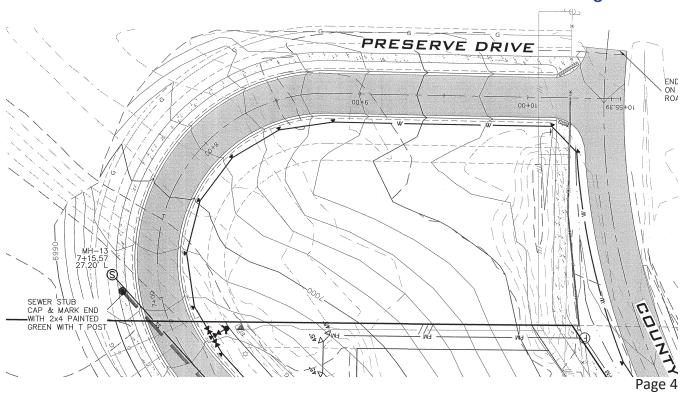


Figure 3. Approved Plat Infrastructure for Annexing Area



located, and the land to the south which will continue to be used for agricultural purposes. There is no adverse impact to surrounding agriculturally zoned and used lands, and the lift station will be screened by opaque wood or composite fencing with appropriately sized gates as approved by the Town.

- C. Certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to the Town in order that the public needs may be served by such facilities. These facilities include, but not limited to, streets, bridges, public parks and recreation areas, school sites, and storm drainage facilities. The annexation of lands to the Town shall not create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area. Public facilities associated with the Plat are shown in Figure 3 and will be reflected on the subsequent subdivision for the Annexing Areas. These improvements are documented in the Annexation Overview section above for Parcel A.
- D. The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition through the approval and recording of the final annexation documents, in the event of the Town Council's approval of annexation. Understood and agree.
- E. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels (for example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property). The future annexation of lands adjacent to the Annexing Areas is not prevented by the proposed annexation.
- F. Adequate water rights are to be deeded to the Town, as determined necessary by the Town, at the time of annexation, to provide sufficient water for the annexed property and the uses thereon. Restrictive plat notes will prohibit the residential dwelling on Parcel A so there are no new water demands created by this annexation.
- G. The annexation process can be complex. A property owner considering an annexation petition may wish to consult with an attorney familiar with municipal annexation law. While the Town staff will cooperate with the property owner in the process of complying with state law or the Land Use Regulations, the Town cannot be bound by any representations made by the Town staff regarding the status of or the requirements of state law or the Land Use Regulations. As a general rule and except in extraordinary circumstances, annexation petitions should be accompanied by a request for zoning and, when appropriate, a sketch plan or other application(s), which may be needed pursuant to Chapter 7, Section 4, Land Use Regulations. The annexation complies with State annexation law as documented in the Annexation Petition. A concurrent zoning map amendment for the Annexation Area is proposed as outlined in this narrative.
- H. The property owner may request that the annexed property be placed in a specific zone district, or the Town may initiate a zoning action as part of the annexation process. However, no zoning action shall become effective prior to the effective date of the annexation ordinance concerning the property. We are seeking concurrent annexation and zoning map amendment applications pursuant to the LUR that will be considered by the Planning and Zoning Commission and Town Council.
- I. The Town may conduct zoning and subdivision review for the area proposed to be annexed after the Town Council adopts a resolution finding the petition for annexation (or annexation election) to be in substantial compliance with the state law and that the area is eligible for annexation. The Town Council shall not pass any ordinance approving a request for zoning and/or subdivision until

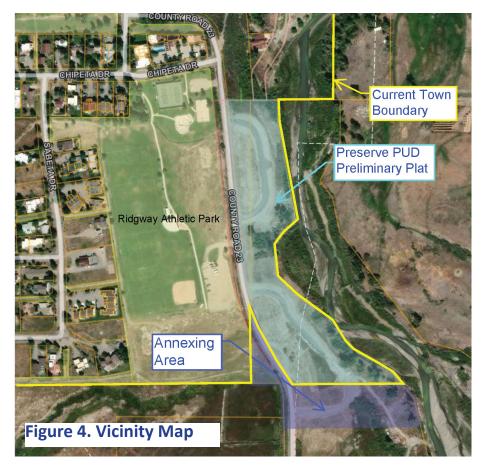
an ordinance annexing the property to the Town has been approved by the Town Council. The development team intends to submit a subdivision application for the Annexing Area after the Council adopts a resolution finding the petition for annexation to be in substantial compliance with state law.

J. The petitioner(s) shall enter into an annexation agreement with the Town for the development of the property to be annexed. The Plat area is subject to an annexation agreement as recorded at Reception Number 191629. We respectfully submit that no further annexation agreements are needed for the Annexing Area.

ZONING MAP AMENDMENT

LUR Section 7-4-3(C)(2) establishes the zoning map amendment process and the following specific requirements to be addressed in the narrative per LUR Section 7-4-3(C)(2)(c)(ii), with our compliance comments shown in blue text:

- a. A general written narrative describing the purpose of the project. This narrative meets this requirement.
- b. The source and quantity of water required for the proposed use(s) within the project. No new density is proposed with the annexation area. The Preserve PUD Preliminary Plat includes the Town approval for extension of the Town water system.
- c. The method of wastewater treatment and anticipated quantity of wastewater generated. No new density is proposed with the annexation area. The Plat includes the Town approval for extension of the Town sewer system.
- 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. The Town has approved the extension of the water and sewer system to serve the lots and approved density with the Plat.
- 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. The Annexing Area is not in any identified floodplains or geohazard areas.
- f. A vicinity map showing to scale the proposed project area in relationship to the surrounding municipal and unincorporated area. Please refer to Figure 4.
- g. A description of any unique features, such as historical sites, unique landforms or scenic vistas, contained within the project area. There are no unique features such as historical sites, unique landforms or scenic vistas within the proposed Annexing Area.



LUR Section 7-4-3(C)(3) establishes the following review criteria to amend the Official Zoning Map as proposed in Figure 5 and described above in the background section, with our compliance comments shown in blue text:

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

The Zoning Map Amendment is needed to address the Town Approval Conditions and the Ouray County BOCC direction to annex Parcel A (Dalwhinnie Annex area) and Parcel B (CR 23 Right-of-Way). The Town has already approved the development envisioned for Parcel A and Parcel B as a part of the Plat where the Town approvals ensure that the public health, safety and welfare will be protected through provision of water, sewer, safe access, new paved roads, new recreational path, an affordable housing lot, and site development that meets the Town's Infrastructure Standards and engineering design requirements. The Annexing Area avoids lands with any identified natural hazards or geohazards. Police protection will be provided by the Town Marshall.

- (b) Either:
- (i) The amendment is in general conformity with the Master Plan; or

The zoning map amendment is in general conformity with the Master Plan because the Future Land Use Map envisions the Annexing Area into the Town with Parcel A in the Residential Zone District. Parcel B is envisioned by the Future Land Use Map as a public right-of-way and Parcel C is envisioned as parks and open space. The Town's LUR does not establish an open space and parks zone district as envisioned for Parcel C by the Master Plan so we are proposing to zone Parcel C into the General Commercial Zone District to match the current Athletic Park zoning.

1. The request furthers the community vision, goals, and policies of the Master Plan because the Plat meets several of the Master Plan policies as follows:

Goal ENV-1. The Plat and Annexing Area are already approved for development that preserves, protects and restores natural habitats. The development avoids wetland areas and restored some of the Uncompander River wetlands.

Policy ENV-1.1. The Plat and Annexing Area are already approved for development and avoids environmentally sensitive areas.

Policy ENV-12.2 The Plat and Annexing Area do not adversely impact wildlife habitat with the area already graded for the approved development.

Policy ENV-1.3. The Plat and Annexing Area are being actively managed for noxious weeds.

Goal ENV-3. The Plat and Annexing Area are already connected into the Town's water system for its water supply.

Policy COM-1.1. The Plat and Annexing Area provide for four (4) units of affordable housing on Lot 20.

Goal CHR-1. The Plat and Annexing Area support vibrant, diverse, safe and well-connected neighborhoods. The annexation and zoning map amendment are sought because the County BOCC prefers annexation over the implementation of the Town Approval Conditions. The annexation, zoning map amendment and subsequent subdivision of the Dalwhinnie Annex area allow for the Plat and associated improvements to create a vibrant, safe and well-connected neighborhood because it enables the required secondary access onto from Preserve Drive onto CR 23; allows for the PUD to be developed and provide affordable housing; allows for the provision of a recreational path along CR 23 for neighborhood walking and biking; and also the construction of a sewer lift station that meets Colorado Department of Public Health and Environment lift station setbacks.

Policy GRO-1.2. The Plat and Annexing Area allow for the Town to provide new single-family lots into the community in an area that has already been approved for development.

Policy GRO-2.1. Dalwhinnie will complete the construction of the Plat improvements at no costs to the Town or its residents.

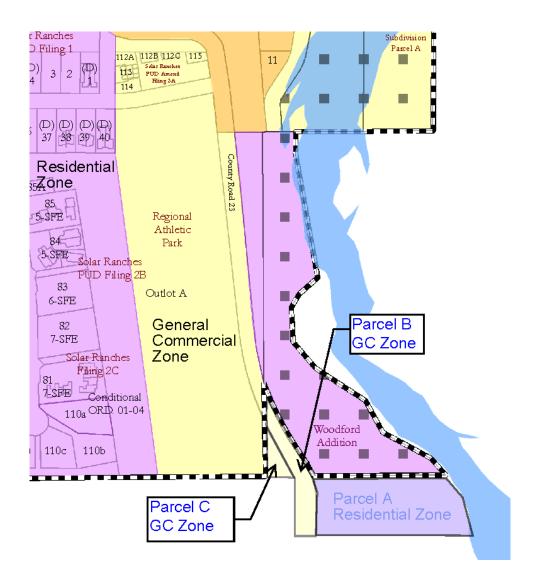
Policy GRO-2.2. The Plat and Annexing Area have adequate public facilities with portions of the water lines and sewer system already installed and connected into the Town systems.

Policy GRO-3.1. The Plat and Annexing Area avoid hazardous areas including floodplains and steep slopes, with most of the subdivision grading work already completed.

Policy GRO-3.2. The Plat and Annexing Area do not have to provide stormwater detention per Town Regulations because discharge of already installed drainage infrastructure is to the Uncompander River.

- (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.

Figure 5. Proposed Zoning



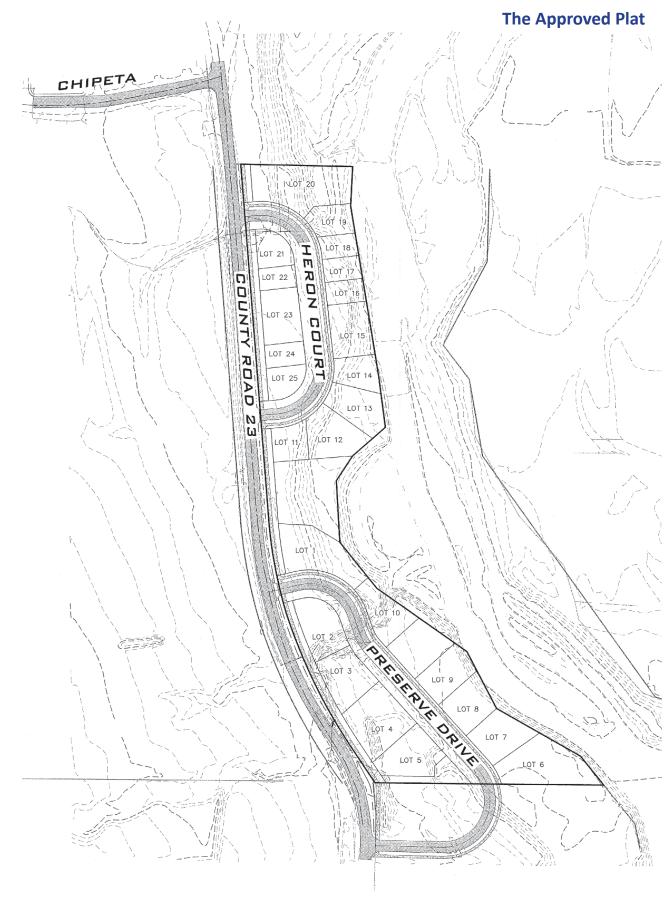


Exhibit A



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

November 14, 2022

Chris Hawkins Alpine Planning P.O. Box 654 Ridgway, CO 81432

SENT VIA E-MAIL: chris@alpineplanningllc.com

RE: Preserve PUD Annexation and Preliminary Plat Amendment

Dear Chris.

I am writing in response to your email dated November 17, 2022, concerning the annexation petition and amendment to the Preserve PUD Preliminary Plat approval that your team is planning to submit.

In our joint meeting with the Ouray County Board of County Commissioners on October 26, 2022, it became evident that the path forward is to 1) annex the portion of the Preserve PUD development that is currently located outside of the Town boundaries into the town, 2) apply Town zoning classification to that annexed portion of the project, and 3) amend the preliminary plat to reflect the new project limits and town boundaries. Town staff met last week to discuss the necessary procedures and submittal requirements to accomplish all of this, and this letter lays out the outcomes of that meeting.

First off, as you know, the Town of Ridgway, via Emergency Ordinance No. 01-2022, has imposed a temporary moratorium and delay on the acceptance, processing, and approval of a wide array of development applications. The temporary moratorium and delay shall terminate the earlier of an updated Chapter 7 "Planning and Zoning" of the Ridgway Municipal Code or March 31, 2023, unless terminated earlier by the Town Council or extended in its duration by enactment of another ordinance by the Town Council. Based on the scope of the temporary moratorium, the Town is not able to process an amendment to the Preserve PUD Preliminary Plat approval.

Next, although authorized to do so by the Home Rule Charter, the Town has not adopted an annexation procedure separate from the Colorado Municipal Annexation Act of 1965 ("Act"). While staff recognizes that having a Town-adopted procedure for annexation is



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not fully necessary, Town staff would prefer having one in place prior to an annexation petition for the portion of the Preserve PUD currently located outside of the town boundaries being submitted. In the spirit of that, staff would request that your team hold off on submitting an annexation petition until after the Chapter 7 updates are adopted via ordinance by the Town Council as these updates are anticipated to include procedures for annexation requests.

The initial draft of the proposed updates to Chapter 7 "Planning and Zoning" is slated to be presented to the Ridgway Planning Commission on November 29, 2022. Staff will take the feedback garnered during that meeting to further refine the updates to Chapter 7 and will aim to present a formal ordinance for the Planning Commission's consideration in early 2023, and the Town Council's consideration and approval subsequent to that.

Lastly, even if we followed the Act with its statutory requirements, C.R.S. 31-12-105 (1)(e)(I) states, "Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area." Accordingly, in order to meet the annexation criteria, the first step must be to update the Town of Ridgway Master Plan ("Master Plan") and Future Land Use Map to include the area of the Preserve PUD currently outside of the town limits to be within the Town's Urban Growth Boundary and assign a Future Land Use Classification. As called for in the Master Plan, any update "should include opportunities for involvement by the public, Town staff, elected and appointed officials, and other relevant or affected stakeholders."

With all that being said, to keep the project moving forward in lieu of the temporary moratorium, staff recommends that a request to update the Master Plan and Future Land Use Map be the first step in the process. Staff also interprets this to be an allowed request under the temporary moratorium. While this amendment is being processed, the petition for the annexation and initial zoning can be prepared. Once the Chapter 7 updates are adopted and the moratorium is lifted, the petition and applications for annexation, zoning, and preliminary plat amendment can be submitted and processed. Staff believes this to be the most efficient path forward for this project.

In the coming weeks, staff will propose a process for updating the Master Plan to recommend to the Town Council. It is anticipated that since this is a request associated

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with a development, much of the process will have to be led by the Preserve team with Town staff support. We recommend that you draft and submit a formal request to kickstart this updating process.

We appreciate your partnership and attention to this, and we look forward to hearing back from you.

Sincerely,

Preston Neill

Ridgway Town Manager

Michael Cox

Nick Barrett

Michael Lynch

Joanne Fagan

TJ Dlubac

Bo James Nerlin



DEL-MONT CONSULTANTS, INC. ENGINEERING V SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX www.del-mont.com ▼ service@del-mont.com

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet; Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23; Thence the following two courses along said Right of Way:

Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado



Page 13 Page 14



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PARCEL B:

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Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

Thence N01°06'16"E 130.79 feet;

Thence. N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado





DEL-MONT CONSULTANTS, INC. ENGINEERING V SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX

www.del-mont.com ▼ service@del-mont.com

PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

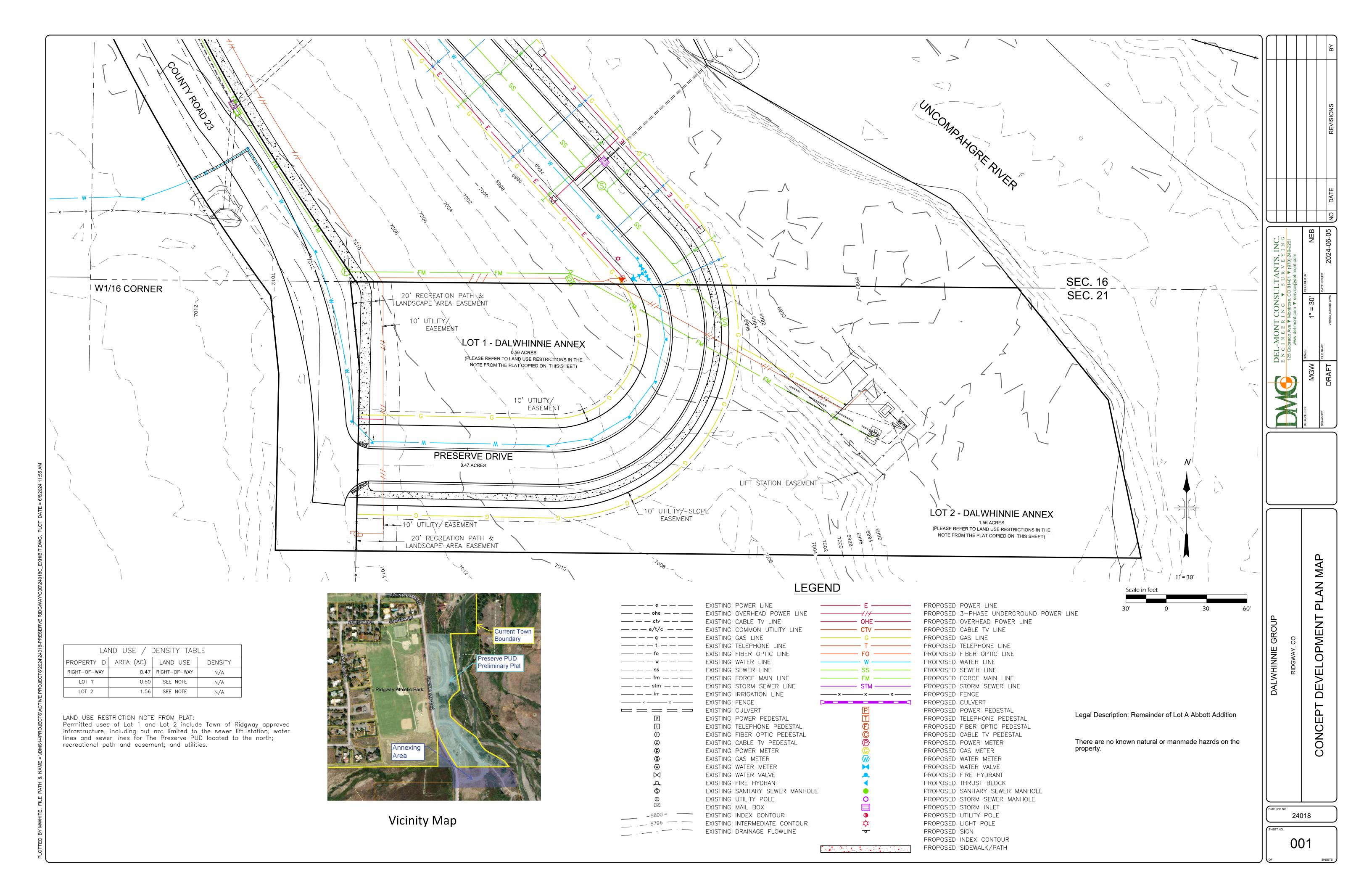
Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57′28" and a chord of S30°25′51″E 241.26 feet to the South line of said SE1/4SW1/4;

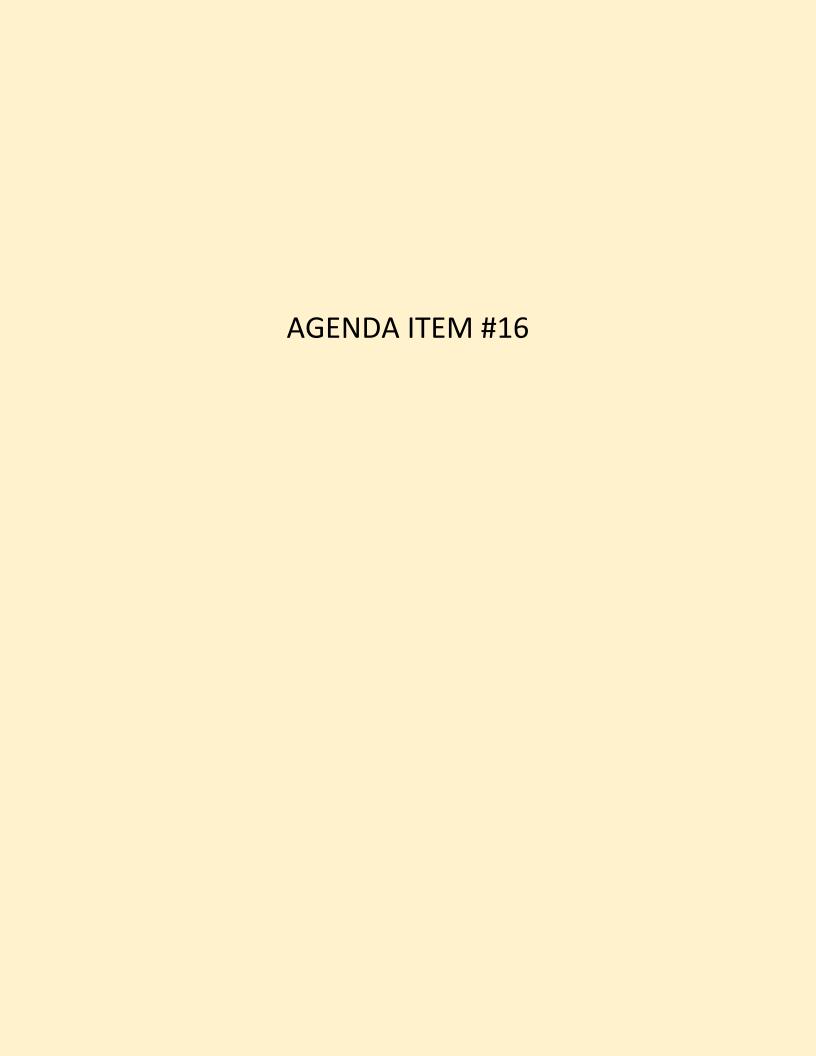
Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado

PE 42106 PLS 38037







RIDGWAY

Colorado

THINK OUTSIDE

To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: September 6, 2024

Agenda Topic: Confirmation or amendment of the recission of Emergency Restrictions on

burning and fires within the Town of Ridgway

SUMMARY:

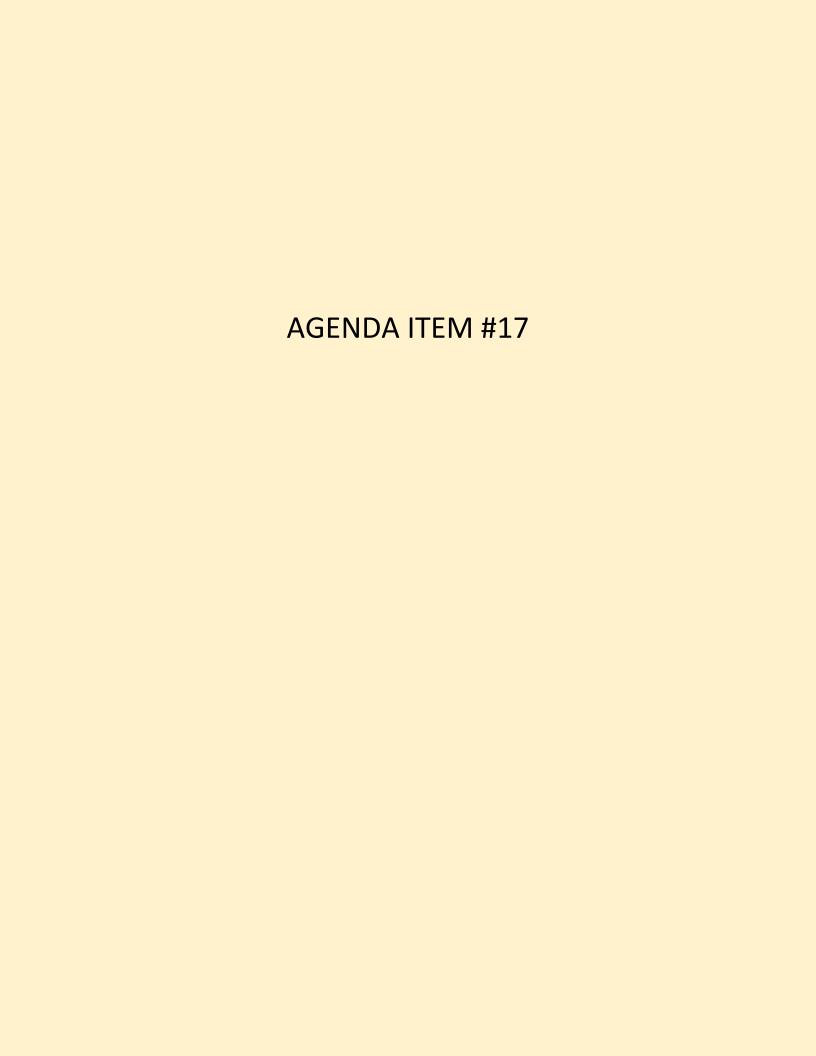
On August 2nd, the Town of Ridgway followed the lead of Ouray County and other agencies in our region in implementing "Stage 1" fire restrictions. The Town Manager formally promulgated emergency restrictions on burning and fires within the Town via "Finding of the Town Manager of the Town of Ridgway – Enacting a Town Wide Fire Ban". Council voted to confirm the emergency restrictions on August 14, 2024.

On August 16th, the Town joined Ouray County, the City of Ouray, and other jurisdictions in our region in transitioning out of fire restrictions. The rescission of fire restrictions is now subject to "confirmation or amendment by the Town Council", as described in Section 12-2-1(C) of the Ridgway Municipal Code.

Fire managers based their decision of coming out of fire restrictions on specific moisture measurements in vegetation and other risk factors such as predicted weather and amount of current fire activity.

PROPOSED MOTION:

"I move to confirm the rescission of emergency restrictions on burning and fires within the Town of Ridgway."





August 29, 2024

Grand Junction City Hall 250 North 5th Street Grand Junction, CO 81501

Dear Grand Junction City Council,

On behalf of the Ridgway Town Council, I am writing to express our support for the Grand Junction Regional Material Recycling Facility ("MRF") Project, which we believe will be vital to improving recycling infrastructure on the Western Slope. This initiative represents a critical step towards improving the quality of life for our residents and ensuring the sustainable growth of our community.

As leaders in our community, we recognize the importance of environmental sustainability and increasing landfill diversion is low hanging fruit for the Western Slope. The Grand Junction Regional MRF will not only enable us to meet our landfill diversion goals but will also drive a significant reduction in greenhouse gas emissions.

We are committed to fostering partnerships with organizations like Bruin Waste and the City of Grand Junction who share our vision for establishing thriving and resilient communities. We believe that the Regional MRF aligns with our Town's values and long-term objectives, and we are enthusiastic about the positive impact it will have.

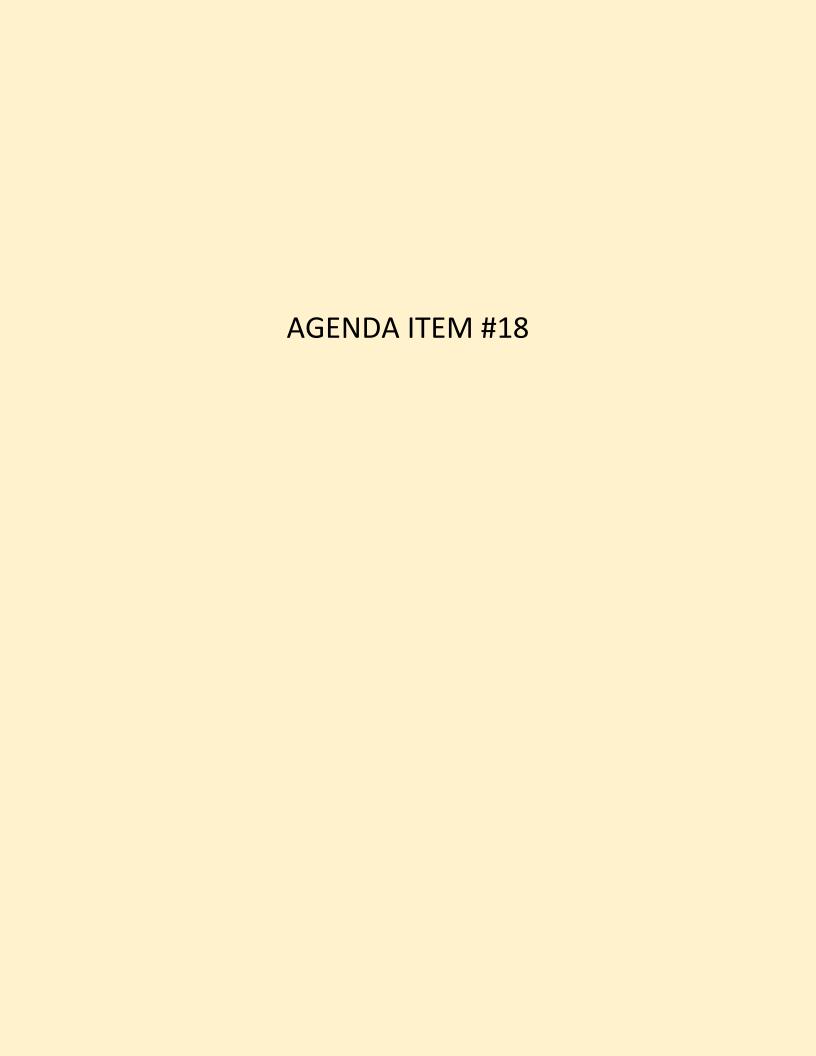
We urge you to join us in supporting the build of the MRF. By doing so, we can collectively work towards a future that prioritizes the well-being of our citizens and the sustainability of our environment.

Thank you for considering our endorsement. We look forward to the opportunity to collaborate on this essential initiative and to making our communities an even better place to live, work, and thrive.

Sincerely,

John I. Clark Mayor

On behalf of the Ridgway Town Council





September 3rd, 2024

Attn: Marketing Matching Grant Selection Committee Colorado Tourism Office 1600 Broadway, Ste 2500 Denver, CO 80202

Dear Marketing Matching Grant Selection Committee,

On behalf of the Ridgway Town Council, I'm writing to express our enthusiastic support of the Ridgway Area Chamber of Commerce (RACC) becoming a recipient of this year's Tourism Marketing Grant offered by the Colorado Tourism Office. The Ridgway business district, which includes both a historic and creative sector, has reported a decline in sales and foot traffic estimated between 30-90% this past year versus previous year's revenue. Several established locations that frequently house retail and restaurant businesses are currently vacant resulting in a less vibrant and appealing destination.

Summer is an economically vital time for our community, with many travelers passing through Ridgway on their way to more established destinations such as Ouray and Telluride. Ridgway is seeking a marketing grant to support the development of a video commercial showcasing the many reasons to include Ridgway on a Southwest Colorado itinerary, along with messaging on how to visit Ridgway and the area responsibly and respectfully. This marketing grant will also support advertising to feature our community at the Montrose Regional Airport as well as on television locations around Telluride. This is an excellent opportunity for RACC to leverage their small marketing budget to reach visitors already in the area. We hope you will consider helping Ridgway establish a commercial presence in these important locations within southwest Colorado.

As a current participant in the state tourism office's Destination Blueprint Program, we hope you will support the Chamber's grant application at this important time.

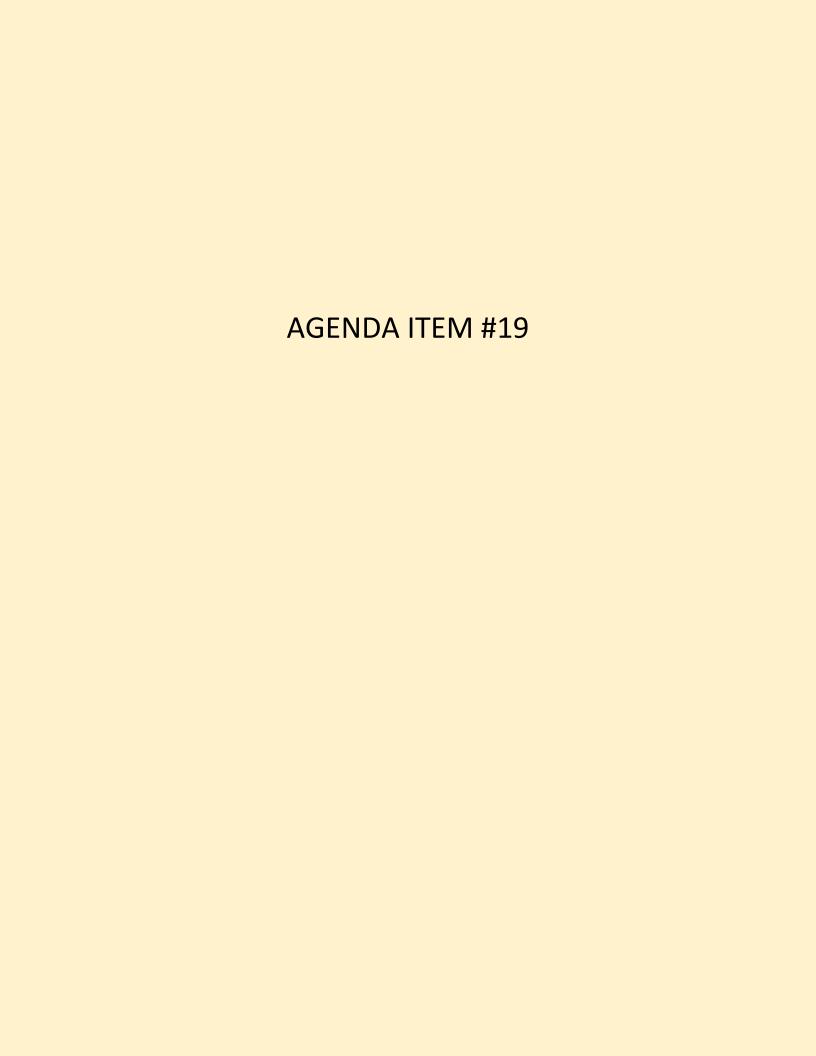
Best.

John I. Clark

Mayor

Town of Ridgway

He A Chl_



RESOLUTION NO. 24-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, AUTHORIZING THE EXERCISE OF THE TOWN'S EMINENT DOMAIN AUTHORITY TO ACQUIRE REAL PROPERTY FOR A RECREATIONAL PATHWAY

- **WHEREAS,** the Town of Ridgway, Colorado (the "Town") is a Colorado home rule municipality and political subdivision organized and existing under a home rule charter pursuant to Article XX of the Colorado Constitution; and
- **WHEREAS**, the Town possesses the power of eminent domain pursuant to Article II, § 15 and Article XX, §§ 1 and 6 of the Colorado Constitution, Article 1-4 and Article 1-5 of the Town's Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, C.R.S. § 38-6-101, *et seq.*, and C.R.S. §29-7-104, *et seq.*; and
- **WHEREAS**, the citizens and the Town Council of the Town of Ridgway (the "Ridgway Town Council") seek to maximize the Town's natural beauty and recreational opportunities; and
- **WHEREAS**, the Town may exercise the power of eminent domain for the public purpose of constructing and maintaining recreational trials; and
- **WHEREAS**, the Town seeks to acquire by condemnation the real property interest(s) necessary to construct and maintain a recreational trial; and
- **WHEREAS**, the Town seeks to acquire by condemnation a perpetual non-exclusive easement interest in the real property addressed as 539 Marion Overlook to construct and maintain a recreational trial; and
- **WHEREAS**, the ten foot wide recreational trail easement will extend along the entire length of the east property boundary of 539 Marion Overlook; and
- **WHEREAS,** the Town Council finds this Resolution to be in the best interest and welfare of the residents of the Town.
- **NOW THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Ridgway, Colorado:
- <u>Section 1</u>. The above recitals are incorporated herein by reference and adopted as findings of the Ridgway Town Council.
- Section 2. As diagram of the real property sought to be condemned is in the attached **Exhibit 1**.
- Section 3. The Ridgway Town Council hereby finds the acquisition of an easement interest in the property addressed as 539 Marion Overlook for use as a recreational trail will

serve a proper, public and municipal purpose and use, and that such acquisition is necessary and essential to this public purpose and use. The Ridgway Town Council hereby declares its intent to acquire an easement interest in, and through, the property addressed as 539 Marion Overlook for the purposes stated herein and, if necessary, to do so through the exercise of the power of eminent domain.

- <u>Section 4</u>. The Town Manager, the Town Attorney, the Town Manager's designated representative(s), and any and all persons retained or employed by the Town in the prosecution of this matter are hereby directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*
- Section 5. The Town Manager is authorized to make reasonable and good faith offers to purchase from the affected landowner an easement interest in the property addressed as 539 Marion Overlook for use as a recreational trail, and the Town Manager is further authorized to execute agreements for the acquisition of same.
- Section 6. If, after engaging in good-faith negotiations, the Town is unable to acquire the necessary property rights, the Town Attorney is hereby authorized to institute and prosecute eminent domain proceedings in the name of the Town so as to acquire an easement in the property addressed as 539 Marion Overlook by condemnation. In the prosecution of any eminent domain actions to acquire a non-exclusive easement interest in the easterly portion of 539 Marion, the Town shall have and retain all rights and powers lawfully delegated to it by Article II, § 15 and Article XX, §§ 1 and 6 of the Colorado Constitution, Article 1-4 and Article 1-5 of the Town's Home Rule Charter, C.R.S. § 38-1-101, et seq., C.R.S. § 38-6-101, et seq., and C.R.S. §29-7-104, et seq.
- <u>Section 7</u>. The Town Manager, in consultation with the Town Attorney, is authorized to retain such expert witnesses, including appraisers, as the Town determines are necessary for the eminent domain proceedings.
- Section 8. The Town Manager or his designee, in consultation with the Town Attorney, are hereby specifically authorized to make such reasonable or necessary amendments and corrections to the terms and/or legal descriptions of the property interests to be acquired, including authorization to include such additional or other property rights necessary or desirable for the Town. The Town Manager and Town Clerk are hereby authorized and directed to execute an acceptance of the interests in real property when acquired.
- Section 9. The Town Council hereby finds, determines and declares that this Resolution is promulgated under the general police power of the Town of Ridgway, that it is adopted for the health, safety and welfare of the public, and that this Resolution is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Ridgway Town Council further determines that the Resolution bears a rational relation to the proper legislative object sought to be obtained.
- Section 10. If any clause, sentence, paragraph or part of this Resolution or the application thereof to any person or circumstances shall for any reason be adjudged by a court of

competent	jurisdiction	invalid,	such	judgment	shall 1	not a	ffect	application	to	other	persons	s or
circumstan	ces.											

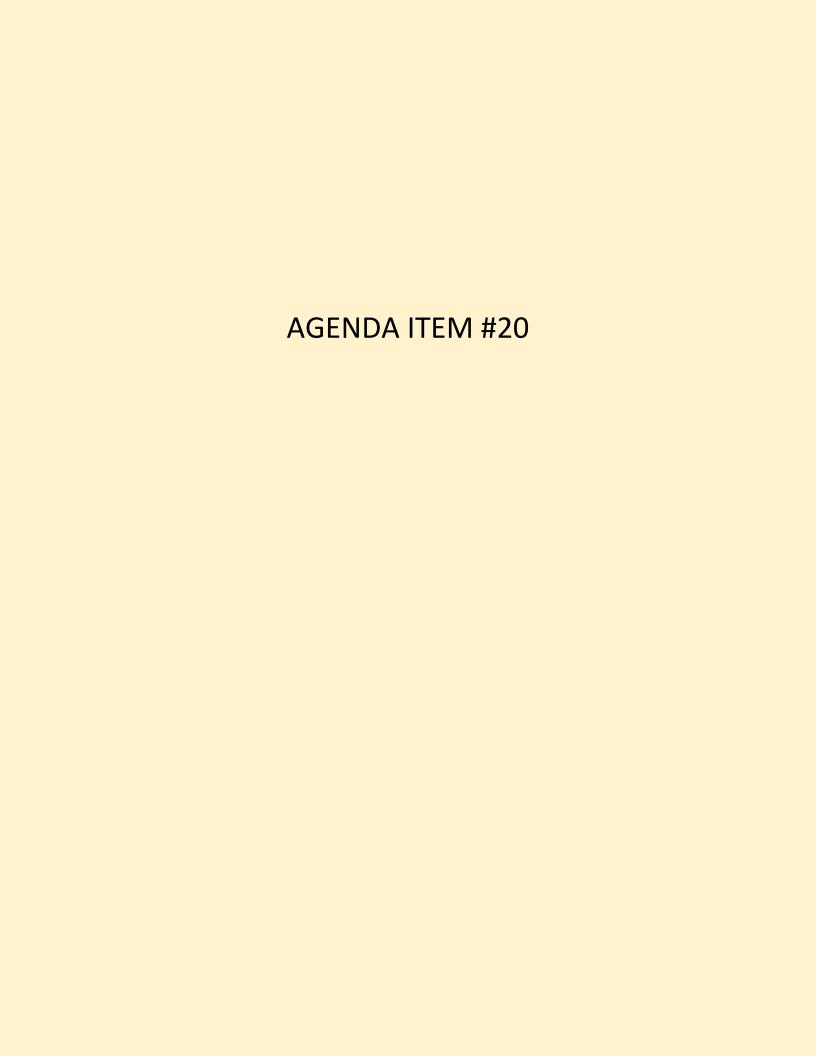
Section 11.	This Resolution shall be	come effective immediately upon adoption.
ADOPTED AND	APPROVED this	day of August 2024.
ATTEST:		John I. Clark, Mayor
MILDI.		
Pam Kraft, Town Cle	 rk	

EXHIBIT 1



539 Marion Overlook outlined in red

Recreational trail easement (10 ft. wide) depicted in orange





2025 Fiscal Year Budget Preparation Schedule

Date	Description	Responsible Parties
August 19 – September 13, 2024	Meetings with Town staff: Strategic Plan Town-wide initiatives Levels of service Fees Goals and objectives Personnel requests Capital Outlay requests Line-item justifications	Preston, Pam
September 16, 2024	Deadline for 2025 Community Grant Program Applications	
October 9, 2024	Draft 2025 Fiscal Year Budget Submitted to Council	Preston, Pam
Week of October 7, 2024	Funding Recommendations for 2025 Community Grant Program Made by Ad Hoc Review Committee	
October 12, 2024 9:00 a.m. – 2:00 p.m.	 Budget Retreat: Introduction of Draft 2025 Fiscal Year Budget Introduction of Draft 2025 Strategic Plan Outcomes: Council direction for revisions Council direction for Capital Improvement Projects Council direction for revenue projections Council requests for additional information, analysis or options 	Council, Preston, Pam, Joanne
November 13, 2024	 Council Budget Hearing: Staff Presentation of 2025 Fiscal Year Proposed Budget Presentation of 2025 Strategic Plan Follow-up on any Council directions or requests Council discussion and public comment 	Council, Preston, Pam
November 21, 2024	 Council Budget Workshop: Overview of 2025 Fiscal Year Proposed Budget Follow-up on any Council directions or requests Council discussion and public comment Review and direction on 2025 Community Grant Program recommendations from Ad Hoc Review Committee 	Council, Preston, Pam
December 11, 2024	 Council Budget Hearing: Adoption of 2025 Fiscal Year Budget, including Capital Projects Plan and 2025 Strategic Plan Approval of Resolution Certifying Mill Levy 	Council, Preston, Pam

