

Ridgway Town Council
Regular Meeting Agenda
Wednesday, June 10, 2020

Due to COVID-19, and pursuant to the Town's Electronic Participation Policy,
the meeting will be conducted via a virtual meeting portal

Join Zoom Meeting
<https://us02web.zoom.us/j/87018120590?pwd=L2doN1dYbnd3b3BJaDZJWmRucFAydz09>

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Password: 209007

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+1 253 215 8782 US
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5:30 p.m.

ROLL CALL Councilors Tessa Cheek, Kevin Grambley, Beth Lakin, Russ Meyer, Terry Schuyler, Mayor Pro Tem Eric Johnson and Mayor John Clark.

EXECUTIVE SESSION The Council will enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(e) for a conference with the Town Attorney for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, regarding Lake Otonawanda.

6:00 p.m.

ADDITIONS & DELETIONS TO THE AGENDA

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

1. Minutes of the Regular Meeting of May 13, 2020
2. Minutes of the Joint Workshop Meeting of May 14, 2020.
3. Minutes of the Special Meeting held May 27, 2020.
4. Minutes of the Joint Workshop Meeting of May 28, 2020.
5. Register of Demands for June 2020.
6. Renewal of Tavern Liquor License for The Patio at Steps Tavern.
7. Renewal of Restaurant Liquor License for Chipeta Sun Lodge.
8. Renewal of Fermented Malt Liquor License for Ridgway Shell.

9. Renewal of Fermented Malt Liquor License for Ridgway Conoco.

10. Water leak adjustment for Meter #5320.1.

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

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

11. Region 10 Presentation - Michelle Haynes, Region 10.

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

12. Application for restaurant liquor license to Lucia Gutierrez-Bolon dba El Agave Azul, located at 565 Sherman Street #3 - Town Clerk

13. Adoption of an Ordinance Revising Sections 6-3, 6-6, 7-3 and 8-1 of the Municipal Code regarding Housing Affordability - Town Planner.

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

14. Transfer of wine and beer liquor license from Mo Money LLC dba Panny's, to John F. Lynch dba Panny's Pizzeria - Town Clerk.

15. Renewal of liquor license for Steps Tavern - Town Clerk.

16. Resolution adopting Water and Sewer Specifications and Development Standards - Public Works Administrator.

17. Request from Vista Park Commons development team regarding the sewer tap surcharge - Town Manager.

18. Review and action pertaining to Order Extending the Declaration of Local Disaster in and for the Town of Ridgway related to the COVID-19 Pandemic - Town Manager.

19. Discussion regarding protocols for returning to live, in-person public meetings in light of COVID-19 - Town Manager.

20. Resolution adopting Town of Ridgway Reopening Plan - Town Manager.

21. Temporary Access Agreement between the Town of Ridgway, Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum - Town Manager.

22. Review and direction on the establishment of a Town of Ridgway Youth Advisory Council - Town Manager.

WRITTEN 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.

23. Town Manager's Report.

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

Committees, Commissions, Task Forces:

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

Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Engineer
Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney;
alternate - Mayor Pro Tem Johnson
Sneffels Energy Board - Councilor Lakin and Public Works Services Administrator; alternate -
Mayor Pro Tem Johnson
Region 10 Board - Mayor Clark
WestCO Dispatch Board - Town Marshal; alternate - Town Manager
Gunnison Valley Transportation Planning Region - Town Manager; alternate - Public Works
Services Administrator
Ouray County Transit Committee - Public Works Services Administrator; alternate - Town Manager
Ouray County Water Users Association - Councilor Meyer

Liaisons and Participation:

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

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, July 8, 2020 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
MAY 13, 2020

The Town Council convened via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

CALL TO ORDER

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

CONSENT AGENDA

1. Minutes of the Regular Meeting of April 8, 2020
2. Minutes of the Special Meeting held April 24, 2020.
3. Minutes of the Joint Workshop Meeting of April 29, 2020.
4. Register of Demands for May 2020.
5. Renewal of liquor store license for Ridgway Liquors.
6. Renewal of brewery liquor license for Colorado Boy Pub and Brewery.

ACTION:

It was moved by Mayor Pro Tem Johnson, seconded by Councilor Cheek and unanimously carried by a roll call vote to approve the consent calendar.

PUBLIC COMMENTS

Ridgway Schools Administrator Susan Long explained due to the COVID 19 pandemic the high school graduation will be held as a "drive-in ceremony" at the fairgrounds. The event, which will be held on May 29th at 6:00 p.m. will be followed by a celebratory parade down Main Street.

Chris Hawkins inquired into the refuse providers plans for resuming recycling pick up.

PUBLIC REQUESTS AND PRESENTATIONS

7. Update on local response efforts to the COVID-19 pandemic

Town Manager Preston Neill explained he represents the Town on the Ouray County Unified Command along with the Ouray City Manager, Ouray County Public Health Director Tanner Kingery, and Incident Commander Glenn Boyd. Manager Neill reported the safer at home order will remain in effect through May 26th and limited reopening of businesses will begin, requiring best practices methods. He noted restaurants are discussing options for expanding business locations to meet the six foot distancing rule. The County Board of Health will be making a variance request to the Governor pertaining to restaurants, travel restrictions and short term rentals. Lodging facilities are now allowed to reach fifty percent capacity, with an increase to one hundred percent on May 29th.

Tanner Kingery addressed health department coverage, including issuing health orders and tracking symptoms and illnesses. He reported the State Park will open for camping on May 15th and the Forest Service June 1st. There were questions from the Council.

Trisha Oakland, speaking on behalf of restaurant owners on Clinton Street, explained due to small building sizes, owners are researching alternative ways to operate and meet the six foot distancing rule. These include closing the street between the alley and Cora Street for a communal dining area; or extending individual business spaces into the street. She noted there will be more clarity after the State Health Orders are issued at the end of the month.

Business owner Tammy Tuttle reported her insurance provider "is not enthusiast about a common area". She asked the Council to "let us have control over our own spaces" for "liquor licensing and health department reasons".

Mr. Kingery stated he would inquire with the State Health Department regarding the request.

Glenn Boyd addressed social distancing and the use of face masks; a potential fire ban this summer; and the COVID hotline.

Speaking from the audience Sue Husch spoke in support of using public rights of ways for restaurants.

The Council discussed the wearing of masks in businesses. Consensus was to adopt a resolution encouraging wearing facial masks in indoor public spaces.

8. Proclamation Declaring May 2020 as Mental Health Awareness Month

Paul Reich with Tri County Health Network asked the Council to acknowledge Mental Health Awareness Month by adopting a proclamation, which the Mayor read.

ACTION:

Councilor Lakin moved to adopt the Proclamation Declaring May 2020 as Mental Health Awareness Month. Councilor Cheek seconded the motion which carried unanimously on a roll call vote.

POLICY MATTERS

9. Order Extending the Declaration of Local Disaster related to the COVID-19 Pandemic

Staff Report from the Town Manager dated 5-7-20 presenting an order extending the declaration of a local disaster due to the COVID 19 pandemic.

Manager Neill explained on 3-17-20 an order was issued declaring a local disaster, which the Council extended on 3-20-20 to expire May 14th. He stated "based on the outlook of the pandemic" he is recommending extending the order to June 11th, in keeping with other local jurisdictions.

ACTION:

Councilor Meyer moved to approve the Order Extending the Declaration of a Local Disaster in and for the Town of Ridgway. Councilor Cheek seconded the motion which carried unanimously on a roll call vote.

10. Emergency Ordinance Adopting Temporary Amendments to the Zoning Regulations related to Temporary Signage

Staff Report dated 5-5-20 from the Town Manager presenting an emergency ordinance to assist businesses by allowing the use of temporary signage.

The Town Manager explained during meetings between business owners and the Unified Command businesses requested the use of portable signage to attract customers. He noted the proposed ordinance will allow the use until September 13th, waive issuance of a permit and fees.

ACTION:

Moved by Councilor Meyer to approve Emergency Ordinance No. 2020-02 Adopting Temporary Amendments to the Sign Regulations, Councilor Lakin seconded, and on a roll call vote the motion carried unanimously.

11. Introduction of an Ordinance Revising Sections 6-3, 6-6, 7-3 and 8-1 of the Municipal Code regarding Housing Affordability

Staff Report from Town Planner Shay Coburn dated 5-13-20 presenting a draft ordinance amending portions of the municipal code as it relates to affordable housing; correspondence from the Colorado Department of Public Health (CDPHE) Lead Wastewater Engineer and Environmental Protection Specialist; letter dated 5-12-20 from Joseph Solomon attorney representing Ben Jackson; letter dated 5-12-20 from Chris Hawkins, Project Planner retained by Ben Jackson.

Planner Coburn explained five meetings have been held to discuss proposed code changes “intended to help reduce the cost of housing” by allowing more housing types and higher density residential uses. She reported the Planning Commission has reviewed the draft ordinance, and is recommending adoption. During the master planning process the community identified housing as a major priority, and a consulting firm was retained to prepare code updates related to the housing element of the plan.

Planner Coburn reviewed with the Council a summary of the code updates which address definitions of zoning regulations; zoning districts and uses; mixed residential district; dimensional standards; off street parking requirements; supplemental regulations; and single family housing design standards.

There were questions from the Council, and discussion between Council and staff.

Planner Coburn reported at the April Planning Commission meeting there was discussion regarding set backs as they relate to the areas zoned around the water water lagoons, and a proposal to construct employee housing in the Light Industrial District, which would require a conditional use permit under the proposed code amendments.

Speaking from the audience Ben Jackson stated he is interested in developing Phase 3 of the Ridgway Light Industrial Park as employee housing, and the proposed ordinance would require a conditional use permit for the development. The proposed ordinance also includes the current distance requirements for residences from the wastewater plant. He stated he disagrees with staff’s interpretation of the Colorado Department of Public Health and Environment (CDPHE) guidelines as they relate to residence distances from an open cell wastewater plants being 500 feet. He suggested the Town impose a fee on new construction

to offset future costs for expansion of the plant, noting it “would be worth allowing employee housing in this area” as it would “balance with future unknown costs”.

Public Works Services Administrator Chase Jones explained there are many “unknowns” related to the addition of a fourth cell at the wastewater plant, all which would be dependent on CDPHE requirements in the future. Since costs are unknown at this time, staff feels it would be “financially responsible” for the Town to retain the current 500 foot limit from residences, to meet any future requirements. He noted the current lagoons are within 500 feet of some residences that were built prior to the “odor set backs which were established in the ‘80’s”. He stated staff can include these as an exception in an application for expansion of the plant, but if a “few hundred more people are living in the area” the Town “could not make that case”.

Ben Jackson explained he wishes to develop 42 employee housing units, in an area which currently has commercial uses “and you will have to mitigate for those anyway”. He stated the Town is “going to see a lot of building permits coming in”, “just create a sewer impact fee to deal with this”. He stated he feels he is being “singled out”, and noted there are commercial uses within 500 feet, noting “the state is going to see the use not the zoning”. “I don’t think it’s going to affect the Town’s application” for wastewater plant expansion if the units are constructed within the setbacks. He suggested the development could “piggy back” on the “sewer modification”.

Chris Hawkins, planner for the proposed development, stated “you’re singling out one use and not looking at all the uses” within the Industrial Park. He remarked “the 500 set back is not certain” noting the CDPHE “typically measure from lagoons not property lines” and the “set backs are already in question”. He requested the Council not adopt the set back requirement from the wastewater plant “or if you do apply them to all properties” surrounding the waste water treatment plant. He noted if a fourth cell is constructed “the buffer area could go up to 1000 feet anyway”, noting this would affect residences in the River Park Subdivision. He requested the ability to “work with the Town on a solution so we can provide equitable housing”.

Joe Solomon attorney for Ben Jackson requested the Council not adopt the setback regulations as proposed, and review requests on a case by case basis.

Town Engineer Joanne Fagan noted a subsurface aeration system requires a 500 foot set back from residences and commercial activities. If the Town were to install a fourth pond at the plant with subsurface aeration, the odor set back requirement would remain at 500 feet. The 1000 foot requirement would be triggered only if there were over two acres of treatment surface area, with surface aeration.

The Public Works Services Administrator Chase explained if a fourth cell is installed and the surface acreage goes over two acres, the “measurement would go to 1000 feet” for surface aeration. He noted, since there are existing residences located within 1000 feet of the wastewater treatment facility, the CDPHE would not allow surface aeration. If the expansion is constructed with the use of subsurface treatment, the set back would remain 500 feet.

There were questions from the Council and discussion with staff.

There were comments from the Council, and discussion between Council and staff. Consensus of the Council was the Light Industrial Area is not meant for residential housing and major zoning decisions should not be based on a single development request. Council agreed to remove from the draft ordinance the reference of employee housing in the Light Industrial District as a conditional use.

ACTION:

It was moved by Councilor Schuyler, seconded by Councilmember Lakin and unanimously carried on a roll call vote to introduce the Ordinance Revising Sections 6-3, 6-6, 7-3 and 8-1 of the Ridgway Municipal Code regarding housing affordability, amended to remove Section 7-3-12(C)(4)(d).

The Planner asked the Council for clarification on their discussion pertaining to employee housing in the Light Industrial District. The Council agreed they are not in favor of residential housing in the Light Industrial District.

12. Approval of contract for construction of the Athletic Park Pavilion

Staff Report from Town Planner dated 5-13-20 presenting a contract for construction of the pavilion in the Athletic Park.

Planner Coburn noted the Council approved the notice of award of bid at the April 24th meeting and the contract will allow construction to begin next week.

ACTION:

Moved by Councilmember Lakin to approve the construction contract for the Ridgway Athletic Park Pavilion Construction Project, to Kuboske Contractors, LLC as presented. Seconded by Councilor Meyer the motion carried unanimously on a roll call vote.

Mayor Clark announced the Colorado Housing and Finance Authority has informed the Town the request for federal funding for the thirty unit Space to Create housing project has been approved.

13. Award of bid for the Lena Street Utility Replacement Project

Town Engineer Joanne Fagan reported five bids were received for the Lena Street Utility Replacement Project. The lowest bid received was from Ridgway Valley Enterprises for \$274,577. She explained the proposed Lena Street Commons project requires improvements to North Lena Street. The replacement project will install infrastructure including new water and sewer lines, and taps for the project. Staff will need to acquire easements for placement of water and meter cans, she noted.

There were questions from the Council to staff.

ACTION:

Councilor Lakin moved, with Councilmember Meyers seconding to issue the notice of award for the Lena Street Utility Replacement Project to Ridgway Valley Enterprises, as presented, and authorize staff to enter into a construction contract with Ridgway Valley Enterprises for the project, and allow staff to negotiate for meter cans and easements. On a roll call vote, the motion carried unanimously.

14. Resolution Amending the Police Procedures Manual to add Section 26 'Officer Involved Shooting Policy'

Staff Reported dated 5-1-20 from the Town Manager presenting a resolution to amend the Police Procedures Manual.

Manager Neil explained Senate Bill 19-091 requires state law enforcement agencies adopt regulations pertaining to officers involved in a shooting.

Marshal Schmulz reported the Critical Incident Command Team will investigate incidents, and a Peer Support Team has been formed by local agencies to be used in the event an incident occurs.

There were questions from the Council to staff.

ACTION:

Councilmember Cheek moved to approve Resolution No. 2020-03 Amending the Police Procedures Manual to Add Section 26: Officer Involved Shooting Policy. Mayor Pro Tem Johnson seconded, and the motion was approved on a roll call vote.

15. Review of measures pertaining to deferral of sales tax collection

Staff Report from the Town Manager dated 5-4-20 presenting proposed measures deferring collection of sales tax for the month of April, due to COVID 19.

The Town Manager reported in follow up to a Council request at the prior regular meeting, staff has researched other municipalities actions pertaining to deferment of sales tax due to COVID 19. Staff has prepared a model based on other scenarios which would allow deferment of payment of April sales tax until June 20th and waive all penalties and interest, if the businesses remittance will be less than \$2,000 for the month.

There was discussion by the Council.

ACTION:

Moved by Councilor Meyer, seconded by Councilor Schuyler and unanimously carried by a roll call vote to defer sales tax for the month of April, per the guidelines submitted by staff.

16. 2020 scholarship to a local high school senior

Mayor Clark announced the Council Scholarship Committee has reviewed six essays from high school seniors applying for the scholarship, based on how they have given back to the community.

He announced the winner of the \$1000 scholarship is Anza Connaughton.

17. Request to consider formation of committee to address emergency response

Councilor Schuyler suggested the Council consider creating a committee to address, and then manage, ways the community may need support during emergency responses, and "other short and long term events". The committee could address pre-emptive measures pertaining to emergency shelter, fuel, food supplies, he noted.

There was discussion by the Council and it was agreed to discuss at the next meeting.

STAFF REPORTS

The Town Manager presented a written report dated 5-8-20 and reviewed some of the items contained in the report. He suggested the Council schedule a workshop meeting; Council agreed to May 27th at 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

MINUTES OF JOINT WORKSHOP
RIDGWAY TOWN COUNCIL,
OURAY COUNTY BOARD OF COMMISSIONERS,
OURAY CITY COUNCIL

MAY 14, 2020

The Town Council convened at 6:00 p.m. for a Joint Workshop with the Ouray County Commissioners and Ouray City Council via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to COVID-19. In attendance from the Council Councilors Cheek, Grambley, Meyer and Mayor Clark. Councilors Lakin, Schuyler and Mayor Pro Tem Johnson were absent.

Town Clerk's Notice of Joint Workshop dated May 12, 2020.

The purpose of the meeting was to allow the policymakers an opportunity to discuss and strategize about planning, recovery and economic impacts due to COVID-19.

Mayor Clark left the meeting at 7:00 p.m.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Pam Kraft, Town Clerk

RIDGWAY TOWN COUNCIL
MINUTES OF SPECIAL MEETING

MAY 27, 2020

The Town Council convened for a special meeting at 6:05 p.m. via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to COVID-19. In attendance Councilors Grambley, Lakin, Meyer, Schuyler and Mayor Clark in attendance. Mayor Pro Tem Johnson was not present for the roll call. Councilor Cheek was absent.

Town Clerk's Notice and Call of Special Meeting dated May 21, 2020.

PUBLIC PRESENTATIONS

The Town Council met as the Ridgway Main Street Board. They received a PowerPoint presentation from Melissa Antol, planning consultant with hrQ, on behalf of the Colorado Main Street Program. She addressed Main Street basics; the role of the Main Street Board; history and current status of the Ridgway Main Street program; and Main Street activities in light of the COVID-19 Pandemic.

Mayor Pro Tem Johnson entered the meeting at 7:10 p.m.

There was discuss between Council, staff and members of the public.

POLICY MATTERS

1. Resolution advising the use of masks or facial coverings in public places

Staff Report dated 5-22-20 from the Town Manager presenting a resolution encouraging the use of facial coverings in public places.

Manager Neill reported based on a request from the Council at the recent regular meeting, staff has prepared a resolution strongly advising the use of masks or face coverings to help prevent the spread of COVID-19. He noted the Unified Command is preparing an educational campaign regarding the use of face coverings in public places.

There was discussion between staff and Council; and comments from the audience.

ACTION:

Councilor Lakin moved to approve Resolution No 2020-04 a Resolution of the Town Council for the Town of Ridgway, Colorado, Strongly Advising the Use of Masks or Face Coverings by Members of the Public in the Town of Ridgway. Councilmember Meyer seconded, and on a roll call vote the motion carried unanimously.

2. Resolution providing administrative modification for liquor licensed premises and issuance of encroachment permits to facilitate outdoor dining

Staff Report from the Town Manager dated 5-25-20 presenting a resolution to assist with re-opening of restaurants after closures due to the COVID-19 pandemic.

The Town Manager explained as restaurants open after closures due to COVID-19, communities across the state are streamlining processes to assist with permitting to expand outdoor dining premises to allow for social distancing requirements. He reported staff has

prepared a resolution which would allow the Town Clerk to administratively review and approve modifications to liquor licensed premises; and authorizes the Town Manager to administratively review and approve temporary permits to encroach on public rights-of-ways to facilitate expansion of outdoor seating areas.

There were questions from the Council.

Speaking from the audience business owner Tammy Tuttle expressed opposition to creating shared locations.

Trish Oakland presented questions regarding the application process.

The Town Attorney noted the resolution is only tied to the COVID-19 local disaster.

ACTION:

It was moved by Councilor Meyer and seconded by Mayor Pro Tem Johnson to adopt Resolution No 2020-05 a Resolution of the Town Council for the Town of Ridgway, Colorado, Amending it's Local Disaster Declaration to Provide for the Administrative Modification of Liquor Licensed Premises and the Issuance of Encroachment Licenses to Facilitate Outdoor Dining within the Town's Rights-of-Way. The motion carried unanimously on a roll call vote.

3. Discussion regarding proposed reopening plan for Town facilities

Manager Neill presented the Council with a draft reopening plan for Town facilities and Town Hall. He reviewed some of the highlights of the draft plan with the Council.

There was discussion between Council and staff. Council discussed time frames to begin meeting in the Community Center. It was agreed to discuss the draft plan at the regular meeting in June.

The meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

MINUTES OF JOINT WORKSHOP
RIDGWAY TOWN COUNCIL,
OURAY COUNTY BOARD OF COMMISSIONERS,
OURAY CITY COUNCIL

MAY 28, 2020

The Town Council convened at 6:00 p.m. for a Joint Workshop with the Ouray County Commissioners and Ouray City Council via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to COVID-19. In attendance from the Council Councilors Grambley, Lakin, Meyer, Schuyler and Mayor Clark. Councilor Cheek and Mayor Pro Tem Johnson were absent.

Town Clerk's Notice of Joint Workshop dated May 26, 2020.

The purpose of the meeting was to allow the policymakers an opportunity to discuss and strategize about planning, recovery and economic impacts due to COVID-19.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Pam Kraft, Town Clerk

Town of Ridgway
Register of Demands
June 2020

Name	Memo	Account	Paid Amount
NAPA		Alpine-Operating Account	
	portable generator	632GO2 · Supplies & Materials	-46.04
	portable generator	732POO · Supplies & Materials	-46.04
	portable generator	932WOO · Supplies & Materials	-46.04
	portable generator	932SOO · Supplies & Materials	-46.04
TOTAL			-184.16
Home Depot Credit Services		Alpine-Operating Account	
	ratchet straps - F350	961SOO · Vehicle & Equip Maint & Repair	-108.39
	welder extension cord	632GO2 · Supplies & Materials	-53.90
	welder extension cord	932WOO · Supplies & Materials	-53.90
	welder extension cord	932SOO · Supplies & Materials	-53.90
TOTAL			-270.09
Alpenglow Publishers LLC		Alpine-Operating Account	
		540GOO · Printing & Publishing	-44.37
TOTAL			-44.37
Montrose Water Factory, LLC		Alpine-Operating Account	
		632GO2 · Supplies & Materials	-9.38
		732POO · Supplies & Materials	-9.38
		932SOO · Supplies & Materials	-9.37
		932WOO · Supplies & Materials	-9.37
TOTAL			-37.50
Alsco		Alpine-Operating Account	
		932WOO · Supplies & Materials	-32.55
		932SOO · Supplies & Materials	-32.54
		732PO1 · Supplies - community center	-32.54
		632GO2 · Supplies & Materials	-32.54
TOTAL			-130.17
Mesa County HDR Laboratory		Alpine-Operating Account	
		990WOO · Testing - water	-20.00
TOTAL			-20.00
Dana Kepner Company Inc		Alpine-Operating Account	
		988WOO · Taps & Meters	-1,620.78
TOTAL			-1,620.78
San Miguel County Sheriff's Off...		Alpine-Operating Account	
		5030GO1 · Juvenile Diversion	-8,000.00
TOTAL			-8,000.00

Town of Ridgway
Register of Demands
June 2020

Name	Memo	Account	Paid Amount
SGS Accutest Inc		Alpine-Operating Account	
		990WOO · Testing - water	-240.08
TOTAL			-240.08
GMCO Corporation		Alpine-Operating Account	
		636GO2 · Dust Prevention	-15,000.00
		636GO2 · Dust Prevention	-15,000.00
TOTAL			-30,000.00
True Value		Alpine-Operating Account	
		632GO2 · Supplies & Materials	-26.59
		732POO · Supplies & Materials	-188.75
		732PO1 · Supplies - community center	-18.48
		832GO3 · Equipment & Supplies	-7.99
		932SOO · Supplies & Materials	-80.95
		932WOO · Supplies & Materials	-137.85
TOTAL			-460.61
Ouray County Road & Bridge		Alpine-Operating Account	
	May 2020	660GO2 · Gas & Oil	-279.46
	May 2020	760POO · Gas & Oil	-203.04
	May 2020	960WOO · Gas & Oil	-112.30
	May 2020	960SOO · Gas & Oil	-351.18
	May 2020	860GO3 · Gas & Oil	-481.19
TOTAL			-1,427.17
Hartman Brothers Inc		Alpine-Operating Account	
		661GO2 · Vehicle & Equip Maint & Repair	-2.28
		961SOO · Vehicle & Equip Maint & Repair	-2.27
		961WOO · Vehicle & Equip Maint & Repair	-2.27
TOTAL			-6.82
City of Grand Junction		Alpine-Operating Account	
		918SOO · Testing & Permits - sewer	-301.50
TOTAL			-301.50
Grand Junction Pipe & Supply ...		Alpine-Operating Account	
	relocation of sprinklers	CP1901 · Construction	-611.41
	relocation of sprinklers	CP1901 · Construction	-128.56
	sprinklers - Cottonwood Park	732POO · Supplies & Materials	-159.50
TOTAL			-899.47
UNCC		Alpine-Operating Account	
		915WOO · Dues & memberships	-51.41
		915SOO · Dues & Memberships	-51.40
TOTAL			-102.81

Town of Ridgway

Register of Demands

June 2020

Name	Memo	Account	Paid Amount
Caselle Inc		Alpine-Operating Account	
	July 2020	914SOO · Consulting & Engineering Servs	-159.50
	July 2020	914WOO · Consulting & Engineering Ser...	-159.50
TOTAL			-319.00
United States Postal Service		Alpine-Operating Account	
	May 2020 billing	951WOO · Postage - water	-95.01
	May 2020 billing	951SOO · Postage - sewer	-95.00
TOTAL			-190.01
Tri-County Water		Alpine-Operating Account	
	emergency connection - TCW interconn...	931WOO · Maintenance & Repairs	-3,800.00
TOTAL			-3,800.00
Ridgway Office Supply & Servic...		Alpine-Operating Account	
	copies of plans	CP1900 · Design	-95.00
TOTAL			-95.00
Clear Networx, LLC		Alpine-Operating Account	
	June 2020	543GOO · Telephone	-56.00
	June 2020	643GO2 · Telephone	-56.00
	June 2020	843GO3 · Telephone	-61.00
	June 2020	943WOO · Telephone	-56.00
	June 2020	943SOO · Telephone	-56.00
	June 2020	530GOO · Computer	-50.00
	June 2020	630GO2 · Computer	-50.00
	June 2020	730POO · Computer	-50.00
	June 2020	830GO3 · Computer	-50.00
	June 2020	930WOO · Computer	-50.00
	June 2020	930SOO · Computer	-50.00
	June 2020	917WOO · IT Services	-50.00
	June 2020	917SOO · IT Services	-25.00
	June 2020	615GO2 · IT Services	-25.00
	June 2020	843GO3 · Telephone	-55.00
TOTAL			-740.00
The Paper Clip LLC		Alpine-Operating Account	
		541GOO · Office Supplies	-45.60
TOTAL			-45.60
Schoonover's Mobile Mechanic...		Alpine-Operating Account	
	mount tires - F350	761POO · Vehicle & Equip Maint & Repair	-124.00
	flat tire - F350	961SOO · Vehicle & Equip Maint & Repair	-25.00
TOTAL			-149.00

Town of Ridgway
Register of Demands
June 2020

Name	Memo	Account	Paid Amount
Pro Velocity		Alpine-Operating Account	
	June 2020 maintenance	556GOO · IT Services	-165.84
	June 2020 maintenance	615GO2 · IT Services	-165.83
	June 2020 maintenance	729POO · IT	-165.83
	June 2020 maintenance	820GO3 · IT Services	-165.84
	June 2020 maintenance	917WOO · IT Services	-165.83
	June 2020 maintenance	917SOO · IT Services	-165.83
TOTAL			-995.00
Black Hills Energy-Hartwell Park		Alpine-Operating Account	
		742POO · Utilities	-33.33
TOTAL			-33.33
Black Hills Energy-Town Hall		Alpine-Operating Account	
		742PO1 · Utilities - community center	-21.98
		842GO3 · Utilities	-21.98
		542GOO · Utilities	-21.98
TOTAL			-65.94
Black Hills Energy-PW Building		Alpine-Operating Account	
		742POO · Utilities	-12.86
		642GO2 · Utilities	-12.86
		942SOO · Utilities	-12.86
		942WOO · Utilities	-12.86
TOTAL			-51.44
Black Hills Energy-Lift Station		Alpine-Operating Account	
		942SOO · Utilities	-26.08
TOTAL			-26.08
Black Hills Energy-Broadband		Alpine-Operating Account	
	broadband building	5075GO1 · Region 10	-14.38
TOTAL			-14.38
Black Hills Energy-PW Office		Alpine-Operating Account	
		642GO2 · Utilities	-11.11
		942SOO · Utilities	-11.11
		942WOO · Utilities	-11.11
TOTAL			-33.33
Federal Express		Alpine-Operating Account	
		990WOO · Testing - water	-160.27
TOTAL			-160.27

STAFF REPORT

Subject: Request for water leak adjustment - Account #5320.1/Cascade and Kemper
Initiated By: Pam Kraft, MMC, Town Clerk
Date: June 4, 2020

BACKGROUND:

Attached is a water leak adjustment request from Robyn Cascade and Katie Kemper. A leak was found in the service pipe at their residence at 575 Sabeta Drive and repaired as soon as it was discovered.

ANALYSIS:

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

9-1-23:WATER BREAK ADJUSTMENTS.

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

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

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

The customer used 77,100 gallons in April and was billed \$1097.50. This calculates to 72,100 gallons over the base allotment; based on the leak adjustment rate of \$11.00 for each 1,000 gallons between 5,000 and 10,000 gallons; \$13.00 between 10,000 and 18,000 gallons; and \$15.00 over 18,000 gallons, the customer can be awarded a water leak adjustment credit of \$289.95.

FINANCIAL CONSIDERATIONS:

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

STAFF RECOMMENDATION:

Approve the water leak adjustment credit of \$289.95 for Account #5320.1/Cascade and Kemper.

ATTACHMENT: Letter dated May 9, 2020 from Robyn Cascade and Katie Kemper

575 Sabeta Drive
Ridgway, CO 81432

May 9, 2020

Dear Ridgway Town Council,

In accordance with the town's Water Break Adjustment policy, we write you today to request an adjustment to our May 2020 water bill. On May 6, we noticed a faint sound in a section of the house, which eventually we learned was running water though at first it sounded like several other customary noises – the refrigerator hum, the flow of water to and from our furnace and water heater, our neighbor's radon fan, etc. We found no leaks outside or inside the house or in the crawl space. The next morning, we turned off the main water valve and the sound continued. We called Wanda and asked that the town come check our meter. Sure enough, Thursday morning, Randy informed us we were leaking water at 13 gallons a minute or 780 gallons per hour! Needless to say, we requested our water be turned off at the meter.

We received our April water bill recently and see that our April usage was 3500 gallons - which is 1500 gallons more than our typical 2000 gallons per month usage. That is not encouraging and indicates the leak could have begun as early as late April. As you can see from our past usage, we make every effort to conserve water, and so we are aghast at the water that has been wasted.

Though we have yet to see our May bill, we submit this request knowing the likelihood of excessive usage due to the service line break and respectfully ask that you approve adjustment of our May water invoice. We understand that you cannot consider this request until the June council meeting once the utility bill has been issued.

We thank you in advance for your consideration of our request and we look forward to hearing from you. We are grateful to live in our amazing community where our neighbors have been so kind and generous and contractors have rearranged their schedules to service us.

With gratitude for your service,
Katie Kemper and Robyn Cascade

AGENDA ITEM #11



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: June 5, 2020
Agenda Topic: Region 10 Presentation

SUMMARY:

Michelle Haynes, Executive Director of Region 10, will attend Wednesday's virtual meeting to give an overarching presentation about Region 10 and its programs. Region 10 is a 501(C)3 nonprofit that is supported by local and county governments. The organization's programs are supported by several State and Federal programs and funding sources. Region 10 provides senior services, small business services, and regional development support to Delta, Montrose, Hinsdale, Gunnison, Ouray, and San Miguel counties.

AGENDA ITEM #12

STAFF REPORT

Subject: Restaurant Liquor License Application - El Agave Azul
Initiated By: Pam Kraft, MMC, Town Clerk
Date: May 12, 2020

BACKGROUND:

The Town has received an application for a Restaurant Liquor License from Lucia Gutierrez-Bolon, to license the premise at 565 Sherman Street, Unit 3, doing business as El Agave Azul. State law requires a public hearing before the local jurisdiction for application of a new liquor license. A notice of hearing before the Council has been posted and published, and the premises posted in accordance with State statutes.

All requirements of license application have been met, all fees paid, and all forms received. One of the requirements is that applicants must be fingerprinted and a background check conducted. Liquor & Beer Code Sections 12-47-307 #3-A & B allow the licensing authority to have access to criminal history record information furnished by a criminal justice agency in considering an application. The code also states that if the licensing authority takes into consideration the information, they shall also consider any information provided by the applicant regarding such criminal history record, including but not limited to evidence of rehabilitation, character references and educational achievements, especially those items pertaining to the period of time between the applicant's last criminal conviction. The background check from the Colorado Bureau of Investigation is pending and has not been received.

ANALYSIS:

Lucia Gutierrez-Bolon, single share holder of El Agave Azul, has leased the restaurant at 565 Sherman Street, Unit 3, from Sherman Herran LLC.

The application is being made for a concurrent review with the State Department of Liquor Enforcement.

Options Analysis

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

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

FINANCIAL CONSIDERATIONS:

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

LEGAL CONSIDERATIONS:

None.

STAFF RECOMMENDATION:

Approve the application for a restaurant liquor license to Lucia Gutierrez-Bolon for El Agave Azul pending a cleared background check.

ATTACHMENT 1. Premises map

ATTACHMENT 2. Notice of Public Hearing

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

NOTICE OF PUBLIC HEARING FOR LIQUOR LICENSE

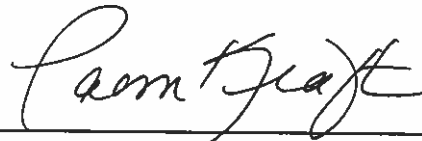
NOTICE IS HEREBY GIVEN that the Ridgway Town Council will hold a Public Hearing at 201 N. Railroad Street, Ridgway Colorado, on Wednesday, June 10, 2020 at 5:30 p.m. to consider a Restaurant Liquor License application for:

Applicant: Lucia Gutierrez-Bolon; DBA: El Agave Azul

Location: 565 Sherman Street #3; Application filed on: May 8, 2020

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

DATED: May 8, 2020

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

Pam Kraft, MMC, Town Clerk

Office

Walking cooler

Sink
Dish

Dish washer

Kitchen

Hood

Work or
Heater

Bosser Station

Alcohol storage

Pepper

Bar Area

Table

Table

Table

Table

To Porio

Table

Table

Table

Table

Table

Table

Table

Table

Door
Principal

Waiting
Section

AGENDA ITEM #13



To: Town Council
From: Shay Coburn, Town Planner
Date: June 10, 2020
Re: Master Plan Implementation – Land Use Code Updates – Phase 1, Housing: Adoption of Ordinance 2020-03 revising sections 6-3, 6-6, 7-3, and 8-1 of the Ridgway Municipal Code regarding housing affordability

INTRODUCTION

These code updates are intended to help reduce the cost of housing in our community through allowing more housing types and considering higher density residential uses throughout town and future annexations. At the May 13, 2020 Town Council meeting, Council introduced an ordinance amending sections 6-3, 6-6, 7-3 and 8-3 of the Ridgway Municipal Code. The introduction included one edit to RMC 7-3: to delete “employee housing” as a conditional use in the Light Industrial 1 District, section 7-3-12(C)(4)(d).

PROPOSED MOTION

“I move to adopt Ordinance 2020-03 revising Sections 6-3, 6-6, 7-3, and 8-1 of the Ridgway Municipal Code regarding housing affordability.”

BACKGROUND AND SUMMARY

See memo from May 13, 2020 Council meeting for full background and summary.

ATTACHMENT

Ordinance 2020-03: An Ordinance of the Town of Ridgway, Colorado Revising Sections 6-3, 6-6, 7-3 and 8-1 of the Ridgway Municipal Code Regarding Housing Affordability

ORDINANCE NO. 2020-03

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO
REVISING SECTIONS 6-3, 6-6, 7-3 AND 8-1 OF THE RIDGWAY MUNICIPAL CODE
REGARDING HOUSING AFFORDABILITY**

WHEREAS, the Town of Ridgway (the "Town"), is a duly organized and existing home rule municipality of the State of Colorado; and

WHEREAS, the Town of Ridgway Municipal Code (the "Code") contains certain manufactured home standards further enumerated under Section 6-3, Regulations for Mobile Homes, Travel Homes, and Other Factory Manufactured Structures; single family home design standards further enumerated under Section 6-6, Single Family Home Design Standards; zoning regulations further enumerated under Section 7-3, Zoning Regulations; and manufactured and travel home park standards further enumerated under Section 8-1, Mobile Home Park and Travel Home Park Regulations; and

WHEREAS, the 2019 Master Plan identified housing as a major priority and contains the following action items:

COM-1c: Update the Ridgway Municipal Code to promote housing affordability (i.e.: reducing lot size requirements, increasing allowed densities, and reducing parking requirements)

COM-2a: Review and update the Town's zoning regulations as necessary to ensure desired housing types are defined and allowed in locations designated for residential uses by the Land Use Plan

COM-2c: Study recent innovations in modular home and small home construction and revise land use and building codes to allow in appropriate locations; and

WHEREAS, on August 27, 2019 the Planning Commission recommended that Council prioritize code updates that address housing and on September 11, 2019 the Town Council approved moving forward with code updates targeted toward housing; and

WHEREAS, there have been four public meetings held to discuss proposed revisions to these sections of code on January 7, February 10, March 31, and April 28, 2020 and the last of which the Planning Commission recommended the revisions for Town Council to consider.

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

Section 1.

RMC 6-3, 6-6, 7-3, and 8-1 are amended as attached in Exhibit A.

Section 2. Severability

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

Section 3. Effective Date

This Ordinance shall take effect 30 days after adoption.

INTRODUCED by the Town Council of the Town of Ridgway, Colorado the 13th day of May, 2020.

TOWN OF RIDGWAY, COLORADO,
A HOME-RULE MUNICIPALITY

By: _____
John I. Clark, Mayor

ATTEST:

Pam Kraft, MMC, Town Clerk

Approved as to Form:

Bo James Nerlin, Town Attorney

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Ridgway, Colorado, the ____ day of June, 2020.

TOWN OF RIDGWAY, COLORADO,
A HOME-RULE MUNICIPALITY

By: _____
John I. Clark, Mayor

ATTEST:

Pam Kraft, MMC, Town Clerk

Approved as to Form:

Bo James Nerlin, Town Attorney

CERTIFICATE OF TOWN CLERK

The foregoing Ordinance was introduced at a meeting of the Ridgway Town Council on May 13, 2020, published by title and posted thereafter, and adopted by the Town Council on _____, 2020.

(SEAL)

Pam Kraft, MMC, Town Clerk

CHAPTER 6

SECTION 3

Regulations for Manufactured Homes, Travel Homes, and Other Factory-Built Housing

Subsections:

- 6-3-1 Definitions.
- 6-3-2 Building And Occupancy Permits For Factory-Built Structures.
- 6-3-3 Nonconforming Manufactured Homes And Structures.
- 6-3-4 Administration And Enforcement.

6-3-1 DEFINITIONS.

(A) MANUFACTURED HOME: A factory-built structure that is built on a permanent chassis, is designed and constructed to permit lawful long-term occupancy as a dwelling, whether attached or unattached to a permanent foundation, that meets requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. Section 5401, et seq., as amended (commonly referred to as the "HUD Code.)."

(B) DEPENDENT MANUFACTURED HOME: A manufactured home without toilet, lavatory or bathing facilities.

(C) FACTORY-BUILT HOUSING: Any structure, or component of a structure, designed primarily for residential occupancy, either permanent or temporary, that is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and that does not meet the definition of a manufactured home. Factory-built housing shall either comply with the Town's adopted building codes or the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14.

(D) MANUFACTURED HOME PARK: A single site, parcel or lot operated and used for the location of two (2) or more manufactured homes intended for use as residences.

(E) TRAVEL HOME: Any movable or relocatable dwelling unit with a living area of less than 500 square feet or which is required to have a license plate.

(F) TRAVEL HOME PARK: A park or campground for the temporary use of travel homes, including but not limited to campers, motorhomes, pick-up truck campers, trailers and trailer coaches.

6-3-2 BUILDING AND OCCUPANCY PERMITS FOR FACTORY-BUILT STRUCTURES.

(A) It shall be unlawful to erect, move or place any manufactured home or other factory-built housing or structure, other than travel homes, within, on or onto any site, lot or tract, including a manufactured home park space without first obtaining a building permit.

(B) Application for a building permit shall be made in accordance with the requirements of the Town's Building Code to the extent applicable and a building permit shall be required regardless of the value of the work. Accompanying the application shall be a site plan drawn to scale showing the dimensions of the manufactured home lot or space, the dimensions of the manufactured or factory-built home itself, setbacks and the location of any other structures, easements or improvements on the lot or space. Building permit fees shall also be determined as follows:

(1) Manufactured homes or factory-built housing set up within a lawful manufactured home park: \$200 building permit fee. No plan check fee. (Ord 2-2019)

(2) All other manufactured homes or factory-built structures - the building permit fee determined according to the current Building Code fee schedule based upon the value of the work to be performed, plus the value of the manufactured home or the factory-built structure. No plan check fee shall be charged for the structure itself.

(C) No building permit shall be issued unless the following criteria are met:

(1) The manufactured home or factory-built structure meets either the Town's Building, Plumbing, Electrical and other Codes and Regulations, or

(a) It is to be used for a residence and for manufactured homes manufactured after June 15, 1976, - meets the requirements of the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC 1501, et seq.) and regulations promulgated thereunder;

(b) It is to be used for a residence and for mobile homes manufactured prior to June 15, 1976, and after the effective date of the Colorado Housing Act of 1970 (C.R.S., 24-32-701, et seq., as amended), - complies with the requirements of said Act, and all rules and regulations promulgated thereunder;

(c) For factory-built storage and outbuildings with less than 250 square feet of floor area,- they are to be assembled and erected in accordance with the manufacturer's minimum requirements;

(d) It is to be used for a residence and for factory-built homes meets the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14

(2) Any foundation, and all electrical and plumbing interconnections shall comply with applicable requirements of the Town's Building, Plumbing and Electrical Codes.

(3) Except for a manufactured home located in a manufactured home park for less than ninety (90) days, or one which is located upon a full foundation constructed in compliance with the building code requirements, each manufactured home shall have skirting installed around the entire lower perimeter of the home completely enclosing all water and sewer connections. Such skirting shall meet Town standard specifications.

(4) (a) Except for manufactured homes erected on a foundation, complying with the requirements of the Building Code, all manufactured homes located within the Town shall be adequately blocked and supported with sufficient number of footings, which, at a minimum, conform with the manufacturer's recommendations for such manufactured home. Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by the Building Code for the intended use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting untreated wood shall

extend at least six (6) inches above the adjacent finished grade. Footings shall have a minimum depth below finished grade of twelve (12) inches unless a greater depth is recommended by a foundation investigation.

Piers and bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation systems which shall be of sufficient capacity to support all loads.

(b) Manufactured homes to be set up in a manufactured home park may be set up as follows in lieu of the requirements of Paragraph (a).

(i) The manufactured home shall be set up so that there is a minimum eighteen inches (18") high area for access to the water and sewer connections measured from the bottom of the wood frame to the ground or pad.

(ii) The support areas shall consist of a poured concrete or leveled gravel base.

(iii) The manufactured home shall be set upon supports along both sides no more than eight feet (8') apart, center to center, or as per manufacturer's specifications. Each support shall consist of two four inch by eight inch by sixteen inch (4" x 8" x 16") concrete pad blocks, topped by additional concrete blocks placed with their long dimensions running perpendicular to the long dimensions of the pad blocks. Pad blocks are not required if the supports rest upon a concrete slab. The top of each support shall be capped by a two inch by eight inch by sixteen inch (2" x 8" x 16") wood block, and wedges shall be used to insure a tight set up. Alternate supports may be approved pursuant to Town's Building Regulations.

(iv) The sewer connection shall be grouted and sealed.

(v) The site shall be graded to direct drainage away from the manufactured home.

(vi) That portion of the water supply line subject to flexing shall be copper or polybutylene. That portion subject to freezing shall be wrapped with heat tape or otherwise frost proofed.

(vii) All applicable requirements of this Section, Town Zoning Regulations, Flood Plain Management Regulations and other Town ordinances and regulations shall be met.

(D) It shall be unlawful to use or occupy a manufactured home, or factory-built structure (other than a travel home) until an Occupancy Permit has been issued by the Building Inspector following his inspection to determine compliance with the requirements of this Section 3 and other applicable Town Building and Zoning Ordinances and Regulations.

(E) Except as modified in this Section 6-3-2(E), all factory-built structures are subject to applicable provisions of Town building, electrical and plumbing codes, including provisions applicable to maintenance, additions, repairs, alterations, and permits therefore. Provided, however, repairs to structures built pursuant to the regulations described in Paragraph 6-3-2(C)(1)(a) may be made in compliance with such regulations. (Ord 19-1999)

6-3-3 NONCONFORMING MANUFACTURED HOMES AND STRUCTURES.

Any manufactured home or other factory-built housing or structure which, at the effective date of this Section, or at the time of annexation, if annexed, subsequent to the effective date of this Section, was lawfully existing and maintained in accordance with previously applicable County or Town

regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained or used but shall not be enlarged, modified, repaired or replaced except in conformity with this Section. Any manufactured home or other factory-built housing or structure which was previously unlawful or illegal under previously applicable regulations shall remain unlawful or illegal and subject to abatement or other enforcement action.

6-3-4 ADMINISTRATION AND ENFORCEMENT.

- (A) The Building Official shall administer and enforce this Section.
- (B) It shall be unlawful for any person to violate any provision of this Section.
- (C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense. (Ord 1-2017)
- (D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.
- (E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.
- (F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.

CHAPTER 6

SECTION 6

Residential Design Standards

Subsections:

- 6-6-1 Legislative Declaration.
- 6-6-2 Applicability.
- 6-6-3 Exceptions.
- 6-6-4 Development Standards.
- 6-6-5 Architectural Standards.
- 6-6-6 Deviations.
- 6-6-7 Enforcement and Administration.

6-6-1 LEGISLATIVE DECLARATION.

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

6-6-2 APPLICABILITY.

(A) Unless otherwise excepted, the regulations set out in this Section 6-6 shall apply to:

- (1) Construction of any residential building, including without limitation construction of Single Family, Duplex, Townhouse, Triplex, Fourplex, Cluster Housing, Co-Housing, Multiple Family structures, and Accessory Dwelling Units;
- (2) New residential subdivisions;
- (3) Major additions or renovations to an existing residential structure;
- (4) Structures that contain only residential uses that are included as part of a mixed-use development.

(B) Once subjected to these requirements, all residential development and appurtenant sites shall thereafter be maintained in conformity with these requirements.

6-6-3 EXCEPTIONS.

These regulations shall not be applicable to manufactured homes, as defined in Subsection 7-3-2 and subject to supplemental standards in Subsection 7-3-18(K).

6-6-4 DEVELOPMENT STANDARDS.

Exhibit A
Ridgway Municipal Code

6-6-4

(A) Foundations:

- (1) The foundation must enclose the space beneath the perimeter of the structure. Foundations may be constructed of masonry or concrete.
- (2) Perimeter foundations and all supports under the structure must meet the frost depth as required in subsection 6-1.
- (3) All foundations and interior supports shall be poured on undisturbed or compacted soil.
- (4) All portions of foundations that are above the adjacent finished grade by more than 6 inches shall be finished using the same siding materials as the dwelling or complementary materials such as stucco, stone or brick. Cosmetically equivalent split faced block or other block with design finish or other materials may be allowed with prior approval of the Town.
- (5) Unfinished masonry blocks, plywood, other materials or earth backfill that exceeds a grade of 2 foot horizontal for each 1 foot of raise are not permitted.
- (6) Exceptions to the above standards may be allowed where foundations must be stepped to address a slope in the natural grade of the site. However, such deviations to these standards shall be kept to the minimum required to address the specific site condition.

(B) Exterior Siding:

- (1) Exterior siding shall be made of non-reflective metal or vinyl lap, wood, simulated wood grain products, painted or colored stucco, brick, stone, or any combination of these materials, or other cosmetically equivalent materials with prior approval of the Town.
- (2) Materials intended to be painted or finished in any manner, such as wood products or stucco, shall not be accepted until painted or finished.

(C) Roof Structure:

- (1) Provide varied roof forms or roof forms that are compatible with those used on adjacent homes.
- (2) Sloped roofs must have an overhang at the eaves and gable ends of not less than 12 inches excluding rain gutters measured from the vertical side of the dwelling. This required overhang shall not apply to areas over porches, alcoves and other appendages, which together do not exceed 25% of the length of the façade on which they are located. Flatter roofs are permitted only if any equipment on the roof is screened from view from each street on which the lot fronts, and from abutting lots, provided, however, that screening that would interfere with the efficient operation of rooftop solar equipment shall not be required.
- (3) A-frame designs are not permitted.
- (4) Mansard roofs are only permitted if the base of the roof is above the second story of the structure.

(D) Sidewalks:

Sidewalks shall be installed in accordance with Town specifications along the adjoining street frontages prior to issuance of a Certificate of Occupancy unless the Town allows execution of a recordable covenant to participate in an assessment district, in cases where immediate construction is not practical.

(E) Mechanical Equipment:

Exhibit A
Ridgway Municipal Code

6-6-4

- (1) Propane storage tanks shall not be placed in the front or street side yard unless placed underground. Propane tank placement must also meet applicable code requirements, which in most cases require that the tank be no less than ten feet from any property line and ten feet from any building.
- (2) Swamp coolers, AC units, heat pumps and other mechanical equipment shall not be placed in the front yard. When placed in the street side yard, mechanical equipment should be screened from view from the street using landscaping, walls or fences which are complimentary to the building design.

(F) Street Address Number:

Each residence shall display the street address number in a location that is easily visible from the street with each character not less than 4 inches nor more than 8 inches in height.

(G) Landscaping:

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

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

(H) Additions to Existing or New Homes:

Any additions or exterior remodeling shall respect the architectural character, detailing, lines and proportions of the existing structure. Additions shall be so integrated into the existing structure that they are difficult to identify as being added and shall appear to have been a part of the original design of the structure. A "face lift" on the existing building may be used in accomplishing this result. Attached or detached garages, carports, patio covers or walls should be designed in the same architectural style as the main structure and be built of similar or compatible materials.

6-6-1

6-6-5 ARCHITECTURAL STANDARDS.

- (A) The design of all new residential development and major additions shall meet each of the following architectural design objectives. Corner lots shall meet these objectives on both the front and side street elevations.
- (1) Provide relief and contrast to the building's front and side street elevations incorporating solids and voids to break up plain wall surfaces.
 - (2) Provide variation of building mass and height, responding to the existing development context and adjacent zoning districts.
 - (3) Garage doors shall not dominate the front elevation.
 - (4) No two detached Single family dwellings, Duplex dwelling structures, Townhome, Triplex dwelling structures, or Fourplex dwelling structures of substantially similar elevations shall be located adjacent to each other.
- (B) The Town Manager or his/her designee shall promulgate design guidelines to provide assistance in meeting these requirements.

6-6-6 DEVIATIONS.

- (A) The Planning and Zoning Commission may approve deviations from one or more of the requirements of this Section 6-6 on the basis of finding that:
- (1) The proposed structure will be compatible and harmonious with structures in the immediate vicinity; and either
 - (2) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards; or
 - (3) The proposed structure(s) support(s) the expansion of workforce housing options within the Town of Ridgway.
- (B) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-3-23 of the Ridgway Municipal Code, subject to the fees set in Subsection 7-3-25.

6-6-7 ENFORCEMENT AND ADMINISTRATION.

- (A) The Town Manager or his/her designee shall be responsible for the interpretation, administration and enforcement of the provisions of these regulations, as amended, and of any decisions entered by the Planning and Zoning Commission, Board of Adjustment or Town Council, pursuant to such section.
- (B) No building permit, occupancy permit, or other permit or license shall be issued, nor shall any other action of approval be taken or allowed by the Town for any property which is not in compliance with the provisions of these regulations and any decision issued pursuant hereto.
- (C) Whenever necessary to make an inspection to enforce any of the provisions of these regulations or any provision of a decision entered, pursuant to this Subsection, or whenever there is reasonable cause to believe that a violation of any provision of these regulations or of any decision issued pursuant to this Subsection exists, the Marshal, Town Manager, or their authorized representative shall have the right to enter upon such building or premises at all reasonable times for purposes of inspection or to perform any other duty imposed by this Subsection. Prior to entry, he shall identify himself and request

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permission to enter from the occupant or person in charge of the premise if they can be found by reasonable efforts. If entry is refused, he shall have recourse to any remedy provided by law to secure entry.

- (D) The Town may maintain an action in a court of competent jurisdiction to enjoin any violation of these regulations or of the terms of any decision entered pursuant to this Subsection. In the alternative, the Town may issue an administrative citation under Section 2-4 of the Ridgway Municipal Code.
- (E) It shall be unlawful to violate any of the provisions of these regulations, or the terms of any decision entered pursuant to this Subsection. Any person convicted of such a violation may be punished by a fine of up to three hundred (\$300) dollars. Each day any violations continues shall constitute a separate violation.
- (F) Continuing violations of this Subsection, or the terms of any decision issued pursuant to this Subsection, are hereby declared to be a nuisance and may be abated in any lawful manner.
- (G) In addition to the fees contained in this Chapter 6, the applicant shall reimburse the Town for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.

CHAPTER 7

SECTION 3

Zoning Regulations

Subsections:

- 7-3-1 General Provisions.
- 7-3-2 Definitions.
- 7-3-3 Zoning Map.
- 7-3-4 Residential Districts.
- 7-3-5 "R" Low Density Residential District.
- 7-3-6 "HR" Historic Residential District.
- 7-3-7 "MR" Mixed Residential.
- 7-3-8 "FD" Future Development District.
- 7-3-9 "HB" Historic Business District.
- 7-3-10 "DS" Downtown Service District.
- 7-3-11 "GC" General Commercial District.
- 7-3-12 "I-1" Light Industrial - 1 District.
- 7-3-13 "I-2" Light Industrial - 2 District.
- 7-3-14 Uncompahgre River Overlay District.
- 7-3-15 Dimensional & Off-Street Parking Requirements.
- 7-3-16 Planned Unit Development (PUD).
- 7-3-17 Sign Regulations.
- 7-3-18 Supplemental Regulations.
- 7-3-19 Conditional Uses.
- 7-3-20 Nonconforming Uses.
- 7-3-21 Variances and Appeals.
- 7-3-22 Amendments and Additions to the Official Zoning Map and Zoning Regulations.
- 7-3-23 Review Procedure.
- 7-3-24 Enforcement and Administration.
- 7-3-25 Fees and Costs.

7-3-1 GENERAL PROVISIONS.

- (A) This Section, as amended from time to time, together with the Official Zoning Map as adopted by Section 6 of Ordinance No. 2 (Series 1993), as amended from time to time, may be cited as the Town's Zoning Regulations or Zoning Ordinance.
- (B) The purpose of these Zoning Regulations is to promote the public health, safety and welfare.
- (C) Whenever there is any conflict between these Regulations and any other Ordinance, code provision, regulation or law, the more restrictive or higher standard shall apply.
- (D) These regulations and the Official Zoning Map shall constitute a part of the Town's Comprehensive Master Plan. These regulations are enforceable in accordance with Section 7-3-23, however, the Master Plan is advisory in nature.

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7-3-2 DEFINITIONS.

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

ACCESSORY USE: A use which is subordinate to, clearly incidental to, customarily in connection with, and ordinarily located on the same premises as the permitted use. Home occupations which meet the criteria set out in Subsection 7-3-18(A), including daycare facilities with 8 or fewer children, shall be considered an accessory use to a residence in all districts.

ART AND CRAFT STUDIO: The workshop of an artist, sculptor, photographer, craftsperson, furniture maker, glass blower, potter or cabinet maker primarily used for on-site production of unique custom goods by hand manufacturing involving the use of hand tools and small-scale equipment, which may include an accessory gallery. The primary use of art and craft studios is the retail sale of the custom goods as produced on-site, as evidenced through allocation of customer floor area or gross sales receipts of the business.

BOARDING OR ROOMING HOUSE: A building or portion thereof which is used to accommodate, for compensation, one or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. "Compensation" includes compensation in money, services or other things of value.

BUILDING LINE: A line parallel to a property line beyond which no exposed portion of a building extends. The first three feet of unroofed terraces or patios, sills, cornices and chimneys; temporary awnings; free standing walls, rails or fences; the first one foot of a roof eave; and the first four feet of an open fire escape; need not be considered in determining the building line.

DORMITORY: A building used as group living quarters for students or religious adherents as an accessory use for a bona fide college, university, boarding school, seminary, convent, monastery or other similar institutional use.

DWELLING: A building or portion of a building that is designed or used exclusively as the living quarters for one or more families, and that complies with all applicable building and safety codes. This definition includes factory-built housing that does not meet the definition of a manufactured home, provided the structure meets all applicable building and safety codes and is mounted on a permanent structure and connected to all required utilities.

DWELLING, CLUSTER DEVELOPMENT: A development type that concentrates single-family, duplex, or townhouse dwellings (in groups of two) on smaller lots than would otherwise be allowed in the zone district in return for the preservation of sensitive natural areas, agricultural or ranch land, trail or recreational easements, and/or common open space within the same site, on a separate lot, or in an easement.

DWELLING, CO-HOUSING DEVELOPMENT: A residential development that does not meet the definition of a Group Home, that includes a group of individual dwelling units of varying sizes, the largest containing less than 1,500 square feet of floor area, that are not constructed on a frame or capable of being transported on their own wheels, and in which individual units may or may not have partial or complete kitchens. The development must include one or more community building(s) with a community kitchen and dining room intended for communal use on a regular basis, and in which most or all residents generally agree to share in the provision of regular communal services such as cooking meals or providing child care.

DWELLING, DUPLEX: A single structure, located on a single lot, containing two dwelling units, neither of which meets the definition of a townhouse dwelling or an accessory dwelling unit.

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Sample duplex dwelling

DWELLING, FOURPLEX: A single structure, located on a single lot, containing four dwelling units, none of which meets the definition of a townhouse dwelling unit or an accessory dwelling unit.



Sample fourplex dwelling

DWELLING, LIVE/WORK: A structure containing an integrated living and working space that is intended to function predominantly as business workspace with residential use area occupied by the business owner or operator. The unit typically has a store-front, with the workspace, public display area, or show-room on the ground floor of the unit and the majority of the residence area is located either on the upper floor if there are two floors, or the back of the unit if there is only one floor.

DWELLING, MULTIPLE FAMILY: Five or more dwelling units, within a single building and located on a single lot, including apartments and condominiums. This definition also includes any number of dwelling units located within a single building that contains a non-residential primary use on the ground floor of the building, and that does not meet the definition of employee housing.



Sample multiple family dwelling

DWELLING, SINGLE FAMILY DETACHED: A dwelling unit, located on a separate lot or tract that has no physical attachment to any other building containing a dwelling unit located on any other lot or tract, and that does not meet the definition of a manufactured home.



Sample single family detached dwelling

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DWELLING, TOWNHOUSE: A single family dwelling at least two stories in height that is attached to at least one other single family dwelling at least two stories in height by an unpenetrated vertical wall running from ground level or below ground level to at least the top of the highest floor designed for human occupancy, and that has a pedestrian entrance leading directly from the ground floor of the dwelling unit to a street fronting the lot on which the dwelling unit is located. Individual townhouse dwellings may be located on separate lots, or a group of two or more townhouse dwellings may be located on a single lot.



Sample townhouse dwelling

DWELLING, TRIPLEX: A single structure, located on a single lot, containing three dwelling units, none of which meets the definition of a townhouse dwelling unit or an accessory dwelling unit.



Sample triplex dwelling

DWELLING UNIT: An area in a building containing cooking, living and sanitary facilities designed for use and used by a single family for residential purposes, including related accessory structures. The term dwelling shall not include hotels, motels, homeless shelters, boarding and rooming houses, dormitories, seasonal overflow shelters, tents, or other structures designed or used primarily for temporary occupancy.

DWELLING UNIT, ACCESSORY: A dwelling unit located within, attached to, or detached from the principal dwelling, that contains no more than 800 square feet of gross floor area, the use of which is associated with and subordinate to the principal dwelling and that is located upon the same lot as the principal dwelling.

EMPLOYEE HOUSING: A dwelling unit that contains no more than 450 square feet of gross floor area, located within the same structure as a non-residential use and above or behind the non-residential use, in which the use of the dwelling units is secondary and subordinate to the non-residential use and restricted for occupancy only by the employees of the non-residential use.

FACTORY-BUILT HOUSING: Any structure, or component of a structure, designed primarily for residential occupancy, either permanent or temporary, that is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and that does not meet the definition of a manufactured home. Factory-built housing shall either comply with the Town's adopted building codes or the Colorado Division of Housing adopted Building Codes for Modular Homes, as set forth in CDOH Rule 2, Codes and Standards, at 8 CCR 1302-14.

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FAMILY: One or more individuals occupying a single dwelling unit and living as a single housekeeping unit with a maximum of eight adults. This includes groups of eight or fewer persons whose right to live together is protected by the federal Fair Housing Amendments Act.

GAS STATION: Any building or lot having facilities for the sale of gasoline and other fuels for use by motor vehicles, and which may include incidental facilities for service and minor repair of motor vehicles.

GOVERNMENT BUILDINGS AND FACILITIES: Any building or facility owned and operated by the United States of America, the State of Colorado, the Town of Ridgway, or any agency or political subdivision thereof.

GROSS FLOOR AREA: The heated area of a building measured along the outside enclosing walls, excluding interior parking areas and outdoor common areas.

GROUP HOME: One or more dwelling units in which more than eight unrelated individuals or related and unrelated individuals live, where physical assistance and/or supervision, care or treatment is provided by resident and/or nonresident professional support personnel as a continual benefit. This definition does not include a hotel, motel, boarding or rooming house, facility housing juvenile or adult offenders, or a facility for persons with drug or alcohol addictions that are not in a treatment program, but includes any group of eight or more persons whose right to live together is protected by the federal Fair Housing Amendments Act. Group home shall include state licensed personal care and alternative care personnel.

HIGH-WATER MARK: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation.

HOME OCCUPATION: Any commercial activity, whether for profit or nonprofit, conducted within a dwelling unit.

HOMEOWNERS ASSOCIATION: Any entity, whether corporation, partnership, nonprofit, unincorporated association, or other entity existing for the purpose of maintaining commonly owned facilities and/or enforcing private protective covenants whose members or shareholders are the property owners involved.

HOTELS AND MOTELS: Any building or portion thereof containing six or more guest rooms used, designed to be used, let or hired out for occupancy by persons on more or less a temporary basis.

MAJOR ADDITION: An addition to or renovation of a structure in which the total gross floor area of the proposed addition or renovation area is fifty (50) percent or more of the total gross floor area of the existing structure before addition or renovation.

MANUFACTURED HOME: A factory-built structure that is built on a permanent chassis, is designed and constructed to permit lawful long-term occupancy as a dwelling, whether attached or unattached to a permanent foundation, that meets requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. Section 5401, et seq., as amended (commonly referred to as the "HUD Code.)."

MANUFACTURED HOME PARK: A single site, parcel, or lot operated and used for the location of two or more manufactured homes intended for use as residences.

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NONCONFORMING USE: A use which does not comply with the use regulations, dimensional requirements or other regulations of these Zoning Regulations.

PLANNING COMMISSION: The Planning and Zoning Commission of the Town.

PUBLIC UTILITY SERVICE FACILITIES: Transmission and distribution facilities for natural gas, electricity, water, sewer, drainage, telephone, and cable television necessary to provide service to customers located in the various districts of the Town, such as pipes, lines, mains, wires, transformers, valves, and other related appurtenances, but not including buildings, offices, and production or generation facilities.

SETBACK: The perpendicular distance between a property line and the building line.

SHORT TERM RENTAL: Rental of all or a portion of a residential dwelling unit for periods of less than 31 days. This definition of short term rentals excludes hotels, motels, lodges, and bed and breakfasts.

TRAVEL HOME AND TRAVEL HOME PARK: Travel Home and Travel Home Park are defined as defined in Section 6-3.

USE: The activity or purpose for which property, a building or other structure is designed, arranged, intended, occupied or maintained.

USE BY RIGHT: A use which is permitted or allowed in the district involved, without review, and complies with the provisions of these Zoning Regulations and other applicable Town ordinances and regulations.

WORKFORCE HOUSING: Housing that is available for purchase or rent on terms that are affordable to households earning between 80 percent and 120 percent of area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD) and published annually for the County. The cost of *for sale* workforce housing (including principal, interest, taxes, insurance, utilities, and homeowners' association fees) or *for rent* workforce housing (including rent and utilities) does not exceed 30 percent of those households' gross annual incomes.

7-3-3 ZONING MAP.

- (A) The 1993 Revised Zoning Map of the Town, as such may be amended from time to time, may be known or cited as the "Official Zoning Map" of the Town.
- (B) Amendments to the Official Zoning Map may be made by an ordinance enacting a revised map or by an ordinance amending portions of the Official Zoning Map by specifying the legal description of the property to be rezoned. A copy of the Official Zoning Map, as amended from time to time, shall be maintained in the Town Clerk's office available for public inspection. Periodically, copies of the Official Zoning Map, as amended, may be reproduced and made available to the public.
- (C) The regulations for the various districts provided for in this Section shall apply within the boundaries of each such district as indicated on the Official Zoning Map. The district boundaries, as shown on the Official Zoning Map, shall be construed to follow the center lines of streets, to follow platted lot lines or the lines of undivided parcels of property, or to follow the Town limits, whenever a boundary is shown as approximately in the vicinity of such lines. Distances may be determined by the scale of the map.

7-3-4 RESIDENTIAL DISTRICTS.

The residential districts described in Sections 7-3-5 thru 7-3-8 are established to support a diversity of housing options; to promote stability in residential neighborhoods; to protect such property from incompatible land uses; to protect property values; and to encourage the appropriate use of such land. Certain other uses are permitted which are compatible with residences. Dimensional requirements are set out in Section 7-3-15. All residential development in these districts must comply with residential design standards in Section 6-6.

7-3-5 "R" LOW DENSITY RESIDENTIAL DISTRICT.

- (A) Intent: The "R" Low Density District is intended to accommodate low to moderate density development for single family detached dwellings, as well as a mix of other housing types and other compatible land uses where supported by the Master Plan. Environmental protection is provided by allowing cluster development to preserve environmentally sensitive lands, maintain common open space, and to provide recreational opportunities for residents.
- (B) Uses by Right:
 - (1) Single family detached dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
 - (2) Duplex dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
 - (3) Townhouse dwellings in structures containing no more than two dwelling units.
 - (4) Public utility service facilities.
 - (5) Government buildings and facilities.
 - (6) Parks and recreation facilities, including community gardens, gardens, owned or operated by a property owner's association or organized civic organization.
 - (7) Accessory uses.
 - (8) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
 - (9) Cluster development dwellings.
 - (10) Home occupation in compliance with 7-3-18(A).
- (C) Conditional Uses:
 - (1) Townhouse dwellings in structures containing more than two dwelling units, Triplex dwellings, Fourplex dwellings, and Multiple family dwellings.
 - (2) Churches, schools, and day care facilities not otherwise allowed as an accessory use to a dwelling unit.
 - (3) Bed and breakfast operations which meet the criteria of Subsection 7-3-18(F) in addition to the criteria of Section 7-3-19.
 - (4) Group homes.

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7-3-6 "HR" HISTORIC RESIDENTIAL DISTRICT.

- (A) Intent: This District is intended to coincide with the historic residential core of Ridgway and accommodate a variety of housing types at medium density as well as other activities which are compatible with such uses.
- (B) Uses by Right:
 - (1) Single family detached dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
 - (2) Townhouse dwellings in structures containing no more than four dwelling units.
 - (3) Duplex dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
 - (4) Triplex dwellings.
 - (5) Fourplex dwellings.
 - (6) Public utility service facilities.
 - (7) Government buildings and facilities.
 - (8) Parks and recreation facilities, including community gardens, owned or operated by a property owners association or civic organization.
 - (9) Manufactured homes on individual lots that comply with Subsection 7-3-18(K).
 - (10) Accessory uses.
 - (11) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
 - (12) Home occupation in compliance with 7-3-18(A).
- (C) Conditional Uses:
 - (1) Townhouse dwelling units in structures containing more than four dwelling units.
 - (2) Co-housing development dwellings.
 - (3) Multiple family dwellings.
 - (4) Group homes.
 - (5) Churches, schools, day care facilities not otherwise allowed as an accessory use to a residence.
 - (6) Community centers.
 - (7) Bed and breakfast operations which meet the criteria of Subsection 7-3-18(F) in addition to the criteria of Section 7-3-19.

7-3-7 "MR" MIXED RESIDENTIAL.

- (A) Intent: This District provides opportunities for a diverse mix of housing options at higher densities, as well as supporting services and other compatible uses that help meet the needs of area residents. Uses should be organized in compact, pedestrian- and bicycle-friendly manner and be responsive to the scale and intensity of development in adjacent zoning districts.

(B) Uses by Right:

- (1) Single family detached dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
- (2) Townhouse dwellings.
- (3) Duplex dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
- (4) Triplex dwellings.
- (5) Fourplex dwellings.
- (6) Co-housing development dwellings.
- (7) Cluster development dwellings.
- (8) Multiple family dwellings.
- (9) Group Homes.
- (10) Public utility service facilities.
- (11) Parks and recreation facilities.
- (12) Government buildings and facilities.
- (13) Accessory uses.
- (14) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
- (15) Home occupation in compliance with 7-3-18(A).

(C) Conditional Uses:

- (1) Retail stores.
- (2) Restaurants and taverns.
- (3) Live/work dwellings limited to office, retail, repair and artisanal manufacturing.
- (4) Schools and day care facilities not allowed as an accessory use to a residence.
- (5) Bed and breakfast operations which meet the criteria of Subsection 7-3-18(F) in addition to the criteria of Section 7-3-19.
- (6) Nursing homes for the aged, invalid, ill, or mentally impaired.
- (7) Buildings with a gross floor area greater than 10,000 square feet.

(D) Performance and Design Standards:

In addition to the Residential Design Standards in Section 6-6, the following standards shall apply:

- (1) Developments must address storm water drainage and to employ a storm water drainage plan that does not discharge to the Town streets or storm water infrastructure if available, an amount greater than historic flows have discharged to public infrastructure.

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- (2) A mix and variety of housing types and unit sizes must be incorporated to the maximum extent feasible based on the size of the development, adjacent development context, and other site considerations.
- (3) Parks, open spaces or common areas must be incorporated into the development.
- (4) Parking shall be sited to provide the least visual impact from public rights of way and shall not dominate the frontage of pedestrian-oriented streets. Site parking shall include bike racks and areas for parking strollers and other nonmotorized vehicles near the main entrance to the primary building(s) and shall have a logical connection to on-site non-motorized access routes.
- (5) Parking areas, outside trash receptacles, large utility boxes, open storage areas, mechanical systems and other unattractive views shall be screened from the street and public right of way. Screening of utility boxes, trash enclosures, and similar uses shall be around all sides except for those required for access, which will be screened with a gate on the access side.
- (6) Buildings containing more than 25,000 square feet of gross floor area are not permitted.

7-3-8 "FD" FUTURE DEVELOPMENT DISTRICT.

- (A) Intent: This District is intended to include lands held in reserve to meet future growth needs of the community. Uses include very low density single family detached dwellings and agriculture.
- (B) Uses by Right:
 - (1) Single family detached dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
 - (2) Agriculture.
 - (3) Public utility service facilities.
 - (4) Accessory uses.
 - (5) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
 - (6) Home occupation in compliance with 7-3-18(A).
- (C) Conditional Uses:
 - (1) Gravel Extraction.

7-3-9 "HB" HISTORIC BUSINESS DISTRICT.

- (A) Intent: This District encompasses the historic commercial core of Town. Intended uses include a mix of retail, restaurants, office, lodging, residential, service, institutional and other uses that are compatible with the historic character of the Town Core and contribute to vibrant, pedestrian-friendly atmosphere. All residential development must comply with residential design standards in Section 6-6. Where short term rentals are permitted, they must comply with Subsection 7-3-18(I).
- (B) Uses by Right:
 - (1) Single family detached dwellings and Duplex dwellings constructed before January 1, 2020, and short term rental of those dwellings in compliance with 7-3-18(I).
 - (2) Townhouse dwellings, Triplex dwellings, and Fourplex dwellings.

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- (3) Multiple family dwellings and short term rental of those dwellings in compliance with 7-3-18(I).
 - (4) Live/work dwellings.
 - (5) Group homes.
 - (6) Retail stores, business and professional offices and service establishments which cater to the general public, excluding day care facilities.
 - (7) Libraries, museums and depots.
 - (8) Public utility service facilities.
 - (9) Government buildings and facilities.
 - (10) Private and fraternal clubs.
 - (11) Indoor theaters.
 - (12) Restaurants and taverns.
 - (13) Churches, Sunday schools and community centers, schools, parks and playgrounds.
 - (14) Hotels, motels, lodges, and other types of short term accommodations for vacations, tourists, business visitors and the like.
 - (15) Parking facilities, funeral homes, commercial garages.
 - (16) Accessory uses.
 - (17) Arts and craft studios.
 - (18) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
 - (19) Home occupation in compliance with 7-3-18(A).
- (C) Conditional Uses:
- (1) Light Manufacturing.
 - (2) Any use not prohibited by Subsection (D) which is consistent with the intent expressed in Subsection (A).
 - (3) The outside storage of equipment inventory or supplies, accessory to a business occupying a building on the premises, subject to conditions imposed pursuant to Section 7-3-19 and 7-3-23(G), which may include time limitations and limitations appropriate to lessen the impact on other property, including screening. Written Notice of the Hearing pursuant to Section 7-3-23 shall be provided by the applicant to all owners of property located within 100 feet of the affected property.
 - (4) Buildings with a gross floor area greater than 7,500 square feet.
- (D) The following uses are not to be construed as a "Use by Right" or a "Conditional Use" in the "HB" District.
- (1) Drive in restaurants, drive in theaters, or any other retail stores and service establishments with drive-through facilities.

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- (2) Above ground storage of hazardous fuels.
 - (3) Heavy manufacturing and industrial uses.
 - (4) Gas stations.
 - (5) Farm implement, manufactured home, automobile and other vehicle sales or service establishments.
 - (6) Automobile body shops.
 - (7) Machine and welding shops.
 - (8) Boarding and Rooming House(s).
 - (9) Dormitory.
- (E) Performance Standards:
- (1) No use shall be established, maintained or conducted in any "HB" Historic Business District that will result in any public or private nuisance.
 - (2) No equipment, inventory, or supplies may be stored outside, except as authorized pursuant to Subsection 7-3-9(C)(3).
 - (3) All manufacturing and industrial activities must take place inside with no noise, smoke, dust or light observable off of the premises.
 - (4) Parking
 - (a) Residential uses must provide off-street parking as required by Subsection 7-3-15(C)(1)(a) and Subsection 7-3-15(C)(1)(r).
 - (b) All non-residential uses must provide a minimum of one off-street parking space per 1650 square feet of gross floor area. Partial spaces will be rounded up to the next whole number of required parking spaces. If the structure contains both residential and non-residential uses, calculation of the gross floor area shall not include the residential area(s) for purposes of determining off-street parking pursuant to this paragraph. Also excluded from this calculation are enclosed parking and outdoor common areas. Parking spaces will be accessed only from an alley. The first three spaces must be provided on-site.
 - (c) In cases where mixed residential and non-residential uses occur within the same property, the residential parking requirements of Subsection (a) shall be in addition to the non-residential parking space requirement set forth in Subsection (b).
 - (d) In lieu of non-residential off-street parking requirements in excess of three spaces and pursuant to Subsection (b) above, a money payment of \$3,000 per space may be paid to the Town, which money shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District.
 - (5) Buildings containing more than 15,000 square feet of gross floor area shall not be allowed.

7-3-10 "DS" DOWNTOWN SERVICE DISTRICT.

- (A) Intent: The Downtown Service District is not intended to compete with the Historic Business District or the General Commercial District, but rather intended to provide some flexibility in use

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for existing residences located on or within 100 feet of Highway 62, west of Laura Street as depicted upon the Town Comprehensive Plan Land Use Map. The flexibility in use is intended to mitigate the impact of increasing traffic upon the highway upon residences, by allowing for limited business use of the properties. The Downtown Service District is further intended to provide an effective transition between the General Commercial and Historic Business Districts and nearby residential neighborhoods along and near the Highway without creating an undue, adverse impact on these areas. Establishments and structures within the Downtown Service District are intended to appear “residential” as opposed to simply providing a visual extension of the commercial and business districts. Toward this objective, some service-oriented businesses are allowed within the Downtown Service District, as conditional uses, and with performance criteria that speak to appearance, signage and parking. These businesses may have limited and ancillary retail use. Home occupation of these business uses is permissible in accordance with Section 7-3-18(A). Auto intensive uses such as gas stations, drive-through businesses, convenience stores and similar uses that generate high traffic of items or require large parking areas are not permitted. All residential development in these districts must comply with residential design standards in Section 6-6.

(B) Uses by Right:

- (1) Single family detached dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
- (2) Townhouse dwellings.
- (3) Duplex dwellings and short term rental of the dwelling in compliance with 7-3-18(I).
- (4) Triplex Dwellings.
- (5) Fourplex Dwellings.
- (6) Public utility service facilities.
- (7) Government buildings and facilities.
- (8) Parks and recreation facilities owned or operated by a homeowners association.
- (9) Accessory dwelling units that meet the criteria of Subsection 7-3-18(G).
- (10) Live/work dwellings.
- (11) Home occupation in compliance with 7-3-18(A).

(C) Conditional Uses:

- (1) Professional offices and service businesses that do not require outside storage, intensive vehicular access or present nuisance concerns to surrounding residential neighborhoods, including offices for doctors, dentists, chiropractors, lawyers, accountants, engineers, surveyors, architects, title companies, real estate companies, beauty salons, and other similar professional offices or service providers.
- (2) Limited retail use that is ancillary to the professional offices or service businesses is allowable under the conditional use, as long as it is not a primary use of the business. For purpose of determining whether retail uses are “ancillary,” floor space allocated to retail use and /or gross receipts of retail sales may be considered.
- (3) Bed and breakfast operations which meet the criteria of Subsection 7-3-18(F) in addition to the criteria of Section 7-3-19.

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- (4) Churches, schools, daycare facilities not allowed as an accessory use to a residence, multi-family residences and community centers.

(D) Performance Standards for Conditional Uses:

- (1) Conditional Uses, other than churches, schools, multi-family residences and community centers, shall comply with the intent of Subsection 7-3-10(A).
- (2) All applications for conditional uses shall be accompanied by a site plan proposal detailing, at a minimum, the following information or other information deemed necessary by the Town of Ridgway:
 - (a) Site plan showing setbacks, lot coverage, parking, vehicle and pedestrian access, landscaping, topographic features, utility locations, storage/trash receptacles and similar information.
 - (b) Building design showing building elevations (all four sides), finish materials, door and window placement and location and types of exterior lighting fixtures.
 - (c) A statement of the anticipated traffic impact on the site and on adjacent properties and roadways.
- (3) All professional offices and service businesses allowed as a conditional use shall have no more than five employees.
- (4) Structures must be compatible in mass and scale with nearby residences, and similar in architectural features.
- (5) Off-street parking per Town standards is required, but businesses shall be credited with half parking space for every on-street parking space that is constructed adjacent to the business and in accordance with Town specifications. No parking shall be allowed on alley ways or on Highway 62 (Sherman Street).
- (6) Signage shall be non-illuminated and attached to the building.
- (7) Business hours shall be between 7:30 am and 5:30 pm.
- (8) No semi-truck traffic shall be allowed upon residential streets or alley ways.
- (9) No food services shall be allowed unless as otherwise specified herein.
- (10) No drive-in restaurants, drive-in theatres, or any other retail stores and service establishments with drive-through facilities shall be allowed in the "DS" District.

7-3-11 "GC" GENERAL COMMERCIAL DISTRICT.

Intent: This District encompasses lands along the river and Highways 550 and 62. Its purpose is to create areas for a mix of retail and commercial services, office, and other supportive uses to meet the needs of residents and tourists. A mix of higher-density housing types are also supported to provide for live/work opportunities and to promote activity and vibrancy within these areas. While more auto-oriented than development within the Town Core, uses in the "GC" District should be designed with the safety and convenience of pedestrians and bicyclists in mind. Where short term rentals are permitted, they must comply with Subsection 7-3-18(I).

(A) Uses by Right:

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- (1) Single family detached dwellings and Duplex dwellings constructed before January 1, 2020, and short term rental of those dwellings in compliance with 7-3-18(I).
 - (2) Multiple family dwellings and short term rentals of those dwellings in compliance with 7-3-18(I).
 - (3) Live/work dwelling.
 - (4) Group homes.
 - (5) Retail stores, business and professional offices and service establishments which cater to the general public.
 - (6) Libraries, museums and depots.
 - (7) Public utility service facilities.
 - (8) Government buildings and facilities.
 - (9) Private and fraternal clubs.
 - (10) Indoor theaters.
 - (11) Restaurants and taverns.
 - (12) Churches, Sunday schools and community centers, schools, parks and playgrounds.
 - (13) Hotels, motels, lodges, and other types of short term accommodations for vacations, tourists, business visitors and the like.
 - (14) Parking facilities, funeral homes, commercial garages.
 - (15) Accessory uses.
 - (16) Employee housing.
 - (17) Home occupation in compliance with 7-3-18(A).
- (B) Conditional Uses:
- (1) Townhouse dwellings, Triplex dwellings, and Fourplex dwellings.
 - (2) Gas stations which comply with the following criteria:
 - (a) All fuel storage shall be located underground.
 - (b) All gasoline pumps, lubrication and service facilities shall be located at least 20 feet from any street right of way line.
 - (c) No curb cut may be any closer than 30 feet from any street intersection.
 - (d) A minimum lot frontage of 125 feet is required.
 - (e) The main building on the site shall be set back at least 40 feet from any property line.
 - (3) Building materials businesses.
 - (4) Farm implement, manufactured home, automobile and other vehicle sales or service establishments.

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- (5) Feed storage and sales establishments.
 - (6) Veterinary clinics.
 - (7) Automobile body shops.
 - (8) Machine and welding shops.
 - (9) Warehouses or storage facilities.
 - (10) Travel home parks.
 - (11) Manufactured home parks.
 - (12) Manufacturing and industrial uses. Typical examples include: food processing; metal finishing and fabrication; power generation and transformer stations; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities.
 - (13) Gravel extraction.
 - (14) Buildings 27' to 35' in height or containing more than 10,000 square feet of gross floor area.
 - (15) Campgrounds or similar facilities which (a) do not provide spaces for travel homes or recreational vehicles, (b) allow only a maximum of three nights stay, (c) allow only campground owned tepees, tents or similar structures and (d) meet all applicable requirements of state statutes and regulations for a "developed campground" including adequate restroom facilities, except as otherwise approved by the Planning Commission.
 - (16) Daycare facilities which do not qualify as an accessory use to a residence.
 - (17) Developments with more than 20 parking spaces shall incorporate the mitigation and site planning improvements set out in Section II.b. of the Commercial Design Guidelines adopted as part of the Town's Master Plans.
- (C) Performance Standards:
- (1) No use shall be established or maintained in the "GC" District which results in an unreasonable hazard to the community, creates a public or private nuisance, or creates unreasonable smoke, dust, noise, fumes, odors, vibrations or light observable off the premises.
 - (2) Buildings containing more than 10,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings compatible with the mass and scale of buildings in the Town generally.
 - (3) Buildings containing more than 25,000 square feet of gross floor area shall not be allowed.
 - (4) All uses shall be required to mitigate the impacts of their operations by means of landscaping, screening, site design, fencing or other methods to assure the reasonable enjoyment of adjacent property.
 - (5) All outdoor storage areas must be screened by means of fencing, landscaping or other methods.
 - (6) Residential development

- (a) Residential development shall comply with the Residential Design Standards in Section 6-6, as applicable.
- (b) Residential development shall not be located along Arterial street frontages to preserve these locations for commercial services and other businesses that rely upon visibility from Highways 550 and 62.
- (c) Employee housing. All employee housing units shall meet the requirements of criteria of Subsection 7-3-18(L).
- (7) Drive-in restaurants, drive-in theatres, or any other retail stores and service establishments with drive-through facilities, other than banks or pharmacies, shall not be allowed in the "GC" District.
- (8) Boarding and Rooming House(s) shall not be allowed in the "GC" District.
- (9) A Dormitory shall not be allowed in the "GC" District.

7-3-12 "I-1" LIGHT INDUSTRIAL - 1 DISTRICT.

- (A) Intent: This district is to provide areas for light industrial uses that include offices and light manufacturing and fabrication. Additionally, this district is to provide opportunities for employment and serve as a transition from adjoining residential neighborhoods. Uses by right in this district, will be those that do not create an adverse impact on adjoining uses from lighting, noise, vibration, glare, smoke/fumes/odor, outside storage or other similar impacts. Landscaping is to be used to improve the appearance of the properties, breakup parking areas into smaller sections and generally buffer the industrial area from surrounding non-industrial uses. Work conducted on-site is to occur primarily inside buildings. Some on-site impacts may be associated with this district in the form of noise, truck traffic, and vibrations. However, these impacts must be mitigated at the property line.
- (B) Uses by Right:
 - (1) Retail - Wholesale Uses:
 - (a) Building supplies and material sales.
 - (b) Electronic and mechanical supplies.
 - (c) Industrial equipment sales or leasing.
 - (d) Office supplies, printing.
 - (e) Nursery sales and storage of nursery equipment, materials and supplies.
 - (2) Services:
 - (a) Business research and development directly related to permitted uses.
 - (b) Commercial laundries and dry cleaning.
 - (c) Computer software research and development.
 - (d) Office buildings.
 - (e) Testing laboratories and associated offices.

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(3) Manufacturing Processing and Assembly:

- (a) Data processing.
- (b) Fabrication of wood, ceramics, glass, metal, plastics, and plastic products; furniture, sporting goods, textiles, apparel, and accessories to any of these products.
- (c) Manufacturing, processing and packaging of food or beverages, provided all of these operations are within enclosed buildings located further than 250 feet from the Town's existing lagoons and wastewater flume at the southwest aspect of the Ridgway Public Works Wastewater Facility, and all ventilation intakes are on the opposite side of the building from the existing lagoons.

(4) Storage:

- (a) Storage or warehousing facilities for materials or equipment entirely within a building (except storage of materials which are prohibited from use in this district). All storage or warehouse facilities shall be accessory to a use by right.
- (b) Storage, warehousing and distribution of food or beverages, provided all of these operations are within enclosed buildings located further than 250 feet from the Town's existing lagoons and wastewater flume at the southwest aspect of the Ridgway Public Works Wastewater Facility, and all ventilation intakes are on the opposite side of the building from the existing lagoons.

(5) Other uses:

- (a) Cold storage plants.
- (b) Electronic switching stations - telephone.
- (c) Motion picture studios.
- (d) Vocational school, educational, training center.
- (e) Public utility service facilities.
- (f) Government buildings and facilities.
- (g) Accessory uses.

(C) Conditional Uses:

(1) Retail - Wholesale Uses:

- (a) Vehicle sales or leasing.
- (b) Retail sales.
- (c) Printing and publishing facilities.

(2) Manufacturing Processing and Assembly:

- (a) Assembling or manufacturing electronic instruments and devices.
- (b) Assembly of small appliances.

(3) Storage:

- (a) Storage rental units.
- (b) Outdoor storage exceeding 200% of the principal building footprint where materials are intended for on-site wholesale or retail sales. In no case shall storage exceed 900% of the principal structure's building footprint.
- (4) Other uses:
 - (a) Contractor offices.
 - (b) Electric power substations.
 - (c) Small scale welding accessory to another allowed use.
- (D) Performance Standards:
 - (1) All manufacturing, fabrication and repairs shall be conducted within a building unless the activity is not visible from adjoining property outside of the light industrial district within 100 yards of the district boundary.
 - (2) Outdoor storage of supplies, machinery, equipment or products shall be screened from view from the adjacent street and properties.
 - (3) Any outside storage of materials, equipment or supplies associated with a use by right or conditional use shall not exceed 200% of the total building footprint of the structure associated with that use except in the case where materials are intended for on-site wholesale or retail sales.
 - (4) Landscaping within Setbacks and Street Rights-of-way - Where an industrial zoning district is adjacent to or across the street from a non-industrial use, additional landscaping shall be provided to buffer the industrial district from adjoining use. An applicant shall submit a detailed landscaping plan for locations within which the aforementioned conditions exist when the applicant makes a request for a building permit. The plan shall indicate location, type and species of all buffering vegetation. The landscaping plan shall also include the details of irrigation systems necessary for establishment and continued survival of all plantings. The Town shall review the landscaping plan to determine if it is in conformance with landscaped buffering standards in the Ridgway Municipal Code. Unacceptable proposals will be rejected and the building permit shall be withheld until a plan providing adequate buffering is submitted and accepted by the Town.
 - (5) The maximum fence height shall be 8 feet.
 - (6) Maximum Building Size Without Special Review - 5,000 square feet of gross floor area. Buildings containing more than 5,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site treatment. Buildings must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and the scale of buildings in the Town generally. In no case, shall buildings exceed 5,000 square feet of building footprint.
 - (7) Fencing, parking and storage is not allowed in the front or side setbacks along any street.
 - (8) Drive-in restaurants, drive-in theatres, or any other retail stores and service establishments with drive-through facilities shall not be allowed in the "I-1" District.

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- (9) Applicants shall submit an Industrial Use Mitigation Report that details how the proposed use will conform to the following criteria. Mitigation measures shall include, at a minimum, a combination of site design, building setbacks, landscaping and screening, to minimize noise, odor, glare, vibration or lighting from emanating beyond the property boundaries in a manner that is not in conformance with these or other town regulations. An application that fails to address each of the following items or that inadequately addresses these items shall be deemed incomplete and no permits shall be issued until all criteria have been addressed.
- (a) Additional Studies. The applicant shall complete or provide funding for completion of studies by qualified personnel that the Town deems necessary to quantify and to develop recommendations for abating impacts directly associated with the proposed use.
 - (b) Dust and Fly Ash. No solid or liquid particles shall be emitted in such a quantity as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines.
 - (c) Electrical Disturbance or Interference. No use shall:
 - (i) Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or
 - (ii) Otherwise cause, create, or contribute to the interference with electrical signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
 - (d) Exterior Lighting. All exterior lighting shall conform to Chapter 6 Section 5 of the Town of Ridgway Municipal Code titled "Outdoor Lighting Regulations".
 - (e) Fire and Explosion. No fire or explosive hazard shall exist such as to produce dangerous exposure to adjacent property.
 - (f) Glare. No direct or reflected glare shall be detectable at any Light Industrial District boundaries.
 - (g) Hazardous Waste. Hazardous waste shall be those substances as defined by Federal, State or local regulations. The disposal, treatment, bulking or handling (hereinafter collectively called treatment) of hazardous waste within the municipal limits of the Town of Ridgway shall be permitted only when such waste is generated within the Town of Ridgway. Any such treatment shall be prohibited except in conformance with all applicable Federal, State or local regulations governing hazardous waste. The temporary storage of hazardous waste other than for treatment is permitted only when it is used, manufactured or generated as a waste as part of an industrial, manufacturing or laboratory process that takes place within the Town of Ridgway. In this circumstance, hazardous waste shall be inventoried and stored inside a building with an impermeable floor and otherwise handled in strict conformance with all applicable Federal, State and local regulations. The records pertain to such inventory and storage shall be open to authorized personnel of the Town of Ridgway and/or the Ridgway Fire Department upon reasonable request.
 - (h) Heat. No direct or reflected heat that is dangerous or discomforting shall be detectable at any Light Industrial District boundaries.
 - (i) Landscaping. A landscaping plan setting forth type, size, location of all plant types and species shall be submitted in conformance with the landscaping standards Section 6-1-11 of the Town of Ridgway Municipal Code. The design of the landscaping plan shall

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adequately buffer the light industrial use from adjacent surrounding non-light industrial zone districts and breakup any parking area more than 25 spaces to avoid the appearance of large areas of parking.

- (j) Noise. No persistent noise shall be detectable beyond the property line in excess of the values identified in the following table:

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

- (i) Impact noises are sounds that occur intermittently rather than continuously. Impact noises generated by sources that do not operate more than one minute in any hour are permissible up to a level of 10 dB(A) in excess of the figures listed in the table above, except that this higher level of permissible noise shall not apply from 7:00 pm to 7:00 am when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.
- (ii) Noise resulting from temporary construction activity that occurs between 7:00 am and 7:00 pm shall be exempt from the requirements of this section.
- (iii) Noise shall be measured on a decibel or sound level meter. Noise level shall be measured at a point located within a street or public right-of-way in the town and a distance of at least 25 feet from the noise source; and/or at the common property line of the property on which the noise source is located and the adjacent property.
- (iv) No use in the light industrial zone districts may generate noise that tends to have an annoying or disruptive effect upon uses outside the immediate space occupied by the use if that use is one of several located on the lot or uses located on adjacent lots.
- (v) The table above establishes the maximum permissible noise levels for the I-1 and the I-2 Zone Districts. Measurements shall be taken at the boundary line of the lot where a particular use is located, and, as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which subject use is located.
- (k) Odor.
- (i) For purposes of this section, the "odor threshold" is defined as the minimum concentration in a year of a gas, paper or particulate matter that can be detected by the olfactory systems of a healthy observer.
- (ii) No use in the I-1 or I-2 Districts may generate any odor that reaches the odor threshold measured at the outside boundary of the immediate space occupied by the enterprise generating the odor (if there is more than one enterprise in the structure) or the lot line (if the enterprise generating the odor is the only enterprise located on a lot).
- (l) Off-site Impacts. Off-site impacts that directly result from the proposed use shall be abated. The Town of Ridgway reserves the right to require an independent evaluation of off-site impacts including recommendations about mitigation measures.

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- (m) Radioactivity. No operation shall be permitted which causes radioactivity in violation any applicable Federal, State or local regulation.
- (n) Smoke. For purposes of determining the density of equivalent opacity of smoke, Ringlemann chart, as adopted and published by the United States Department of Interior, Bureau of Mines Information Circular 8333 May 1967, shall be used. The Ringlemann number referred to in this Section refers to the number of the area of the Ringlemann Chart that coincides most nearly with the visual density of equivalent opacity of the omission of smoke observed. For example, a reading of Ringlemann No. 1 indicates a twenty percent density of the smoke observed. No smoke shall be permitted in such quantity as to become a nuisance nor shall it be detectable at any property boundaries. All measurements shall be taken at the point of emission of the smoke. In the I-1 District, no use may emit from a tent, stack, chimney or combustion process any smoke that exceeds a density or equivalent capacity of Ringlemann No. 1, except that any emission that does not exceed a density or equivalent capacity of Ringlemann No. 2 is permissible for a duration of not more than four minutes during any eight hour period if the source of such emission is not located within 250 feet of a residential district.
- (o) Vehicular Traffic. Traffic to and from the site shall not overload or damage street systems to or from the site. Verification of this provision shall be a confirmed by an independent traffic analysis conducted by properly qualified individuals.
- (p) Vibration. No inherent and recurrently generated vibration shall be perceptible, without instruments, at any point along in the boundary line of the property on which the use is located. Where more than one use is located on a property, then this standard shall also be measured along any wall of any other building on the property.
- (q) Waste Disposal. Liquid and solid waste disposal and water service shall comply with all pertinent Federal, State and local regulations.
- (r) Observations shall be made as described in the applicable subsection above. In the event that the point of measurement is not defined or if there is more than one use on the property, measurements shall be taken at the property line of the lot on which the use is located if it is the only use on the lot, or at the exterior of the building in which the use is located is more than one use exist on the same site.

7-3-13 "I-2" LIGHT INDUSTRIAL - 2 DISTRICT.

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

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- (c) Electronic and mechanical supplies.
 - (d) Industrial equipment sales or leasing.
 - (e) Agricultural equipment sales or leasing.
 - (f) Office supplies.
 - (g) Nursery sales and storage of nursery equipment, materials and supplies.
- (2) Services:
- (a) Business research and development directly related to permitted uses.
 - (b) Commercial laundries and dry cleaning.
 - (c) Computer software research and development.
 - (d) Office buildings.
 - (e) Testing laboratories and associated offices.
 - (f) Veterinary hospitals.
 - (g) Animal kennels or boarding facilities.
- (3) Manufacturing Processing and Assembly:
- (a) Assembling or manufacturing electronic instruments and devices.
 - (b) Assembly of small appliances.
 - (c) Data processing.
 - (d) Fabrication of wood, ceramics, glass, metal, plastics, and plastic products; furniture, sporting goods, textiles, apparel, and accessories to any of these products.
 - (e) Outdoor manufacturing, assembly or fabrication.
 - (f) Manufacturing, processing and packaging of food or beverages, provided all of these operations are within enclosed buildings located further than 250 feet from the Town's existing lagoons and wastewater flume at the southwest aspect of the Ridgway Public Works Wastewater Facility, and all ventilation intakes are on the opposite side of the building from the existing lagoons.
- (4) Storage:
- (a) Storage or warehousing facilities for materials or equipment entirely within a building (except storage of materials which are prohibited from use in this district).
 - (b) Outdoor storage of supplies, machinery, equipment or products.
 - (c) Storage rental units.
 - (d) Storage, warehousing and distribution of food or beverages, provided all of these operations are within enclosed buildings located further than 250 feet from the Town's existing lagoons and wastewater flume at the southwest aspect of the Ridgway Public Works Wastewater Facility, and all ventilation intakes are on the opposite side of the building from the existing lagoons.

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(5) Other Uses:

- (a) Carwash.
- (b) Automotive repair shop, body shops, paint shops.
- (c) Truck repair shop.
- (d) Recycling of metals, paper, plastic or automotive oil.
- (e) Cold storage plants.
- (f) Contractor construction yards.
- (g) Electronic switching stations - telephone.
- (h) Motion picture studios.
- (i) Motor or railroad freight depots.
- (j) Welding and welding shops.
- (k) Printing or publishing facilities.
- (l) Vocational school, educational, training center.
- (m) Public utility service facilities.
- (n) Government buildings and facilities.
- (o) Accessory uses.

(C) Conditional Uses:

(1) Retail and Wholesale Uses:

- (a) Retail sales.

(2) Manufacturing Processing and Assembly:

- (a) Manufacturing of products that involves use of toxic or hazardous materials or materials that are potentially detrimental because of latent explosion danger or radiation, or which endanger surrounding uses.
- (b) Manufacturing or fabrication that requires state or federal permits of any kind and that are uses by right.

(3) Storage:

- (a) Storage of any materials that pose a danger to surrounding uses such as potential radiation or explosion, or for any other reason.

(D) Performance Standards:

- (1) All manufacturing, fabrication and repairs shall be conducted within a building unless the activity is not visible from an adjacent right-of-way or adjoining property outside of the light industrial district.
- (2) The maximum fence height shall be 8 feet.

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- (3) Buildings containing more than 5,000 square feet of gross floor area will be required to mitigate the visual impacts of their size by means of design, landscaping, berming and other methods of site and architectural design treatments. Buildings must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and the scale of buildings in the Town generally. In no case, shall buildings exceed 12,500 square feet of building footprint.
- (4) Street frontages and street side yards are to be fully landscaped from the curb to the building.
- (5) Fencing, parking and storage shall not exist in front and street side yard setbacks.
- (6) Drive-in restaurants, drive-in theatres, or any other retail stores and service establishments with drive-through facilities shall not be allowed in the I-2 District.
- (7) Applicants shall submit an Industrial Use Mitigation Report that details how the proposed use will conform to the following criteria. Mitigation measures shall include, at a minimum, a combination of site design, building setbacks, landscaping and screening, to minimize noise, odor, glare, vibration or lighting from emanating beyond the property boundaries in a manner that is not in conformance with these or other town regulations. An application that fails to address each of the following items or that inadequately addresses these items shall be deemed incomplete and no permits shall be issued until all criteria have been addressed.
 - (a) Additional Studies. The applicant shall complete or provide funding for completion of studies by qualified personnel that the Town deems necessary to quantify and to develop recommendations for abating impacts directly associated with the proposed use.
 - (b) Dust and Fly Ash. No solid or liquid particles shall be emitted in such a quantity as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines.
 - (c) Electrical Disturbance or Interference. No use shall:
 - (i) Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or
 - (ii) Otherwise cause, create, or contribute to the interference with electrical signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
 - (d) Exterior Lighting. All exterior lighting shall conform to Chapter 6 Section 5 of the Town of Ridgway Municipal Code titled "outdoor lighting regulations."
 - (e) Fire and Explosion. No fire or explosive hazard shall exist such as to produce dangerous exposure to adjacent property.
 - (f) Glare. No direct or reflected glare shall be detectable at any Light Industrial District boundaries.
 - (g) Hazardous waste. Hazardous waste shall be those substances as defined by Federal, State or local regulations. The disposal, treatment, bulking or handling (hereinafter collectively called treatment) of hazardous waste within the municipal limits of the Town of Ridgway shall be permitted only when such waste is generated within the Town of Ridgway. Any such treatment shall be prohibited except in conformance with all applicable Federal, State or local regulations governing hazardous waste. The temporary storage of hazardous waste

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

- (h) Heat. No direct or reflected heat that is dangerous or discomforting shall be detectable at any Light Industrial District boundaries.
- (i) Landscaping. A landscaping plan setting forth type, size, location of all plant types and species shall be submitted in conformance with the landscaping standards Section 6-1-11 of the Town of Ridgway Municipal Code. The design of the landscaping plan shall adequately buffer the light industrial use from adjacent surrounding non-light industrial zone districts and breakup any parking area more than 25 spaces to avoid the appearance of large areas of parking.
- (j) Noise. No persistent noise shall be detectable beyond the property line in excess of the values identified in the following table:

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

- (i) Impact noises are sounds that occur intermittently rather than continuously. Impact noises generated by sources that do not operate more than one minute in any hour are permissible up to a level of ten (10) dB(A) in excess of the figures listed in the table above, except that this higher level of permissible noise shall not apply from 7:00 pm to 7:00 am when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.
- (ii) Noise resulting from temporary construction activity that occurs between 7:00 am and 7:00 pm shall be exempt from the requirements of this section.
- (iii) Noise shall be measured on a decibel or sound level. Noise level shall be measured at a point located within a street or public right-of-way in the town and a distance of at least 25 feet from the noise source; and/or at the common property line of the property on which the noise source is located and the adjacent property.
- (iv) No use in the light industrial zone districts may generate noise that tends to have an annoying or disruptive effect upon uses outside the immediate space occupied by the use if that use is one of several located on the lot or uses located on adjacent lots.
- (v) The table above establishes the maximum permissible noise levels for the I-1 and the I-2 Zone Districts. Measurements shall be taken at the boundary line of the lot where a particular use is located, and, as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which subject use is located.

- (k) Odor.
 - (i) For purposes of this section, the "odor threshold" is defined as the minimum concentration in a year of a gas, paper or particulate matter that can be detected by the olfactory systems of a healthy observer.
 - (ii) No use in the I-1 or I-2 Districts may generate any odor that reaches the odor threshold measured at the outside boundary of the immediate space occupied by the enterprise generating the odor (if there is more than one enterprise in the structure) or the lot line (if the enterprise generating the odor is the only enterprise located on a lot).
- (l) Off-site Impacts. Off-site impacts that directly result from the proposed use shall be abated. The Town of Ridgway reserves the right to require an independent evaluation of off-site impacts including recommendations about mitigation measures.
- (m) Radioactivity. No operation shall be permitted which causes radioactivity in violation any applicable Federal, State or local regulation.
- (n) Smoke. For purposes of determining the density of equivalent opacity of smoke, Ringlemann Chart, as adopted and published by the United States Department of Interior, Bureau of Mines Information Circular 8333 May 1967, shall be used. The Ringlemann number referred to in this section refers to the number of the area of the Ringlemann Chart that coincides most nearly with the visual density of equivalent opacity of the omission of smoke observed. For example, a reading of Ringlemann No. 1 indicates a 20 percent density of the smoke observed. No smoke shall be permitted in such quantity as to become a nuisance nor shall it be detectable at any property boundaries. All measurements shall be taken at the point of emission of the smoke. In the I-2 District, no use may emit from a tent, stack, chimney or combustion process any smoke that exceeds a density or equivalent capacity of Ringlemann No. 2, except that and emission that does not exceed a density or equivalent capacity of Ringlemann No. 2 is permissible for a duration of not more than four minutes during any eight hour period if the source of such emission is not located within 500 feet of a residential district.
- (o) Vehicular Traffic. Traffic to and from the site shall not overload or damage street systems to or from the site. Verification of this provision shall be confirmed by an independent traffic analysis conducted by properly qualified individuals.
- (p) Vibration. No inherent and recurrently generated vibration shall be perceptible, without instruments, at any point along in the boundary line of the property on which the use is located. Where more than one use is located on a property, then this standard shall also be measured along any wall of any other building on the property.
- (q) Waste Disposal. Liquid and solid waste disposal and water service shall comply with all pertinent Federal, State and local regulations.
- (r) Observations shall be made as described in the applicable section above. In the event that the point of measurement is not defined or if there is more than one use on the property, measurements shall be taken at the property line of the lot on which the use is located if it is the only use on the lot, or at the exterior of the building in which the use is located is more than one use exist on the same site.

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7-3-14 UNCOMPAHGRE RIVER OVERLAY DISTRICT.

- (A) Purpose and Intent: The purpose of the UROD is to promote the public health, safety and welfare of the citizens of the Town of Ridgway. The Town shall use the UROD to implement goals, policies and action items in the Town of Ridgway's Land Use Plan; preserve, improve and protect the river corridor as a Town amenity; regulate buildings and structures to maximize access to the Uncompahgre River and view corridors along the Uncompahgre River; utilize design and development techniques that avoid, minimize and mitigate impacts to the natural environment; and ensure aesthetic and ecological qualities of the river corridor continue to be a community asset.
- (B) Applicability: The provisions and regulations of this Section 7-3-14 shall apply to all land within the Town of Ridgway Official Zoning Map included as part of the UROD; and as defined within these regulations. The provisions of this Section 7-3-14 shall apply in addition to the applicable requirements of the underlying zoning district, the Flood Plain Management Regulations in Ridgway Municipal Code Chapter 6-2, and other regulations of the Town. When the standards of this UROD conflict with any other provision of the Ridgway Municipal Code, the more stringent limitation or requirement shall apply. Within the UROD, all land use activity, development, redevelopment, renovation, and/or change in use requiring a building, development, or other land use permit (for the purposes of this Section of the Ridgway Municipal Code shall be defined as "Development") are subject to the provisions of this Section 7-3-14.
- (C) Uses by Right: Uses permitted by the underlying zoning district are allowed unless specifically prohibited, provided that the use complies with this Section 7-3-14, and provided any Development complies with this Section 7-3-14.
- (D) Conditional Uses: All conditional uses allowed within the underlying zoning district may be permitted upon approval in accordance with Section 7-3-19, and provided any Development complies with this Section 7-3-14.
- (E) Development between 25 and 75 feet:
 - (1) Development between 25 and 75 feet from the High-Water Mark shall be reviewed in accordance with Section 7-3-14, as a conditional use. In addition to the review criteria under Section 7-3-19, the following shall also apply:
 - (a) All of this Section 7-3-14.
 - (b) The applicant shall provide an Ecological Characterization Study in accordance with Subsection 7-3-14(G) which concludes that any adverse impacts to the river environment with the proposed Development can be mitigated, and the applicant shall incorporate the mitigation into the development plan and construct the mitigation with the Development.
 - (c) Special consideration for Development shall be given so as to not deprive reasonable use of any land within the UROD.
- (F) Performance Standards:
 - (1) Setback: All Development must be setback a minimum of 75 feet from the High-Water Mark, unless approved as a Conditional Use as further set forth under Subsection 7-3-14(D) and (E).
 - (2) Public Access:

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- (a) If any proposed or existing trail, path or public access area as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time and including the Uncompahgre RiverWay Trail, traverses a parcel proposed for Development, the Town may require as a condition of Development approval, dedication of a bicycle/pedestrian trail easement and/or public access easement benefiting the Town of Ridgway. The preferred dedication is for a 10-foot wide bicycle/pedestrian public access trail easement. However, in reviewing the proposed site plan, the Town shall evaluate the nature and extent of the proposal and the proportionality between the proposal and the dedication and may determine that the 10-foot dedication is appropriate or may reduce the dedication based on the proportionality assessment. The Town may also take into consideration whether and to what extent there are existing easements over the subject property, which provide the same functions of the required public access trail easements. Any trail easements shall be located at, or above, the High-Water Mark or abutting a public right of way. In lieu of a trail dedication, other trail locations that provide for connectivity to existing or future trails, and are made accessible to the public through a dedicated public access easement, may be approved by the Town.
 - (b) As a condition of Development approval, if any proposed or existing trail, path or public access area as described in the Town's Land Use Plan or Parks and Trails Map, as amended from time to time and including the Uncompahgre RiverWay Trail, does not traverse a parcel proposed for Development, the Town shall not seek a dedication of bicycle/pedestrian trail easement and/or public access easement benefiting the Town of Ridgway. However, parcels within the UROD are encouraged to provide public access to the Uncompahgre River including clearly defined access points to public trail segments. "Access" refers to the provision of access from a public right-of-way to a publicly accessible trail or path and/or to the water's edge of the Uncompahgre River.
- (3) Design Guidelines and Standards:
- (a) These Design Guidelines and Standards under this Subsection 7-3-14(D)(3) shall apply to all Development within the UROD, with the exception of single-family and duplex residential buildings.
 - (b) Site Planning:
 - (i) Existing or historic drainage ways shall be accommodated with the development plan.
 - (ii) Discharge of storm water directly into the river is prohibited. Use of landscaped/grassed catchment areas and similar design features shall be used for managing, controlling and filtering parking lot and site drainage.
 - (iii) Outdoor common areas, seating and/or dining is recommended on the river side of the building.
 - (iv) A visible and accessible public entrance from the side of the property facing the Uncompahgre River is encouraged for commercial properties that are open to the public.
 - (c) Parking and Loading:
 - (i) Parking and loading shall be sited to provide the least visual impact from public rights-of-way, including the Uncompahgre River corridor.
 - (ii) Trees shall be incorporated to provide parking lot shading. Bollard and/or street lighting shall be used to provide lighting at critical access points.

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- (iii) Site parking shall include bike racks and areas for parking strollers and other non-motorized vehicles near the main entrance to the primary building(s) and should have a logical connection to on-site non-motorized access routes.
 - (d) Mass, Scale, Architectural Design and Materials:
 - (i) Total building façade length shall be less than 50 feet in length parallel to the river.
 - (ii) Buildings shall avoid monolithic shapes and surfaces by incorporating solids and voids, changes in color, pattern, texture and materials at minimum along the primary façade and the façade along the linear frontage of the river.
 - (iii) Use of naturally-derived materials, such as stone, wood and innovative materials such as metal, or high-quality environmentally friendly wood-alternative decking and siding, shall be required.
 - (e) Screening and Buffers: All parking areas, outside trash receptacles, large utility boxes, mechanical systems and other unattractive views shall be screened with landscaping from public rights-of-way, including the Uncompahgre River corridor. Screening is not required where access is necessary but shall be screened with a gate where feasible. The purpose of screening and buffers is to promote the public health safety and welfare to conserve views along the Uncompahgre River corridor, and to improve the visual appearance along the river.
 - (f) Exceptions to these Design Guidelines and Standards may be pursued through the variance process pursuant to Section 7-3-21.
- (G) Submittal Requirements: These submittal requirements are in addition to the underlying zoning district submittal requirements for the type of land use activity or development proposed. The following information must be completed and included in all applications for development or land use activity:
- (1) A development plan showing compliance with the Performance Standards listed in Subsection 7-3-14(F).
 - (2) Survey map including: property boundaries, the location of the High-Water Mark and 75-foot setback. In the event the identification or location of the High-Water Mark is disputed by the Town, the Town may hire a professional experienced in the identification of a High-Water Mark, to survey the High-Water Mark, and charge the cost of each survey to the Property Owner.
 - (3) In addition to the above, Development applicants seeking a Conditional Use in accordance with Subsection 7-3-14(D) and (E) are required to submit an Ecological Characterization Study completed by a professional qualified in the areas of ecology, wildlife biology or other relevant discipline. The Ecological Characterization Study shall describe, without limitation, the following:
 - (a) The boundary of wetlands and riparian areas and a description of the ecological functions and characteristics provided by those wetlands and riparian areas;
 - (b) The pattern, species and location of any significant native trees and other native site vegetation;

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- (c) The pattern, species and location of any significant non-native trees and non-native site vegetation that contribute to the site's ecological, shade, canopy, aesthetic and cooling value;
 - (d) The top of bank, the 25-foot setback and High-Water Mark of any perennial stream or body of water on the site;
 - (e) The wildlife use of the area showing the species of wildlife using the area, the times or seasons that the area is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;
 - (f) Special habitat features;
 - (g) Wildlife movement corridors;
 - (h) The general ecological functions provided by the site and its features;
 - (i) Any issues regarding the timing of Development-related activities stemming from the ecological character of the area; and
 - (j) Any measures needed to mitigate the projected adverse impacts of the development project on natural habitats and features along the Uncompahgre River corridor.
- (H) Exempt Uses and Activities: The following uses and activities are exempt from these regulations, including the Performance Standards of Subsection 7-3-14(F) and the Submittal Requirements of Subsection 7-3-14(G), provided plans and specifications are approved by the Town, and all local, state and federal permitting is approved.
- (1) Public improvements essential for public health and safety, installed by, and/or approved by the Town, including but not limited to: public utility buildings, facilities, systems and accessory structures;
 - (2) Public improvements such as: pedestrian and automobile bridges, trails and recreational amenities installed by, and/or approved by the Town;
 - (3) Irrigation, drainage, flood control or water diversion structures installed by, and/or approved by the Town; and
 - (4) Bank stabilization, river restoration and planting of native vegetation installed by, and/or approved by the Town.
 - (5) Notwithstanding Section 7-3-20 of the Code, any Development (as defined in Section 7-3-14(B)) related to any structure within the UROD that was legally conforming prior to the date of adoption of this Section, so long as such Development does not expand the building footprint of the structure and is in compliance with all other Town regulations.

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7-3-15 DIMENSIONAL & OFF-STREET PARKING REQUIREMENTS.

(A) Dimensional Requirements: Tabulated Requirements for Uses by Right.

District	Min. Lot			Max. Lot Coverage (%)	Min. Setbacks (ft)				Structure Height (ft) ⁽⁴⁾
	Use	Width (ft) ⁽⁵⁾	Size (sf)		Front	Rear ⁽¹⁾	Side ⁽¹⁾	Max. Side on Corner Lot	
R	Single Family and Duplex	50	6,000	50	15	8	5	7.5	27
	All others	50	10,000	40	15	8	8	7.5	27
HR	Single Family and Duplex	25	3,000	60	15	8	3 ⁽⁷⁾	7.5	27
	Residential uses with three or four dwelling units	35	5,000	60	15	8	3 ⁽⁷⁾	7.5	35
	All others	70	10,000	50	15	8	5	7.5	35
MR	Single Family and Duplex	25	3,000	60	10	8	3 ⁽⁷⁾	7.5	35
	Residential uses with three or four dwelling units	35	4,000	60	10	8	3 ⁽⁷⁾	7.5	35
	All other residential and mixed uses	50	5,000	60	10	8	5	7.5	35
	Non-residential uses	N/A	N/A	70	15	8	5	7.5	35
HB	All	25	NA	NA	⁽³⁾	8	⁽³⁾	⁽³⁾	35
GC	All	30	5,000	60	15	8	8	7.5	27 ⁽²⁾
FD	All	50	35 ac.	NA	15	8	8	7.5	27
I-1	All	50	6,000	50	15	8	8	8	30
I-2	All	50	6,000	50	15	8	8	8	30 ⁽⁶⁾
DS	All	50	5,000	50	15	8	8	7.5	27

⁽¹⁾ When the rear or side lot line abuts an alley, the setback shall be a minimum of two (2) feet.

⁽²⁾ 35' height may be allowed if approved as a conditional use.

⁽³⁾ These setbacks shall be determined as follows:

(a) The setback shall be 8 feet, unless snow and drainage from the roof is effectively directed away from the abutting property, in which case the setback can be as little as 4 feet.

(b) In those instances where snow and drainage is effectively directed away from the abutting property, and the foundation and wall of the structure are constructed so that a wall and foundation of a building on an abutting lot can be built up to, or abutting the property line, the setback can be eliminated.

(c) In buildings with three stories above ground, the third story shall be subject to a 15-foot front setback, and an 8-foot side setback for those sides facing a public street, in addition to other applicable setbacks as provided

above. The third story setbacks may be reduced or eliminated where design of the third story provides architectural features that are aesthetically attractive to provide visual relief and contrast as an alternative to monolithic three-story facade surfaces. For purposes of this provision, such features include, but are not limited to, integration of third stories into roof lines, multiple roof lines and angles, windows, doors and balconies, and fenestration and facade designs that make a distinction between upper and lower floors, such as horizontal banding and varied building materials.

(d) Any reduction of the setbacks as specifically provided in these Subsections (1), (2) and (3) shall be determined by the Town Planning Commission, pursuant to consideration of the criteria as set forth herein and in accordance with the review procedures as set forth in Subsection 7-3-23.

(4) "Structure Height" shall be determined as follows for application of the limitations as set forth herein:

(a) The height of any structure shall be determined by measuring the vertical distance between the elevation of the lowest point of the natural grade abutting any exterior wall or supporting structure and the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable or a pitched or hipped roof. Structures that do not have roofs shall be measured to the height of the structure.

(b) The height of each separate terrace or step for terraced or stepped buildings shall be considered for purpose of application of these limits.

(c) Allowable building height may be increased by six (6) inches if the roof design includes raised heel trusses.

(5) Lot width shall be measured at the frontage of that abutting public street which provides actual access to the lot.

(6) Commercial telecommunication antennae or towers that are located on Town owned property and that are in compliance with Ridgway Municipal Code Section 7-3-18(H) may have a structure height of up to forty (40) feet.

(7) If a single family or duplex dwelling is 5 feet or less from the side property line, a fire suppression system is required. Fire suppression systems are required in all other buildings per the Building Regulations, see RMC 6-1. If any structure is less than 5 feet from the side property line, a site-specific geotechnical report is required as well as snow guards, brakes or other devices to prevent snow and ice shedding onto adjacent properties.

(B) Proper dimensional requirements for conditional uses shall be determined in accordance with Subsection 7-3-19. Provided, that as a general rule, they shall be no less strict than the dimensional requirements specified for uses by right in the district concerned or as specified for the use concerned in a zone in which it is a use by right whichever is more restrictive.

(C) Off-Street Parking Requirements

(1) The following off street parking requirements shall apply unless otherwise indicated in all districts, except the Historic Business District. The requirements for the Historic Business District are specified in Subsection 7-3-9(E)(4).

Use	Required parking spaces
(a) Residences	Single Family and Duplex: 2 spaces per dwelling unit All Other Residential: 1 space per dwelling unit
(b) Medical offices and clinics	3 spaces per examination room
(c) Hospitals	1 space for each 3 beds
(d) Pharmacies	1 space per 200 sq.ft. of customer floor space
(e) Bus stations	1 space per 400 sq.ft. gross floor area
(f) Funeral homes and mortuaries	1 space for each 6 seats in main chapel
(g) Restaurants and Lounges	1 space per 100 sq.ft. customer floor area

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Use	Required parking spaces
(h) Hotels and Motels	1 space per guest room
(i) Walk-up restaurants	1 space per 50 sq.ft. customer floor area
(j) Bowling alleys	3 spaces per lane
(k) Gas stations	4 spaces, plus 2 spaces for each enclosed auto space
(l) Beauty shops	2 spaces for each chair
(m) Industrial uses	1 space for every 2 employees on shift plus adequate visitor parking
(n) Churches	1 space for each 6 seats in main chapel
(o) Nursing homes	1 space for each 3 beds
(p) Professional office space	1 space per 300 sq. ft. gross floor area
(q) Retail establishments	1 space per 250 sq. ft. gross floor area
(r) Studio residence	1 space per unit (600 sq ft. total living area)
(s) Day care facilities not qualifying as an accessory use	1 space for each 10 children plus 1 drop off space, plus one space per staff person
(t) All other uses	1 space per 350 sq. ft. gross floor area

- (2) Parking spaces shall be sized and designed in accordance with standard Town specifications and shall be a minimum of 8 feet by 20 feet in size.
- (3) Maneuvering Area: Off-street parking shall provide sufficient off-street space to allow an automobile to enter, maneuver, and exit without backing onto any public street. Backing onto alleyways is permissible except where otherwise prohibited by plat note.
- (4) For purposes of this Subsection, "gross floor area" is the heated square footage of a building measured along the outside enclosing walls, excluding interior parking areas and outdoor common areas; "customer floor area" is the aggregate amount of internal floor area generally used by the public, or fifteen percent of the total floor area, whichever is greater.

7-3-16 PLANNED UNIT DEVELOPMENT (PUD).

- (A) Statement of Objectives of Development: The intent of this Subsection is to encourage the development of large tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements and by allowing increased densities, and to promote the purposes of the Planned Unit Development Act of 1972.
- (B) Criteria for a Planned Unit Development: A Planned Unit Development must meet the following conditions for approval:
 - (1) It shall be in general conformity with the Town's Master Plan.
 - (2) All landowners within the PUD shall consent, in writing, to the PUD.
- (C) Permitted Uses:
 - (1) Golf courses and "uses by right" and "conditional uses" in the zone or zones in which the PUD is located shall be permitted when approved as part of the Planned Unit Development.

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- (2) Residences may be clustered into duplexes or multifamily dwellings.
- (D) Dimensional Requirements and Densities:
- (1) The dimensional requirements, which would otherwise be required by Town Zoning Regulations, or other Town regulations for the district affected, may be deviated from in accordance with the Plan as approved, if the Town determines that such deviations will promote the public health, safety and welfare.
 - (2) The number of units allowed in a residential PUD shall be generally the same as would have been allowed without clustering, taking into account minimum lot sizes and areas which would have to be dedicated for streets and other public uses, if the property had been developed or subdivided without clustering. Provided, however, the Town may allow additional residential units if it determines that by so doing, significant public benefits will be provided which might not otherwise be available, such as significant affordable housing, public open space, public recreational amenities or off site public infrastructure improvements.
- (E) Procedures:
- (1) Planned Unit Developments shall be reviewed in accordance with the same procedures for review of subdivisions as found in Subsection 7-4-5, 7-4-8, 7-4-9 or 7-4-10 of the Ridgway Municipal Code as applicable. The preliminary and final planned unit development plan shall comply with all requirements for a preliminary and final subdivision plat to the extent applicable. A hearing shall be held on the Planned Unit Development Plan or any substantial amendment thereto pursuant to the Review Procedure of Section 7-3-23.
 - (2) Approval of a Planned Unit Development by the Town is purely discretionary. If the Town and the Applicant do not agree on all required conditions and the plan, the Town may deny approval, or the Town may unilaterally impose conditions. If the developer does not accept the conditions, that development must adhere to standard dimensional, subdivision and zoning requirements.
- (F) Required Improvements and Standards: The Planned Unit Development Plan shall provide for the construction of the same improvements required for subdivisions in Subsection 7-4-6 of the Ridgway Municipal Code and shall comply with the Design Standards of Subsection 7-4-7 of the Town's Subdivision Regulations. Fees shall be due as provided in Subsection 7-4-12 of the Town's Subdivision Regulations. Security for improvements and enforcement shall be as provided in Town Subdivision Regulations.
- (G) Additional Requirements: In addition to the information required to be submitted on the preliminary and final plans pursuant to Town Subdivision Regulations, the Planned Unit Development Plan shall show the location, size, and number of dwelling units, proposed uses for all buildings and shall further set out the location of all proposed parking areas, streets, sidewalks, bike paths and other improvements and structures. Other information necessary to show compliance with the requirements of this Subsection shall be submitted with the Plan, where appropriate parameters, limits or specifications may be approved in lieu of exact locations, numbers and sizes.
- (H) The Planned Unit Development Plan may be enforced by the Town in accordance with the provisions of Subsections 7-3-16 and 7-4-3 of the Ridgway Municipal Code or in any other lawful manner.

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7-3-17 SIGN REGULATIONS.¹

- (A) Compliance Required: It shall be unlawful to erect or maintain any sign except in conformity with the requirements of this Subsection. Signs not in conformity with the provisions of this Subsection are hereby declared to be a nuisance which may be abated by the Town in any lawful manner.
- (B) Signs Allowed Without a Permit: The following may be erected, maintained and used without a sign permit as long as they are properly maintained in accordance with the requirements of this Paragraph (B) and Paragraph (F) and with other applicable requirements of this Subsection, State law and Town ordinances and regulations, and are not prohibited by Paragraphs (C) or (D):
- (1) Official traffic control devices, signs, and notices erected, owned and maintained by the United States, the State of Colorado, the Town of Ridgway or any of their political subdivisions for official governmental purposes.
 - (2) Any pennant, motto, or insignia of any nation, state, political subdivisions, religious, civic, or fraternal organization, or school except devices which are used to promote business activity.
 - (3) Works of art unless they are used to promote business activity.
 - (4) Temporary decorations, displays and banners which are customarily displayed and associated with holidays or celebrations and banners associated with Town endorsed civic events.
 - (5) Scoreboards, unless used to advertise business activity.
 - (6) Public utility warning signs, construction warning signs, and signs warning of other hazards, with no sign face larger than 10 square feet in area.
 - (7) Identification signs incidental to the use of vehicles attached to the vehicle.
 - (8) Traffic control devices with no sign face larger than 3 square feet.
 - (9) One or more temporary signs with an aggregate sign face area of no more than 3 square feet in the Residential and Historic Residential Zoning Districts and 16 square feet in all other zoning districts, for the premises upon which they are located.
 - (10) One temporary sign with no sign face more than 12 square feet in area identifying a project and the contractors involved therein during the construction period.
 - (11) One bulletin board per street frontage not over 20 square feet in area for the purpose of announcing events of civic interest, which is owned and maintained by a charitable or religious institution.
 - (12) Memorial signs and tablets, or cornerstone signs identifying the building and its date of construction. Such signs shall be cut into masonry surface, inlaid so as to be part of the building or constructed of incombustible materials.
 - (13) Temporary real estate "For Sale" or "For Rent" signs.
 - (14) Signs upon vending machines, gasoline pumps, or packages of goods which relate to the contents thereof.

¹ This section does not yet reflect edits per Ord 2020-01. This will be rectified at codification.

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- (15) Temporary signs advertising Town approved civic events during the period of the event. All such signs may be erected only with the approval of the Town Council except for those displayed in Town Parks which may be approved by Town Administrative Staff.
- (16) Signs within buildings which are located no closer than 6 inches to any window or which are not legible from distances of 5 feet or more.
- (17) Repealed by Ordinance 7-2006
- (18) Temporary signs on the Ridgway School Ball Field fence, provided they do not face Highway 62, that they are only up during baseball season, and that all such signs be controlled and administered by the Ridgway School Administration.
- (19) Signs devoted to ideological or political speech which do not exceed 10 square feet in area.
- (C) Prohibited Signs and Devices: The following are hereby prohibited within the Town:
 - (1) Animated or flashing signs visible outside any building.
 - (2) Balloons, or pennants, or other wind-powered devices designed to attract attention, except they may be used for civic events up to a maximum of seven days.
 - (3) Repealed by Ordinance 2-2010
 - (4) The operation of search lights to promote business activities.
- (D) Off Premise Signs Restricted: A sign may identify or advertise only that activity or use conducted upon or related to the premises upon which the sign is located except in the following circumstances:
 - (1) Directional signs owned by the Town. The expense of construction and maintenance shall be charged to the businesses or organizations advertised.
 - (2) Signs authorized pursuant to Subsection 7-3-17 (G).
 - (3) Signs allowed by Paragraphs (B)(1), (4), (11), and (15).
 - (4) Signs with a message devoted solely to ideological or political speech.
 - (5) Tourist oriented directional signs owned and erected by the Colorado Department of Transportation pursuant to C.R.S. 43-1-420(3), which meet conditions set out in Town resolutions as in effect from time to time.
- (E) Permits:
 - (1) Except for the signs specified in Subsection (B), no sign may be erected and maintained until a Sign Permit has been issued by the building official. Applications for a standard sign permit issued pursuant to this subsection 7-3-17(E) shall be submitted to the Town on forms supplied by the Town accompanied by an application fee of \$35.00. Applications for permits issued pursuant to Ridgway Municipal Code Section 7-3-17(G), for signs erected over Town-owned streets and alley rights-of-way pursuant to a revocable right-of-way permit, shall be submitted to the Town on forms supplied by the Town accompanied by an application fee of \$75.00.
 - (2) The Building Inspector shall grant a permit only for signs which will be in compliance with the requirements of this Subsection.

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- (3) The total sign face area of signs required to have a permit per building, other than those restricted by Subsection (6), shall not exceed the lesser of one square foot per foot of lineal street frontage of the premises abutting Town streets or 150 square feet. When more than one building is on the premises, the premises street frontage shall be allocated among the buildings accordingly. A minimum of 32 square feet of sign area shall be allowed for each separate business, as defined by lot, unit, lease, or other legally created property interest, subject to the total sign face area limitation of 150 square feet per building. Total sign face area in excess of 150 square feet shall not be allowed for any building unless approved through a Master Sign Plan applicable to that building. No single business may have a sign with any face area larger than 32 square feet.
- (4) A Building Permit is also required for any sign with a value over \$1,000.
- (5) No permit for a sign shall be allowed in the Residential Districts.
- (6) The total sign face area of signs required to have a permit for businesses within the Downtown Services Zoning District shall not exceed 12 square feet per business. All signs within said District shall be non-illuminated and attached to the building structures, no higher than the roof line.
- (F) Performance Criteria: All signs shall meet the requirements of this paragraph (F) whether a permit is required or not.
 - (1) All signs shall be maintained in good, legible and safe condition.
 - (2) No sign shall be erected or maintained which creates a traffic or other safety hazard.
 - (3) All signs shall be constructed and maintained in accordance with any applicable provisions of the Town's building codes.
 - (4) All signs shall be erected and maintained in accordance with applicable requirements of State law.
 - (5) No part of any sign shall be above the roof or parapet of the highest building on the property and no higher than 35 feet. No part of any freestanding sign shall be higher than 20 feet above finished grade.
 - (6) No sign may be erected or maintained which creates a public or private nuisance, or which unreasonably interferes with the reasonable enjoyment of the adjacent property by reason of unreasonable light, shade or other effects.
 - (7) No sign shall be larger than 32 square feet in area, except a freestanding sign with more than one business advertised may have a sign face up to 56 square feet, unless approved through a Master Sign Plan applicable to the building. No sign shall have more than 2 sign faces. No sign face on a temporary "For Sale" or "For Rent" sign shall exceed 7 square feet in area including riders. All "For Sale" signs shall be taken down when the sale of the premises is closed.
 - (8) Signs may be erected only on property which the sign owner has a legal right to erect such sign.
 - (9) All temporary signs must comply with the size restrictions set forth in Section 7-3-17(B)(9). Portable or wheeled signs displayed outside of buildings must be located so as to not impede with vehicular or pedestrian traffic, or create a traffic hazard or safety hazard or other nuisance, and must be removed at times when the advertised use or activity is not open for business.

- (10) No more than 50% of any sign face may be internally illuminated.
- (11) Materials – Signs lit with a dark-skies compliant external source are recommended over internally lit signs. A “halo” type sign, which uses solid letters with a light source behind them, illuminating the wall around the letters, are acceptable. If internally illuminated signs must be used, illumination of letters and graphics is allowed; however, illumination of the background is prohibited.
- (G) Signs, other than signs belonging to the Town or sponsored by the Town, conforming to size limits of this Subsection 7-3-17, may be erected over Town-owned streets and alley rights-of-way pursuant to a revocable right-of-way permit issued pursuant to either Paragraph (1) or (2) of this Subsection only on the following conditions, in addition to other applicable requirements of this Subsection:
- (1) Projecting signs:
- (a) The sign must be supported and attached to a building.
 - (b) The sign may extend no more than 5 feet, 10 feet for a sign printed on a retractable awning from the building. A sign may extend no more than 5 feet, 10 feet for a sign printed on a retractable awning across Town-owned right-of-way.
 - (c) No part of the sign may be less than 10 feet above the ground over Town right-of-way, except for a sign printed on an awning, the awning shall be at least 7 feet above the ground.
 - (d) That portion of any sign face located over the Town right-of-way shall be no larger than 20 square feet in area.
 - (e) No more than one sign per business may extend over the Town right-of-way.
 - (f) No sign with its face parallel to the wall of the building to which it is attached, except for those printed on an awning, may extend more than 12 inches from the building, nor more than 12 inches over public property.
 - (g) Plans for signs over Town rights-of-way must be submitted with applicable fee, reviewed and approved by the Town Administrative Staff.
 - (h) The revocable permit may be revoked by the Town at any time for any reasonable reason.
 - (i) Proof of insurance shall be provided to the Town.
 - (j) The sign may identify or advertise only that activity or use conducted upon or related to the abutting premises.
- (2) Portable signs:
- (a) The sign may identify or advertise only that activity or use conducted upon or related to the abutting premises.
 - (b) No more than one sign per business may be placed on Town right-of-way.
 - (c) The proposal for a portable sign on Town right-of-way must be submitted with applicable fee, reviewed and approved by the Town Administrative Staff.
 - (d) The revocable permit shall specify the authorized location, and may be revoked by the Town at any time for any reasonable reason.

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- (e) Proof of insurance shall be provided to the Town.
- (f) The sign must be located so that it does not interfere with Town use, impede vehicular or pedestrian traffic, or create a traffic or safety hazard or other nuisance.
- (g) The sign must be removed at times when the advertised use or activity is not open for business.

(H) General Provisions:

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

(I) Nonconforming Signs:

- (1) All signs shall at all times be maintained in strict conformity with the performance criteria of Paragraphs (F)(1), (2), (3), (4), (6) or (8). All Master Sign Plans previously approved by the Town under Section 7-3-12(J) prior to April 15, 2019 shall be maintained in strict conformity with such Town approval. Any signs not in compliance with these specific performance criteria and/or Master Sign Plans approved prior to April 15, 2019 shall be removed.
- (2) All signs shall at all times be maintained in strict conformity with the performance criteria of Paragraph (F). Any sign not in compliance with Paragraph (F) shall be removed.
- (3) The right to maintain a nonconforming sign shall be terminated and the sign removed or brought into full compliance with this Subsection under the following conditions:
 - (a) Abandonment of the sign, abandonment or termination of the related business, an interruption in continuance of the business for 6 months.
 - (b) A violation of any of the performance criteria of Paragraph (F) (1), (2), (3), (4), (6) or (8).
 - (c) The destruction of the sign, removal of the sign or damage of the sign, such that the cost of replacement or repair is greater than 50 percent of the replacement cost of the original sign.
 - (d) The creation of any additional violation of or nonconformity with these regulations.
- (4) A list of nonconforming signs shall be developed and maintained by the building inspector with owners notified and given a copy of Paragraph (I).

(J) Master Sign Plans:

- (1) Purpose: To provide flexibility for the amount of signage and size of signs for multi-tenant buildings and developments to ensure signage is available for business and facility wayfinding

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and identification. To protect the health, safety and welfare of the community while preserving Town aesthetics.

(2) Applicability:

- (a) A Master Sign Plan shall be encouraged for all properties with multi-tenant buildings and/or multiple buildings in which three or more non-residential tenants or businesses are present.
- (b) Any property with multiple-tenant buildings or multiple buildings in which three or more non-residential tenants existing at the time of adoption of this section that does not have a Master Sign Plan is encouraged to apply for a Master Sign Plan at the time of application for a new sign at the site.
- (c) Any property owner with multi-tenant and/or multiple buildings in which two or more non-residential tenants or businesses are present, may apply for a Master Sign Plan.

(3) General Regulations:

- (a) All signs subject to a Master Sign Plan shall apply for and receive a sign permit before any sign may be installed.
- (b) All signs on the site shall conform at all times to the approved Master Sign Plan and other applicable sign regulations.
- (c) Master Sign Plan shall run with the property for which it was issued and not with individual tenants or businesses.
- (d) Applications for a Master Sign Plan shall be submitted to the Town on forms supplied by the Town accompanied by the fee per Ridgway Municipal Code Section 7-3-23. At a minimum the applicant shall submit the following information to the Town:
 - (i) Identification of the property for which the Master Sign Plan application shall apply;
 - (ii) Proof of property ownership, or partial ownership, and signatures from all property owners included in the proposed Master Sign Plan;
 - (iii) Total sign area allowed per Ridgway Municipal Code Section 7-3-17 and the total sign area requested with the Master Sign Plan;
 - (iv) Site plan showing location of all existing and proposed signs on property, with distance from property lines;
 - (v) Building elevations/pictures showing location of all existing and proposed signs on property, with height of all signs from the ground;
 - (vi) Dimensions and type of all existing and proposed signs, including the unit number/address for each;
 - (vii) Any proposed lighting for the signs, including location, type, kelvin and lumens for each fixture;
 - (viii) Proof that the criteria for approval have been met.
- (e) Through these Master Sign Plan regulations the following deviations from the specified dimensional requirements may be considered.

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- (i) A free standing sign may be up to 30% larger than the 56 square feet limitation of 7-3-17(F)(7).
- (ii) Up to 30% more than the allocated square footage per 7-3-17(E) (3) of sign area may be allowed.

Deviations shall not be considered for any other sign regulations in the Ridgway Municipal Code.

(4) Criteria for Approval:

The proposed Master Sign Plan:

- (a) will not be contrary to the public health, safety or welfare;
- (b) will not create traffic hazards;
- (c) provides for adequate assurances of safety from natural conditions such as wind, snow and ice as it relates to the proposed signs;
- (d) will not unreasonably interfere with neighboring commercial businesses or properties;
- (e) provides for signs that are reasonably necessary to operate the business or businesses on the property;
- (f) the burden shall be on the applicant to show that these criteria have been met.

(5) Review Procedure:

- (a) Within 14 days of receipt of a completed application accompanied by the applicable fee for a Master Sign Plan, or a minor change to an existing Master Sign Plan, the Town will administratively approve or deny the application according to the Criteria for Approval. It shall not be necessary for the Town to provide written findings or conclusions, except upon request of the applicant.
 - (i) To the extent an application for a Master Sign Plan or minor change is denied in whole or in part, the requesting party may appeal to the Planning Commission as set forth in subsection (5)(b) of this section. Such appeal shall be in writing and submitted within 7 days of the Town's decision and review shall be de novo.
- (b) Within 14 days of receipt of a completed application accompanied by the applicable fee for a major change to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan, or minor change to a Master Sign Plan, the Planning Commission will set a hearing:
 - (i) The hearing shall be heard at the next regularly scheduled Planning Commission meeting for which proper notice of the hearing can be made, and no later than 40 days after receipt of a completed application accompanied by the applicable fee for a major change to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan, or minor change of a Master Sign Plan. A hearing that must be continued due to time constraints or other delays, may be continued for an additional 7 days beyond the 40 day deadline, assuming the hearing was commenced within the 40 day deadline. By mutual agreement, the applicant and the Planning Commission may also extend the 40 day and 7 day deadlines set forth in this subsection.
 - (ii) At the scheduled hearing, the applicant and other interested parties may appear and present such evidence and testimony as they may desire. Anyone presenting evidence

or testimony shall be subject to cross-examination by other interested parties, although the Planning Commission may limit testimony, evidence and cross-examination which is merely cumulative and is not required to follow any set procedure during the hearing, nor strictly follow the Rules of Evidence as applied by the Court. The hearing should be tape recorded or otherwise electronically recorded. The application, or other interested party may, if so desires, have the hearing recorded by a court reporter, at the applicant's sole expense. The burden is upon the applicant in all cases to establish that the applicable criteria for any action are met.

- (iii) Notice of the hearing shall be posted at Town Hall at least 10 days before the hearing, and posted visibly for each street frontage abutting the property for at least 10 days prior to the hearing, in addition to any other notice required by Town regulations.
- (iv) The Planning Commission shall announce its decision according to the Criteria for Approval within 14 days of completion of the hearing. It shall not be necessary for the Planning Commission to provide written findings or conclusions, except upon request of the applicant, or other party appearing or participating in the in the hearing. The decision of the Planning Commission with respect to an application for major change of to a Master Sign Plan, or an appeal of a denial of a Master Sign Plan or minor change to a Master Sign Plan shall be final, subject only to review under Rule 106 of the Colorado Rules of Civil Procedure. Upon the filing of an appeal under Rule 106, the Town shall cause a transcript of any tape recording of the hearing to be made and certified to the court, and the party filings such appeal or such review, shall pay the Town the reasonable cost incurred in producing such transcript, unless such party has a transcript produced by a court reporter at the applicants expense.
- (v) The Planning Commission may approve the requested action only upon finding that all applicable criteria and requirements of these Master Sign Plan regulations or other Town ordinances have been met. If it determines such criteria have not been met, the application shall be denied. The application may be granted upon conditions or limitations which the Planning Commission determines are necessary in order to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the applicant and interested parties in writing as part of the decision, subject only to review under Rule 106 of the Colorado Rules of Civil Procedure.

(6) Amendments to Approve Master Sign Plans:

- (a) **Minor Changes:** Minor changes are those changes that do not alter the overall characteristics of the existing Master Sign Plan and that create no adverse impacts on adjacent uses, infrastructure, or public safety. Examples of what may be considered a minor change include, but are not limited to, 1) changes in the location of a signs 2) replacement of existing signs that are the same size or smaller than the existing sign, and 3) changes in the number of signs, as long as the aggregate square footage remains the same.
- (b) **Major Changes:** Major changes are those that can alter the overall character of the Master Sign Plan and which could create adverse impacts on adjacent uses or public infrastructure. Examples of what may be considered a major change include, but are not limited to, 1) changes in the total square footage of the Master Sign Plan, and 2) requests for deviations per 7-3-17(J)(3)(e).

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7-3-18 SUPPLEMENTAL REGULATIONS.

- (A) Home Occupations: Home Occupations may be conducted within a residential premises or accessory structure related thereto in any district as an accessory use only if the following criteria are met:
- (1) Town and State Sales Tax Licenses must be obtained if sales taxable by the Town or State sales taxes are to be made.
 - (2) Only the residents of the dwelling unit may be engaged in the home occupation.
 - (3) No unreasonable noise, glare, smoke, dust, vibration or odor shall be observable off the premises.
 - (4) The home occupation activity shall not utilize or occupy more than 750 square feet in total, nor more than 400 square feet in a garage or other structures outside of the residence. Provided, however, accessory day care facilities shall be limited to 8 or fewer children in lieu of these area limitations.
 - (5) No business activity or storage of property involved in the business may take place outside of enclosed structures, except for horticultural activities.
 - (6) The short term rental of rooms, such as bed and breakfast operations, does not qualify as an accessory use pursuant to this Subsection.
- (B) It shall be unlawful to maintain, own or operate any offensive or unwholesome business or establishment within the Town, including but not limited to rendering plants, tanneries, pig sties, feed lots, dairy farms, manufacture and storage of explosives, sugar beet pulp storage facilities, foundries, or petroleum product refineries, unless such business was lawfully in existence at the effective date of this Section, or at the effective date of annexation subsequent to the effective date of this Section. In either event, such business or establishment shall be subject to the Nonconforming Use Regulations of Subsection 7-3-20 of these regulations, and all other applicable regulations of the Town.
- (C) Temporary Use Permits:
- (1) The Planning Commission may issue a permit authorizing certain temporary uses of premises in a district for a use which is otherwise not allowed in such a district for the periods specified here below:

<u>Use</u>	<u>Zoning District</u>	<u>Period</u>
Construction office incidental to construction on premises	All districts	9 months
Carnival, circus, bazaar, fairs	Commercial	1 week
Tent meetings or crusades	Commercial	2 weeks
 - (2) A permit (for a period of up to 1 year) may be issued under the following circumstances by the Planning Commission for temporary location or use of a manufactured home or travel home:
 - (a) For fire protection or security purposes in the General Commercial District.
 - (b) At a construction site during the construction period.

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- (3) The Planning Commission shall hold such hearings concerning the application as the circumstances merit in its opinion. Notice of any hearing shall be posted, visible from each street frontage abutting the property, for at least 10 days prior to the hearing. The permit may be granted subject to conditions appropriate to ensure that no public or private nuisance or safety hazard will be created.
- (D) Use and Location of Travel Homes:
- (1) Travel homes may be occupied only in the following circumstances:
 - (a) Within a licensed travel home park for a maximum period of 6 months in any one 365 day period.
 - (b) Upon private property for temporary occupancy by out of town guests for a period not to exceed 30 days in any year for any tract of property.
 - (c) Upon property for which a permit has been issued by the Town, pursuant to Subsection 7-3-18(C).
 - (2) Travel homes may be parked, if unoccupied, upon private property if in compliance with zoning setbacks, or temporarily upon public streets, if registered under State law and lawfully parked. Provided, however, they may not be parked in a manner which creates a traffic hazard.
- (E) Garage and Yard Sales:
- (1) Notwithstanding restrictions of Town Zoning Regulations, or junk, litter or nuisance ordinances, garage and yard sales may be conducted within the Town consistent with the conditions set out herein.
 - (2) No premises shall be used for a garage or yard sale for more than 48 hours at one time or for more than two such sales in any calendar year.
 - (3) The sale shall be conducted so that no traffic hazards or nuisances are created.
- (F) Bed and Breakfast Operations:
- (1) Residents of a dwelling unit in the "R" and "HR" Districts may rent rooms on a short-term basis (and may provide meals to such boarders) if a Conditional Use Permit is approved by the Planning Commission pursuant to Sections 7-3-19 and 7-3-23, and the operation will comply with the criteria of this Subsection.
 - (2) The application shall not be granted unless the Planning Commission determines that the following criteria are met:
 - (a) There is at least one additional off-street parking space for each room to be rented in addition to the off-street parking required for the residential dwelling unit.
 - (b) No more than three rooms shall be rented in any dwelling unit. Such rooms shall be an integral part of the dwelling unit.
 - (c) The meals to be served shall be served from the kitchen which is part of the dwelling unit itself.
 - (d) The operation will not create a public or private nuisance.
 - (e) Only the permanent residents of the dwelling unit shall be employed in the operation.

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- (f) The Permittee will obtain a sales tax license and remit sales tax and lodging occupation tax.
- (3) The Town Council may revoke any permit if it determines following a hearing with reasonable notice to the holder of the permit that the above criteria or limits of any permit are not being met.
- (G) Accessory Dwelling Units:
 - (1) The creation of Accessory Dwelling Units is generally encouraged as an effective means to improve housing affordability, provided that each ADU complies with the following standards.
 - (2) ADUs are only allowed as accessory to a single family detached dwelling. Only one ADU per single family detached dwelling unit is permitted.
 - (3) The accessory dwelling unit must be constructed in accordance with applicable requirements of Town Building Codes. It may be attached or detached to the principal residential unit. Applicable dimensional requirements for a single family dwelling as set out in 7-3-15(A) must be met for the premises.
 - (4) One off-street parking space shall be provided for the accessory dwelling unit in addition to any other required off-street parking.
 - (5) The accessory dwelling unit may not exceed 800 square feet of gross floor area.
 - (6) One of the dwelling units on the property must be, and remain, owner occupied.
 - (7) A minimum of a 90 day rental period shall be required by written lease, except as described in subsection (12) below.
 - (8) The accessory dwelling unit must be owned together with the principal residential unit, and the lot or parcel upon which they are located, in undivided ownership.
 - (9) The accessory dwelling unit may be served off of the water or sewer tap for the principal residence, in which case it shall not be subject to additional tap fees.
 - (10) The burden shall be upon the owner of any accessory dwelling unit to provide adequate proof to the Town that the criteria of this Section are met. In the event that the Town determines that the criteria have not been shown to be satisfied the unit may not be occupied as a residence.
 - (11) A dwelling unit constructed before a principal single-family home, which meets these criteria, may be converted to an accessory dwelling unit following construction of a new principal dwelling unit.
 - (12) An accessory dwelling unit, as defined in Ridgway Municipal Code Section 7-3-2 either attached or detached to the primary dwelling, may be utilized as a short term rental only under the following circumstances:
 - (a) Tap fees are paid at 30% pursuant to Ridgway Municipal Code Chapter 9-1-9(c)(2); and
 - (b) 100% of monthly water, sewer, trash and recycling services are paid on a monthly basis pursuant to Ridgway Municipal Code Chapter 9; and
 - (c) The lot size upon which both dwelling units are sited is a minimum of 6,000 square feet.
- (H) Telecommunication Antenna and Tower Regulations:

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- (1) Telecommunication towers and antennae shall be located, and comply with the following provisions:
 - (a) Noncommercial television and telecommunications receivers and amateur radio antennae, which qualify as an accessory use to the main use on the premises, may be located on such premises.
 - (b) Antennae for “personal wireless services” as defined in 97 USC 332(c)(2) shall be limited to the GC Zoning District, or upon Town-owned property in other zoning districts pursuant to leases or permits with the Town, with terms and conditions adequate to ensure safety and reasonable compatibility with the neighborhood in which they are located, including requirements for camouflaging where appropriate.
 - (c) Commercial radio, television and other tele-communications transmitters and receivers shall be restricted to the GC Zoning District.
 - (d) Additional receivers or transmitters may be installed on existing telecommunication towers regardless of the zoning district.
- (2) All telecommunication antennas and towers shall be limited to the maximum structure heights set out in Section 7-3-15, unless a variance is obtained pursuant to Section 7-3-21, or allowed in accordance with the following exceptions:
 - (a) Telecommunication antennas, receivers and transmitters may be located on lawfully existing towers and structures, as long as they are not above the tower structure.
 - (b) A variance to the height limitations otherwise applicable may be obtained for an amateur radio antenna for noncommercial use pursuant to the review procedure of Section 7-3-23 if the Planning Commission determines that the following criteria are met:
 - (i) A higher tower is necessary to be reasonably adequate for the domestic communications purposes;
 - (ii) No reasonable alternative exists;
 - (iii) No adverse impacts will be created with respect to other property in the area.
 - (c) A variance to the height limitations otherwise applicable may be obtained for personal wireless service antennae if the Planning Commission determines pursuant to the review procedure of Section 7-3-23 that the following criteria are met:
 - (i) Space is not available at a commercially reasonable price on an existing tower or structure located in a technically feasible location, and no other location is available which will provide reasonably adequate service in compliance with the height limitations set out above, and
 - (ii) No adverse effect on property values in the area will be caused, and no safety hazard will be created.
 - (iii) The design and color of the tower and appurtenances shall be reasonably compatible with the site and surrounding area.
 - (d) Commercial telecommunication antennae or towers up to forty (40) feet in height may be installed upon Town owned property within the “I-2” Light Industrial 2 Zoning District.
- (3) A final decision to deny a variance shall be in writing and supported by a substantial written record.

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- (4) All towers and structures shall be subject to the building setback requirements of Section 7-3-15 and applicable provisions of Town building codes and other ordinances and regulations.

(I) Short Term Rental Regulations:

- (1) Intent and Purpose: Establish standards and procedures by which residential short term rentals can be provided in a manner that protects both the quality of experience and the character of the Town of Ridgway. It is the Town of Ridgway's intent to establish short term rental regulations to promote a mix of lodging options, support the local economy, while also upholding the integrity of the Town.

- (2) Short term rentals shall comply with the provisions of this Subsection (I) and shall be licensed per Chapter 8, Section 5 of the Ridgway Municipal Code.

(3) Permitted Use of Short Term Rentals:

- (a) For short term rentals not in the "HB" Historic Business or "GC" General Commercial Districts, the structure involved:

(i) Shall be a single family dwelling structure; or

(ii) Shall be a single residential unit in structures with mixed uses; or

(iii) Shall be a property with two dwelling structures owned by the same owner, in which one of the dwelling structures may be used as a short term rental as long as the second dwelling unit is owner occupied.

(iv) Shall not be a multiple family dwelling or structure as short term rentals are prohibited in multiple family structures.

- (b) In the HB and GC Districts, a maximum of five short term rentals are allowed per building or structure.

(4) Performance Standards for Short Term Rentals:

- (a) The unit being rented shall be a Dwelling Unit, as defined pursuant to Ridgway Municipal Code Section 7-3-2 shall not have more than 5 bedrooms, nor be leased or used to any group containing more than 10 people over the age of 18.

- (b) The unit shall have a minimum of 2 off street parking spaces available and any additional spaces necessary to accommodate the tenant's vehicles off street.

- (c) There shall be an owner's agent available to be at the unit within 20 minutes, who is on call full time to manage the property during any period the unit is rented. The name, address and phone number of the agent must be kept current on file with the Town, and posted in the short term rental.

- (d) Adequate animal-resistant trash and recycle containers shall be provided, and information on placement for collection shall be provided, in the short term rental as stated in Ridgway Municipal Code Section 9-2.

- (e) The unit shall be maintained in compliance with applicable Town ordinances and regulations. The rental of residential units as provided herein shall not unreasonably annoy or interfere with the use or enjoyment of public or private property or which constitutes a health or safety hazard.

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- (f) The owner must have current State and Town sales tax licenses, a Town business license at such time the Town has business licensing, and collect and remit sales taxes and lodging taxes.

(J) Marijuana:

- (1) The cultivation, manufacture, distribution, storage, or sale of marijuana shall not be a lawful use by right, accessory use (including as a home occupation), conditional use, or lawful nonconforming use in any zoning district of the Town of Ridgway, except as provided in this Subsection (J).
- (2) A Medical Marijuana Center, Medical Marijuana Optional Premises Cultivation Operation, and Medical Marijuana-Infused Products Manufacturing Facility, licensed under Article 43.3 of Title 12 CRS, a Primary Care Giver registered under CRS 25-1.5-106, and a Marijuana Cultivation Facility, a Marijuana Testing Facility, a Marijuana Product Manufacturing Facility or a Retail Marijuana Store licensed by the State of Colorado pursuant to Article XVIII Section 16 of the Colorado Constitution and Article 43.4 of the Title 12, CRS, may be located within the I-1 and I-2 Zoning Districts and the General Commercial Zoning District east of Liddell Drive extended, as a use by right if they meet the following provisions:
 - (a) They must be operated lawfully under applicable provisions of State Law.
 - (b) They must comply with the performance standards of the I-1 and I-2 Zoning Districts, or General Commercial Zoning Districts, as applicable.
 - (c) They must have valid State and Town sales tax licenses and collect and remit sales tax on sales of Marijuana in accordance with State Law and Town ordinances.
 - (d) A Certificate of Occupancy for each building must be obtained prior to establishment of the use therein.
 - (e) The cultivation, manufacturing, storage, distribution and sale of Marijuana, must be confined to an enclosed building.
 - (f) They must be located in structures with commercial and industrial uses only, and are not allowed in buildings with residential uses.
 - (g) No storage facilities are permitted off of the licensed premises.
 - (h) The building in which the licensed activities take place may not be located within 1000 feet of a school, an alcohol or drug treatment facility, the principal campus of a college, university or seminary, or a residential child care facility. The distance referred to shall be measured from the nearest property line of the land use for the above listed uses to the nearest portion of the building in which licensed activity takes place, using a route of direct pedestrian access. This restriction shall not affect the renewal or reissuance of a license once granted, or apply to a license in effect actively doing business before any of the above uses was constructed.
- (3) Cultivation
 - (a) A Patient, validly registered under State Law, may cultivate Medical Marijuana at the Patient's residence for the Patient's own use only, if in compliance with the limitations of State Law and if the plants cannot be seen or smelled off of the premises.
 - (b) An individual may cultivate Marijuana at the individual's residence, only if in compliance with the limitations of Subsection (16)(3)(b) of Article XVIII of the Colorado Constitution

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and other applicable state law, including the requirement that the growing take place in an enclosed locked place, is not conducted publicly or openly and is not made available for sale.

- (c) The use of a compressed flammable gas as a solvent in the extraction of THC or other cannabinoids in a residential setting is prohibited.
- (d) Co-op or collective grow operations are not allowed without a state license.
- (4) Delivery of Marijuana, or Medical Marijuana by a licensed Medical Marijuana business, licensed Marijuana establishment, Primary Care Giver, or any other person, from a location outside of Town, to a location within Town, is allowed, only if lawful under, and in full compliance with State Law, and the delivering person has a Town sales tax license if taxable sales may occur, and collects and remits Town sales taxes on the sale of the delivered Marijuana and Medical Marijuana.
- (5) The below listed terms shall be defined as indicated for purposes of this Subsection (J):
 - (a) “Medical Marijuana”, “Medical Marijuana Center”, “Optional Premises Cultivation Operation”, and “Medical Marijuana-Infused Products, Manufacturing”, shall have meanings as defined in CRS, Title 12, Article 43.3.
 - (b) “Primary Care Giver” shall have the meaning as defined in CRS 25-1.5-106.
 - (c) “Patient” shall have the meaning as defined in Section 14(1) of Article XVIII of the Colorado Constitution.
 - (d) “State Law” shall include, but not be limited to, Section 16 and Section 14(1) of Article XVIII of the Colorado Constitution, CRS 25-1.5-106, Article 43.3 and 43.4, Title 12, CRS; and any rules or regulations promulgated pursuant thereto.
 - (e) “Marijuana”, “Marijuana Cultivation Facility”, “Marijuana Testing Facility”, “Marijuana Product Manufacturing Facility” or a “Retail Marijuana Store” shall have the meaning defined in Article XVIII Section 16 of the Colorado Constitution, and Article 43.4, Title 12, CRS.
- (6) Storage of Marijuana off of the licensed premises is not permitted in the Town.
- (7) Marijuana clubs, businesses or other places of assembly where customers, members, or the like, are regularly invited for the purpose of using or consuming marijuana or marijuana products on site, are prohibited in the Town.

(K) Manufactured Homes:

- (1) Manufactured homes, as defined in Subsection 7-3-2, that have more than 500 square feet of living area, are only permitted on the following described property:
 - (a) All of Blocks 4, 9 and 29;
 - (b) Block 28, Lots 11 through 20;
 - (c) Block 32, Lots 1 through 18;
 - (d) Block 33, Lots 6 through 10; and
 - (e) Lot 1 of Mitchell Subdivision No.2.

- (2) The limitations of this subsection shall not apply to any manufactured home that was placed on a property not referenced in (K)(1) above prior to June 9, 1993 in Ordinance 93-2 that met all applicable building at safety codes at time of installation.
- (3) Manufactured Homes are subject to the provisions of Section 6-3 Regulations for Manufactured Homes, Travel Homes, and Other Factory-Built Housing.
- (4) Manufactured Home Parks are subject to the provisions of Section 8-1 Manufactured Home Park and Travel Home Park Regulations.

(L) Employee Housing.

The creation of employee housing is generally encouraged as an effective means to improve housing affordability and to support the viability and retention of employment-generating uses, provided that each complies with the following standards.

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

7-3-19 CONDITIONAL USES.

- (A) Uses listed as conditional uses for the various zoning districts provided in this Section shall be allowed only if the Planning Commission determines, following review pursuant to Subsection 7-3-23, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the Town's Master Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.

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- (4) The use is compatible with existing uses in the area and other allowed uses in the District.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) The location of curb cuts and access to the premises will not create traffic hazards.
 - (7) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of other property in the area.
 - (8) Visual impact due to a building's size shall be mitigated by means of design, landscaping, berming, and other methods of site treatment, and must be compatible with the mass and scale of existing buildings on adjacent properties, or if there are no such buildings, compatible with the mass and scale of buildings in the Town generally.
- (B) The burden shall be upon the applicant to prove that these requirements are met.

7-3-20 NONCONFORMING USES.

- (A) Any use, building or structure which at the effective date of this Section or at the time of annexation, if annexed subsequent to the effective date of this Section, was lawfully existing and maintained in accordance with the previously applicable County or Town Regulations and Ordinances but which does not conform or comply with all of the regulations provided for in these Zoning Regulations, may continue to be maintained and used as a lawful nonconforming use only in compliance with the provisions and limitations imposed by this Subsection. Uses, structures or buildings which were unlawful or illegal and not in compliance with previously applicable Regulations shall remain unlawful, illegal, and subject to abatement or other enforcement action.
- (B) If a use, building or structure is lawfully nonconforming in that it is not a "Use By Right", or a "Conditional Use" which has been approved pursuant to the review provisions of Subsection 7-3-19, the following shall apply:
- (1) If the building, manufactured home or structure involved in the use is removed or if it is destroyed or damaged so that repair, replacement or reconstruction will cost more than fifty percent of the fair market value of the building, manufactured home or structure after repair, it shall no longer be lawful to use the building, manufactured home or premises except in compliance with the Use Regulations for the District within which it is located.
 - (2) If the nonconforming use is abandoned or discontinued for a period of 6 months, then the premises may only be used in compliance with the Use Regulations for the District within which it is located.
 - (3) The use may be continued only substantially as it existed at the effective date of this Section or of annexation, and no material change in the type of use shall be allowed, unless the Planning Commission determines, following the hearing procedure provided in Subsection 7-3-23, that the criteria set out in Subsection 7-3-19 will be met, and that the new use is a more restrictive use than the existing nonconforming use. Any change in use allowed pursuant to this provision shall not affect the future status of the use as a nonconforming use for all purposes of this Subsection.
 - (4) The extent or area of the premises utilized for or by the nonconforming use, building or structure, may not be materially extended or enlarged, or substantially structurally altered, unless the Planning Commission determines, following the review procedure of Section 7-3-23, that the criteria set out in Section 7-3-19 will be met.

- (C) If the use, building or structure is nonconforming with respect to dimensional requirements, design and performance standards, or other provisions not related to "use", the following provision shall apply:
- (1) If the nonconformity of the building, use, or structure is abandoned, removed, or corrected, such nonconformity may not be reestablished.
 - (2) If the building, manufactured home or structure is damaged so that the cost of replacing or restoring it is greater than fifty percent of its fair market value after replacement, the building, manufactured home or structure may be repaired or replaced only in compliance with these Zoning Regulations.
 - (3) If the building or structure is damaged in such a way as to remove the nonconformity, the nonconforming feature may not be reestablished by any repair or reconstruction, unless it is unfeasible to repair the building without reestablishing the nonconforming feature.
 - (4) No alteration may be made to the use, building, or structure which would increase the amount or degree of the nonconforming feature. Changes in the use, building, or structure may be made which will decrease the degree or amount of deviation from the requirements of this Section.
- (D) This Subsection shall not apply to signs. Nonconforming signs shall be governed by the provisions of Subsection 7-3-17.
- (E) **Manufactured Homes and Factory-Built Housing**
- (1) Notwithstanding the foregoing provisions of this Section, a lawful nonconforming manufactured home owned and occupied by the owner of the land upon which it sits may be replaced by another manufactured home to be owned and occupied by said owner if the Planning Commission determines following the review procedure of Section 7-3-23 that the criteria set out in Section 7-3-19 will be met, and that the replacement manufactured home will comply with all other applicable Town regulations including the provisions of Chapter 6-3.
 - (2) Notwithstanding any of the foregoing provisions of this Subsection 7-3-20 any Factory-Built Housing, which is nonconforming as to restrictions on use or design and performance standards, which for a period of six months is either unoccupied or does not have any authorized use of Town supplied water occur on the premises, shall be removed from the premises unless the structure has previously been issued a permit pursuant to Subsection 6-3 and it is erected on a permanent foundation complying with the requirements of the Town Building Code.

7-3-21 VARIANCES AND APPEALS.

- (A) The Planning Commission may grant a variance from the Dimensional Requirements, Sign Regulations, Design or Performance Standards and other provisions of these regulations not related to "use", and excluding Off-Street Parking Requirements, following the review procedure of Subsection 7-3-23, provided that the criteria of this Subsection will be met. No variance shall be granted from the provisions governing "Uses By Right", and "Conditional Uses" within any zoning district. Variances shall be granted only if all the following criteria are met:
- (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.

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- (B) The Planning Commission may grant a variance from the Off-Street Parking Requirements for the Historic Business Zoning District, following the review procedure of Subsection 7-3-23, provided that the criteria of this Subsection will be met. Variances shall be granted if the spirit of the ordinance will be observed, the public health, safety and welfare secured and substantial justice done by granting the variance and any one of the following criteria are met:
- (1) The variance is requested for an addition to an existing building or the construction of a purely accessory structure and these modifications will have a de minimis effect on traffic and parking; or,
 - (2) The placement of on-site parking is not congruent with the goals and objectives of the downtown and as such will create an undesirable effect on the downtown streetscape, potentially interrupting, impeding or otherwise adversely affecting existing or future infrastructure such as pedestrian walkways and landscape areas; or,
 - (3) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Off-Street Parking Requirements.
- (C) The burden shall be on the applicant to show that these criteria have been met.
- (D) No variance or appeal shall be granted with less than four concurring votes of the Planning Commission.

7-3-22 AMENDMENTS AND ADDITIONS TO THE OFFICIAL ZONING MAP AND ZONING REGULATIONS.

- (A) Rezoning:
- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:
 - (a) The amendment is not adverse to the public health, safety and welfare, and
 - (b) Either:
 - (i) The amendment is in substantial conformity with the Master Plan, or
 - (ii) The existing zoning is erroneous, or
 - (iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.
 - (2) Rezoning may be requested or initiated by the Town, the Planning Commission, or the owner of any legal or equitable interest in the property or his representative. The area considered for rezoning may be enlarged by the Planning Commission on its own motion over the area requested in the application as part of its recommendation. Any person desiring an amendment to the Zoning Regulations shall submit an application on forms provided by the Town, accompanied by an application fee of \$200.00. The burden shall be on the applicant to show that the criteria of this Subsection have been met. No fee or formal application is required for action initiated by the Town or Planning Commission.
- (B) Zoning of Additions:

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- (1) The Planning Commission may recommend to the Town Council a zoning district designation for all property annexed to the Town not previously subject to Town zoning. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the Annexation Ordinance or thereafter.
 - (2) The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare.
- (C) Legislative Zoning:
- Comprehensive review and reenactment of all or a significant portion of the Official Zoning Map shall be a legislative action and shall not be required to meet any criteria set out in this Subsection.
- (D) Amendments to these regulations may be made only by ordinance.
- (E) All proposals to amend the Official Zoning Map or these Zoning Regulations may be referred to the Planning Commission for recommendation.
- (F) The Town Council shall review all proposals to amend the Official Zoning Map as the "Review Board" in substantial conformity with the review procedures set out in Subsection 7-3-23.

7-3-23 REVIEW PROCEDURE.

- (A) All requests for approval of an appeal, a variance, a conditional use, a change in a nonconforming use, or other action which is required to be reviewed pursuant to this Subsection by these Zoning Regulations or other Town Ordinances, shall be reviewed by the Planning Commission, or Board of Adjustment, as provided in these Regulations.
- (B) The applicant requesting approval of a variance, appeal, conditional use, change in a nonconforming use, or other action required to be reviewed pursuant to this Subsection shall submit an application upon forms supplied by the Town accompanied by any other required information or information which he may desire to submit. A single application may contain a request for more than one action. The application shall be accompanied by application fees as set by Subsection 7-3-25. No formal application need be submitted or fee paid for action initiated by the Town or Planning Commission.
- (C) A hearing shall be set before the appropriate Board after receipt by the Town of a properly completed application form and all other required information.
- (D) Notice of the hearing shall be posted at Town Hall 10 days before the hearing and posted, visible from each street frontage abutting the property, for at least 10 days prior to the hearing in addition to any other notice required by Town regulations.
- (E) At the hearing scheduled, the applicant and other interested parties may appear and present such evidence and testimony as they may desire. Anyone presenting evidence or testimony shall be subject to cross examination by other interested parties, although the Reviewing Board may limit testimony, evidence, and cross examination which is merely cumulative and is not required to follow any set procedure during the hearing, nor to strictly follow the Rules of Evidence as applied by the Courts. The hearing may be tape recorded or otherwise electronically recorded. The applicant, or other interested party may, if he desires, have the hearing recorded by a court reporter, at his expense. The hearing may be continued from time to time as necessary. The burden is upon

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the applicant in all cases to establish that all applicable criteria for any action are met, including proper notice.

- (F) The Reviewing Board shall announce its decision within 20 days of the completion of the hearing. It shall not be necessary for the Reviewing Board to provide written findings or conclusions, except upon the request of the applicant, or other party appearing or participating in the hearing. The decision of the Reviewing Board with respect to requests for approval of a variance, conditional use, or change in a nonconforming use, or appeal shall be final, subject only to review by certiorari in the courts. The Town shall have the right to appeal any such decision to the courts. Upon the filing of an appeal or request for review in the courts, the Town shall cause a transcript of any tape recording of the hearing to be made and certified to the court, and the party filing such appeal or such review, shall pay the Town the reasonable cost incurred in producing such transcript, unless such party has a transcript produced by a court reporter at his expense.
- (G) The Reviewing Board may approve the requested action only upon finding that all applicable criteria and requirements of these Zoning Regulations or other Town ordinances have been met. If it determines that such criteria have not been met, the application shall be denied. The application may be granted upon conditions or limitations which the Reviewing Board determines are necessary in order to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the applicant and interested parties, in writing, as part of the decision.

7-3-24 ENFORCEMENT AND ADMINISTRATION.

- (A) The Building Official shall be responsible for the interpretation, administration and enforcement of the provisions of these Regulations, as amended, the Official Zoning Map, as amended, and of any decisions entered by the Planning Commission, Board of Adjustment or Town Council, pursuant to this Section.
- (B) No building permit, occupancy permit, or other permit or license shall be issued, nor shall any other action of approval be taken or allowed by the Town for any property which is not in compliance with the provisions of these Zoning Regulations, and any decision issued pursuant hereto.
- (C) Whenever necessary to make an inspection to enforce any of the provisions of these Zoning Regulations, or any provision of a decision entered, pursuant to this Section, or whenever there is reasonable cause to believe that a violation of any provision of these Zoning Regulations, or of any decision issued, pursuant to this Section exists, the Marshal, Building Inspector, or their authorized representative, shall have the right to enter upon such building or premises at all reasonable times for purposes of inspection or to perform any other duty imposed by this Section. Prior to entry, he shall identify himself and request permission to enter from the occupant or person in charge of the premises if they can be found by reasonable efforts. If entry is refused, he shall have recourse to any remedy provided by law to secure entry.
- (D) The Town may maintain an action in a court of competent jurisdiction to enjoin any violation of these Zoning Regulations or of the terms of any decision entered pursuant to this Section.
- (E) Any action which reduces the area of any site, lot or tract in violation of the minimum dimensional requirements of these regulations shall be unlawful.
- (F) It shall be unlawful to violate any of the provisions of these Zoning Regulations, or the terms of any decision entered pursuant to this Section. Any person convicted of such a violation may be

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punished by a fine of up to \$300 dollars. Each day any violation continues shall constitute a separate violation.

- (G) Continuing violations of this Section, the terms of any decision issued pursuant to this Section, or any subdivision plat restrictions, are hereby declared to be a nuisance and may be abated in any lawful manner.

7-3-25 FEES AND COSTS.

- (A) The following fees shall be submitted with respect to the indicated application, request or action:
- (1) Temporary Use Permit pursuant to 7-3-18(C): \$150.00
 - (2) Conditional Use Permit pursuant to 7-3-19: \$250.00
 - (3) Change in a Nonconforming Use pursuant to 7-3-20(B)(3) and (4): \$150.00
 - (4) Variances and Appeals pursuant to 7-3-21: \$250.00
 - (5) Rezoning pursuant to 7-3-22(A) and (B): \$250.00
 - (6) Other Reviews conducted pursuant to the 7-3-23 Review Procedure: \$250.00
 - (7) Variance from Flood Plain Regulation pursuant to 6-2-5: \$150.00
 - (8) Master Sign Plan pursuant to 7-3-17: \$150.00
 - (a) Minor Change to Master Sign Plan: \$ 50.00
 - (b) Major Change to Master Sign Plan: \$150.00
 - (c) Appeal to Master Sign Plan: \$250.00
 - (9) Zoning or Land Use Compliance letters: \$50.00
 - (10) Deviation to Residential Design Standards pursuant to 6-6: \$175.00
- (B) 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 issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.
- (C) The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees within this Chapter 7 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

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CHAPTER 8

SECTION 1

**Manufactured Home Park and Travel Home Park
Regulations**

Subsections:

- 8-1-1 Licenses.
- 8-1-2 Definitions.
- 8-1-3 Manufactured Home Park And Travel Home Park Construction Permits.
- 8-1-4 Manufactured Home Park Design Requirements.
- 8-1-5 Travel Home Park Design Requirements.
- 8-1-6 Maintenance Of Manufactured Home And Travel Home Parks.
- 8-1-7 Non-Conforming Manufactured Home Parks And Travel Home Parks.
- 8-1-8 Administration And Enforcement.

8-1-1 LICENSES.

(A) It shall be unlawful to operate a manufactured home park or travel home park unless a license has been issued in accordance with this Section.

(B) Application for a license shall be made on forms provided by the Town.

(C) No license shall be issued until an inspection is made by the Town and it is determined that the applicable requirements of this Section and other Town and State regulations are met.

(D) Following a hearing, preceded by a thirty (30) day notice to licensee, any license may be revoked if the Town Council determines that a violation of this Section, or other applicable Town or State regulations, exists.

(E) All existing manufactured home parks or travel home parks shall have sixty (60) days to obtain a license following the effective date of this Section. As part of the initial license, an occupancy permit shall be issued for each dwelling lawfully located within a manufactured home park at the effective date of this Section, without charge.

8-1-2 DEFINITIONS.

Manufactured Home, Dependent Manufactured Home, Manufactured Home Park, Travel Home and Travel Home Park shall be defined as set out in Section 6-3 of the Ridgway Municipal Code.

8-1-3 MANUFACTURED HOME PARK AND TRAVEL HOME PARK CONSTRUCTION PERMITS.

(A) It shall be unlawful to commence the construction of any manufactured home park or travel home park, or the enlargement of an existing manufactured home park or travel home park until a construction permit has been approved by the Planning Commission and Town Council as meeting the criteria and requirements of this Section and other applicable Town and State regulations.

(B) Application for a construction permit shall be made by submitting a site plan of the proposed park, accompanied by any supporting documents, plans or drawings, as necessary, to show that the design requirements of Subsections 8-1-4 or 8-1-5, as applicable, will be complied with.

(C) The site plan and all supporting plans must be submitted to the Town no later than thirty (30) days before the date at which the Planning Commission is to review the application. Notice of the proceeding shall be posted, visible from each street frontage abutting the property, for at least 10 days prior to the date of review. Following review of the application, the Planning Commission shall recommend approval or disapproval of the application. If disapproved, the reasons for disapproval shall be included in the Planning Commission minutes and provided to the applicant, upon request. The application shall then be submitted to the Town Council for review and action. The Council may approve, or disapprove, the application if it finds that the requirements of these regulations have not been met.

(Ord 14-1998)

(D) No license for a manufactured home park or travel home park, or part thereof subject to the construction requirements of this Section, shall be approved until an inspection to determine if the park, or the applicable portion thereof, has been developed in substantial conformity with the site plan as approved by the Town Council.

8-1-4 MANUFACTURED HOME PARK DESIGN REQUIREMENTS.

(A) Manufactured home parks may be located only where allowed by Town Zoning Regulations, and shall be a minimum of two (2) acres.

(B) All manufactured home parks shall, as a minimum, comply with the regulations for manufactured home parks issued by the State of Colorado and the requirements of this Section. In the event of any conflict between the State regulations and the requirements of this Section or other ordinances and regulations of the Town, those regulations which are more stringent shall apply.

(C) Each manufactured home space may have only one (1) manufactured home located on it and shall comply with the dimensional requirements of this Subsection. All spaces shall be adequately identified by a number or letter.

(1) Minimum Lot area - 2500 square feet

(2) Minimum Set Backs:

(a) Front	10	feet
(b) Rear	8	feet
(c) Side on Corner Space	7.5	feet
(d) Side	5	feet

(3) Accessory structures which are not attached to the manufactured home are not subject to the rear and side yard setbacks, but shall be set back a minimum of two (2) feet.

(D) The manufactured home park developer shall provide the following improvements:

(1) A Town water system to serve each lot, including fire hydrants and fire mains.

(2) A sanitary sewer system.

(3) Fifty (50) foot wide streets with a minimum paved width of thirty (30) feet.

(4) A storm drainage system.

(5) Street signs, street lights.

(6) Concrete valley pans four (4) feet in width, or curbs, gutters and four (4) foot wide sidewalks shall be installed on each side of each street.

(7) A park or playground occupying at least 5% of the area of the manufactured home park to be maintained by the manufactured home park owner.

(E) Arrangements to provide public utilities, including, if available, gas, electricity, telephone and cable television, shall be made with the utility companies for service to each space.

8-1-5 TRAVEL HOME PARK DESIGN REQUIREMENTS.

(A) Size and Location:

Travel home parks may be located only where allowed by Town Zoning Regulations and shall be a minimum of two (2) acres in area.

(B) All travel home parks shall, as a minimum, comply with applicable State of Colorado Regulations for campgrounds and recreation areas and the requirements of this Subsection. In the event of any conflict between State Regulations and the requirements of this Section or other Town ordinances or regulations, those regulations which are more stringent shall apply.

(C) Dimensional Requirements:

(1) All travel homes and any accessory structures shall be at least ten (10) feet from any other travel home and accessory structure.

(2) The number of travel homes in the park shall not exceed 25 travel homes per acre.

(D) Eight (8%) percent of the gross area of the travel home park, or 2,500 square feet, whichever is greater, shall be developed and maintained as a park or playground by the park owner.

(E) The travel home park developer shall provide the following improvements:

(1) A water system, including fire hydrants and fire mains.

(2) A sanitary sewer system.

(3) Paved streets with a minimum paved width as follows:

(a) One-way/no parking - 11 feet;

(b) One-way/parking on one side - 18 feet;

- (c) Two-way/no parking - 24 feet;
- (d) Two-way/parking on one side - 27 feet; and
- (e) Two-way/parking on both sides - 34 feet.
- (4) A storm drainage system.
- (5) Street signs and security lights.
- (6) A service building meeting the requirements of applicable State and Town regulations.

(F) Plans for all improvements shall be submitted with the site plan and shall be approved by the Town prior to the approval of any licenses by the Town Council. All required improvements shall comply with Town design and construction standards and specifications.

(G) Easements:

The Town may require reasonable utility easements to be dedicated to the public for the purpose of public and Town utilities.

8-1-6 MAINTENANCE OF MANUFACTURED HOME AND TRAVEL HOME PARKS.

(A) All manufactured home parks and travel home parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Public Health and Environment Regulations, and other applicable regulations of the Town or State.

(B) The Town Building Official, or his designated representative, shall have the right to enter upon any manufactured home park or travel home park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and Town and State regulations.

8-1-7 NON-CONFORMING MANUFACTURED HOME PARKS AND TRAVEL HOME PARKS.

(A) Any manufactured home park or travel home park which at the effective date of this Section, or at the time of annexation, if annexed subsequent to the effective date of this Section, which was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained and used only in compliance with the provisions and limitations imposed by this Subsection in addition to the limitations of Sections 6-3 and 7-3 of the Ridgway Municipal Code. Manufactured home parks, or travel home parks which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful and illegal and subject to abatement or other enforcement action. All manufactured home parks and travel home parks shall comply with applicable State regulations immediately.

(B) If the manufactured home park or travel home park is non-conforming with respect to dimensional requirements or other general requirements of the design standards of this Section, the following provisions shall apply:

- (1) If the non-conformity is abandoned, removed or corrected for any length of time, such non-conformity may not be reestablished.

(2) No alteration may be made which would increase the amount or degree of the non-conforming feature. Changes may be made which would decrease the degree or amount of deviation from the requirements of this Section.

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

8-1-8 ADMINISTRATION AND ENFORCEMENT.

(A) The Building Official shall administer and enforce this Section.

(B) It shall be unlawful for any person to violate any provision of this Section.

(C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense. (Ord 1-2017)

(D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.

(E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.

(F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.

AGENDA ITEM #14

STAFF REPORT

Subject: Transfer of Beer and Wine Liquor License - Panny's Pizzeria
Initiated By: Pam Kraft, MMC, Town Clerk
Date: May 28, 2020

BACKGROUND:

The Town has received an application for transfer of beer and wine liquor license from Mo Money LLC, members Shawn Dill and Jeremiah Dill, doing business as Panny's, to new applicant John F. Lynch, for the premises at 160 Palomino Trail. The trade name of the new establishment will be Panny's Pizzeria.

State law does not require a public hearing before the local jurisdiction for transfer of a liquor license. All requirements of license application have been met, all fees paid, and all forms receive. The background check from the Colorado Bureau of Investigation is pending and has not been received at this time.

ANALYSIS:

The application for the beer and wine liquor license will be held by John F. Lynch, as sole owner. The applicant is purchasing the business from the current business owner, and will lease the premises from Mo Money LLC.

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

FINANCIAL CONSIDERATIONS:

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

LEGAL CONSIDERATIONS:

None.

STAFF RECOMMENDATION:

Approve the application for transfer of beer and wine liquor license to John F. Lynch for Panny's Pizzeria, pending a cleared background check.

ATTACHMENT 1. Premises map
ATTACHMENT 2. Notice of Public Hearing

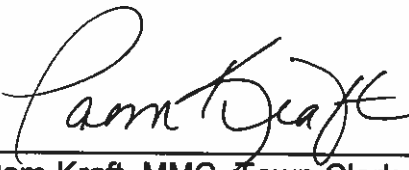
NOTE: Documents pertaining to liquor license applications are confidential in nature, and are on file in the Clerk's Office and open to inspection by the Council

PUBLIC HEARING FOR TRANSFER OF LIQUOR LICENSE

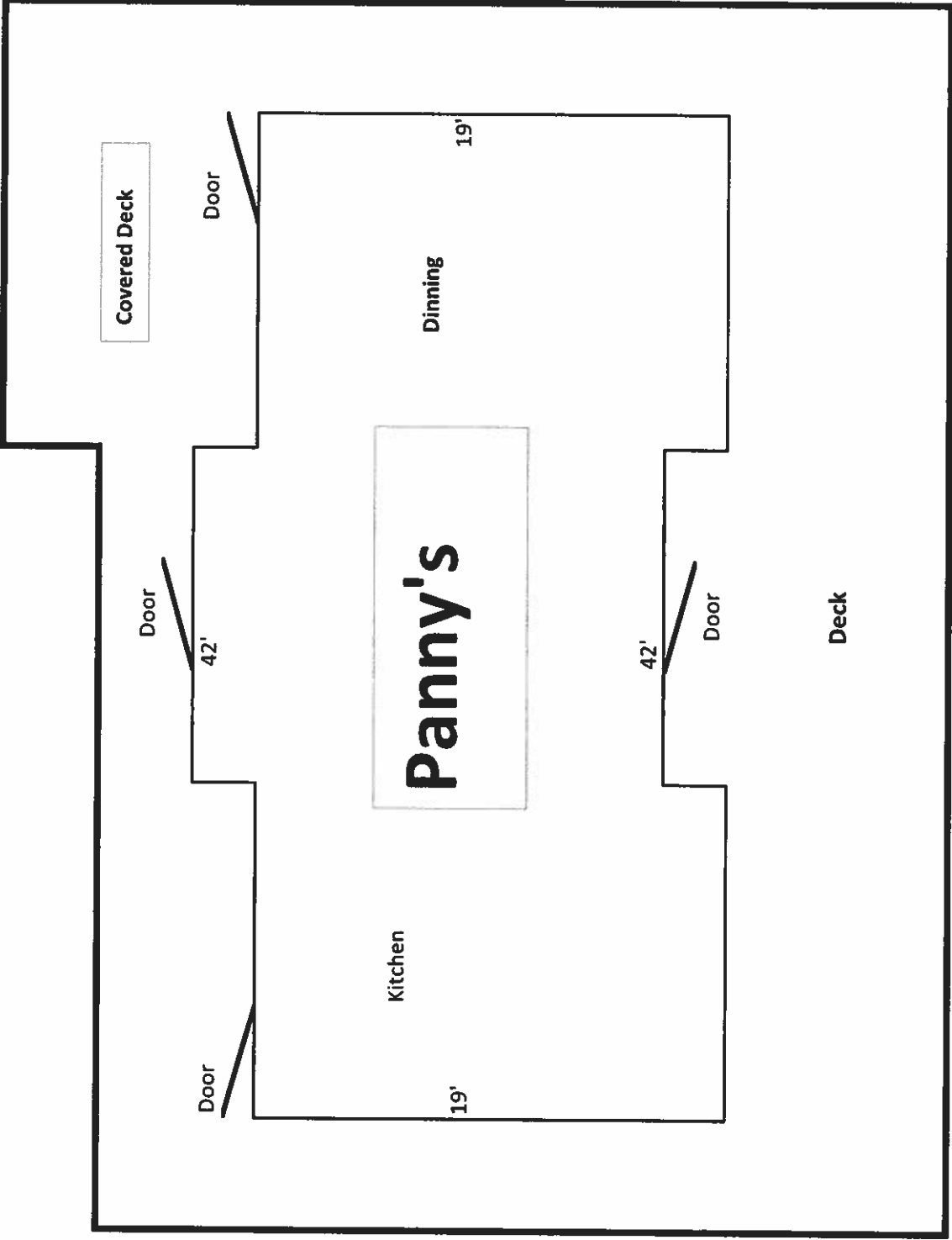
NOTICE IS HEREBY GIVEN that the Ridgway Town Council will hold a Public Hearing at 201 N. Railroad Street, Ridgway Colorado on Wednesday, June 10, 2020 at 5:30 p.m. to **Consider Transfer of the Beer and Wine Liquor license at 160 Palomino Trail; Applicant: John F. Lynn; DBA: Panny's Pizzeria; Application filed on: May 22, 2020.**

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

DATED: May 24, 2020



Pam Kraft, MMC, Town Clerk



AGENDA ITEM #15

STAFF REPORT

Subject: Request for renewal of liquor license for Steps Tavern

Initiated By: Pam Kraft, Town Clerk

Date: June 2, 2020

BACKGROUND:

The Town has received a renewal from Steps Tavern for the tavern liquor license located off S. Cora.

The request is being brought before the Town Council because noise complaints regarding the licensed premises have been received from neighboring residences.

ATTACHMENTS: Two (2) letters dated 9-9-19 and received 9-15-19

To Ridgway Marshal's Office:

For the past three years, my neighbors and I have been awakened during the early hours of the morning by the Steps Bar across the street. We did not choose this situation. We have lived here since the early 80's. Living on the border of residential and commercial buildings was not a choice we would ever have made.

Last night, at 1:00 a.m. my neighbor and I were disturbed so much by the screaming, laughing, and loud talking that we both met on the street to see what we could do. The crowd was gathered in the alley behind Steps, and when we started talking about what was going on, they quickly dispersed. One person, we're assuming the owner or bartender, was outside with the partying crew, and he quickly stepped into the bar and turned off the light. We don't have proof, but suspect that these people were drinking and smoking outside. When we have asked them in the past to quieten down, we have been met with calls to "shut up".

My neighbor went to the marshal's office a week ago, and the police officer on duty was supposed to talk to the owner or manager at Steps. This officer was supposed to call my neighbor and let her know that he had spoken with the owner and manager. She never heard from the officer. We are imploring your office to help us with this untenable situation. The noise ordinance in our town states that noise should cease at a reasonable hour. Is 1:00 a.m. a "reasonable hour"? I don't think it is, and I'm assuming no one would want this noise at their front doors. We feel that by the time your officers get to Steps when we call you, the people will already have dispersed. Obviously, the owner and bartenders will do nothing about this! Please help your citizens!

Sincerely,
Martha McKenney ■ Hyde Street Ridgway, CO



RECEIVED
9-15-17

September 9, 2019

RE: noise
noise ordinance
enforcement

Marshal Shane Schmalz

Dear Sir:

On or about September .9, I spoke with Deputy Ryan Hanson regarding noise at the Steps bar. In that conversation I shared my frustration regarding *five* consecutive nights of noise emanating from the sidewalk at Steps. The revelry was consistly starting around 11:00 and lasting until 1:00-1:30 in the morning. I also shared the fact that the problem has been going on all summer and in fact has been a problem since last year. (I have attached a poem I wrote and presented to the Steps manager last year, in an attempt to find a friendly resolution to the problem.) Although Officer Ryan took no written complaint, he *cordially* said that they would send an officer by before the 11:00 patrol shift ends to speak with the manager. (I have absolutely no complaint with the officer, as he was polite and understanding.) I left my name and phone number in the hopes that we might discuss the noise issue and the noise ordinance further. (Note: unbeknownst to me, another neighbor also stopped by on this date to discuss the problem.)

At this time, I wish to file a formal complaint: September 3 found customers 'war-whooping' on the street until after 2:08 a.m. and on September 4 a group of revelers hit the sidewalk around 10:30 and were consistently noisy until 12:58. (The noise abruptly ended at that time because two angry women - myself and a neighbor- converged on the street to witness the noise, causing the group to go back inside Steps. Obviously not the safest intervention, but sleep deprivation leads to sometimes desperate measures.)

I did try to phone the bar prior to that time but got no answer.

Issues as I see it:

1: Enforcement is difficult at best. There is no police coverage in Town after 11:00 p.m. Yet noise problems typically occur at a later time. Calling dispatch (who then sends out a member of the Sheriff's Department) feels wrong on several levels-how long will the noise last; will they get here before the partiers disperse; are noise violations a good use of that department's time considering the fact that life and safety are the primary concern?

2. Noise ordinance needs to be re-visited with a specific time period stated. Since the Town Council approved a liquor license for the Steps Patio with the stipulation that entertainment was to end at 9:00 p.m. and the bar was to close at 9:30, has this move set a precedent for a new time frame for the noise ordinance?

I realize that Steps occupies a unique position, as all other drinking establishments in Town are associated with restaurants with earlier closure hours. However, that does not

help the sleepless neighbors. And to respond to an earlier remark by Councilperson Ninah Hunter, the residents on this block did *not* move into a commercial neighborhood. Not that its relevant to the discussion but the Gnar and the Bar came to us, as our homes were here at a time when we could hear elk and coyotes calling from the meadow area that is now Solar Ranch.

At this time, I cordially request that the noise ordinance be revisited. Realizing that there are staffing constraints, I wonder if some plan can be put into play for sporadic patrols or firm intervention with the Steps personnel.

Thank you for your time and consideration and apologies if I seem to have embraced my last name! I need some sleep...

Paulette Crabb

██████████

P.S. Although I am not speaking for my neighbors, I can tell you that we have talked and the problems is endemic on the block.

Shh...

It was midnight in Ridgway & all through the town,
Not a person was stirring, they were in their nightgowns.
On Cora Street, we were all in the hay,
Resting up from our very long workdays.
When out on the street there arose such a clatter,
That we leapt from our beds to see what was the matter.
And what to our wondering ears should appear?
It was a whole bunch of people, full of good cheer.
How they laughed, how they shouted, how they conversed,
While we in our bedrooms thought this was the worst.
We need our sleep, this isn't quite fair,
If it doesn't stop soon, we'll be pulling our hair.
It's now two o'clock in the middle of the night,
Will we ever be free from this terrible plight?



Can it be true, are they starting their cars?
Will they soon be leaving the site of this bar?
But tomorrow a new group of revelers will show.
Oh please, Mr. Bartender, please let them know,
That this noise on the street just has to go!
This isn't a party zone, this isn't LoDo.
As neighbors we pray they'll bid adieus inside,
Then quietly disperse as they climb in their rides.
Good night, good night, we hope you sleep tight,
But if you choose to be noisy, then Go Fly a Kite!
Shh...
Shh...
Shh...

AGENDA ITEM #16



To: Ridgway Town Council
From: Joanne Fagan, Town Engineer; Chase Jones, Public Works Administrator
Date: June 4, 2020
Agenda Topic: Resolution No. 20-06, a Resolution of the Town Council of the Town of Ridgway, Colorado, Amending the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction

BACKGROUND:

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

The Town has adopted amendments to the 1992 Standards on several occasion to meet changes in regulations and technology, most recently in 2006. The updated sections proposed for adoption now include technical and regulatory changes along with a change in format that is designed to make it easier to find specific items and generally easier to read.

PROPOSED UPDATES:

The proposed updates include updates to the general requirements, excavation and backfill, water, and sewer requirements. The typical drawings related to these have also been updated. There are also updates to the curb, gutter, and sidewalk typical drawing to reflect what has been the current practice for a number of years and the addition of a new drawing for sidewalk drains because we recently have had several projects propose use of those.

Specific updates are as follows:

The following Sections are deleted in their entirety:

- Table of Contents
- Chapter 1 – General Requirements
- Trench Excavation and Backfill
- Water Distribution System – Minimum Design Standards
- Water Line Construction
- Water Service Connections
- Sewer System – Minimum Design Standards
- Sewer Mains

The following Sections are to be added:



- Table of Contents
- Division 1 –General Requirements
- Division 2 – Site Work
- Section 02200 – Excavation Backfill, and Compaction
- Section 02712 – Water Distribution System – Minimum Design Standards
- Section 02713 – Water Line Construction
- Section 02722 – Sewer System – Minimum Design Standards
- Section 02723 – Sewer Line Construction

The following typical drawings are to be replaced:

- Standard Trench Detail
- Gate Valve Detail
- Fire Hydrant Detail
- Air Vacuum Station Detail
- Thrust Block Detail
- ¾" – 1" Water Service
- Manhole Detail
- Drop Manhole Detail (2 pages)
- 4" Sewer Service
- Curb, Gutter, Sidewalk Detail

The following typical drawings are to be added:

- Casing Pipe Detail
- 1-1/2" – 2" Water Service
- Gravity Cleanout Elevation
- Pressure Cleanout Plan
- Sewer/Seep Trench Detail
- Centerline Monument
- Sidewalk Drain Box

The following typical drawings are to be deleted:

- Carrier Pipe Detail
- Water Tight Encasement
- Large Water Service
- Clean out Detail

RECOMMENDED MOTION:

"I move to approve Resolution No. 20-06, a Resolution of the Town Council of the Town of Ridgway, Colorado, Amending the Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction."

ATTACHMENT:

Updated Standards and typical drawings

RESOLUTION NO. 20-06

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

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

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

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

WHEREAS, the Town Engineer and Public Works Services Administrator have prepared changes and additions to said standard specification and typical drawings; and

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Ridgway, Colorado that the "Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction" attached hereto and incorporated herein as Exhibit A, shall amend the existing Town of Ridgway Standard Specification and Typical Drawings for Infrastructure Construction.

ADOPTED AND APPROVED this _____ day of June, 2020.

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk



TOWN OF RIDGWAY

STANDARD SPECIFICATION AND TYPICAL DRAWINGS FOR INFRASTRUCTURE CONSTRUCTION

JUNE 2020

EXHIBIT A

These standards, drawings, and supporting reports, plans, files, field data, notes, and other documents and instruments prepared by Consolidated Consulting Services (CCS) as instruments of service shall remain the property of CCS and the Town of Ridgway. The Town and CCS shall retain all common law, statutory, and other reserved rights, including the copyright thereto. These documents may not be used by others or duplicated for any other purpose.

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CDPHE Low Risk Discharge Guidance 1/15/16

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DIVISION 1

GENERAL REQUIREMENTS

DIVISION 1 – GENERAL REQUIREMENTS

1. GENERAL PROVISIONS

The provisions stipulated in this section are general in nature and shall be considered as applicable to all parts of these Standards, including any supplements and revisions as allowed by Town ordinances and regulations.

2. PURPOSE

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

The purpose of these Standards is also to ensure that the Town receives public facilities which are constructed with the care and materials such that the facility meets or exceeds the normal service life requirements for similar installations. Also, to ensure that when said facilities are transferred to the Town's ownership that they will be free from all defects and in suitable working order to provide the service capabilities anticipated with such a facility while protecting public and private interests.

3. APPLICABILITY

Any reference to Town Standards, construction regulations, or the like in any Town ordinance, contract, policy, permit, license or regulations shall be deemed to mean these Standards. These Standards shall apply to construction, enlargement, alteration, moving, removal, conversion, demolition, repair, and excavation of any Public Improvements or private improvements of common ownership specifically regulated herein. The provision of these Standards applies to Town contracts, utility extension agreements, and contracts made for the development of property in the Town. In the case of Town capital improvement contracts, the project specifications may supersede or modify these Standards. Alterations, additions or repairs to existing improvements shall comply with all requirements of these Standards unless specifically exempted, in writing, by the Town. The Town retains the right to require additional information, criteria, or requirements as conditions may warrant. In instances where provisions of Town ordinances are inconsistent with these Standards, the stricter regulation shall prevail.

Wherever the words "these specifications", "Standards and Specifications", "Standards" or words of similar connotation are used, it shall be understood that reference is made to the Town of Ridgway, Standard Specifications and Typical Drawings for Infrastructure Design and Construction, including all parts, supplements and revisions pertaining thereto.

Whenever references are made to standard specification, methods of testing materials, codes, practices and requirements, it shall be understood that the latest revision of said references shall govern unless a specific revision is stated.

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4. INTERPRETATION

In the interpretation of the provisions of these Standards the following shall govern:

4.01. In its interpretation, the provisions of these Standards shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, convenience, prosperity, and welfare of the residents of the Town and the general public.

4.02. Whenever a provision of these Standards or any provision in any law, ordinance, resolution, rule or regulation of any kind, contain any restrictions covering any of the same subject matter, whichever standards produce higher quality shall govern.

4.03. These Standards shall not abrogate or annul any permits or approved drainage reports and construction plans issued or any easement or covenant granted before the effective date of these Standards. However, if the review and approval of construction plans, specifications, and associated engineering reports by the Town has occurred more than twelve (12) months prior to execution of the Encroachment and Excavation Permit or commencement of construction activities, or the improvements are not substantially complete, the Town shall have the right to require another review process for the plans, specifications, and reports to ensure compliance with these Standards.

4.04. The Town shall not act arbitrarily and shall take care to fairly interpret and enforce the requirements in these Standards and in the Town code and regulations. In addition, the Town shall not take actions beyond what is required in these Standards, the Town Code and regulations unless it is to protect the health, safety, and welfare of the public.

4.05. Where there is a conflict between these General Requirements, Technical Specifications, and Typical Drawings, the conflict should be promptly called to the attention of the Town and the Town will determine the resolution. In general, the more stringent standard shall apply. Where there are conflicts between the technical specifications and the typical drawings, the typical drawings will generally be the governing requirement

5. AMENDMENTS AND REVISIONS

These Standards may be amended from time to time in accordance with the Town Charter. It is the responsibility of the Responsible Party to obtain all revisions to these Standards.

6. DEFINITIONS AND ABBREVIATIONS

6.01. Definitions: Wherever the following words, phrases or abbreviations appear in the specifications, they shall have the following meanings:

AIR GAP shall mean the unobstructed vertical distance through the free atmosphere between the lowest opening of the potable water system feeding into a vessel and the flood level of the vessel.

BACKFLOW shall mean the undesirable reversal of the direction of flow in the potable water supply.

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BACKFLOW PREVENTION DEVICE shall mean a device or means designed to prevent backflow or backsiphonage.

BACKPRESSURE shall mean a condition that results when the downstream pressure in a system connected to the potable water supply exceeds the upstream pressure of the potable water supply.

BACKSIPHONAGE shall mean a type of backflow created by negative pressure or sub-atmospheric pressure in the potable water supply.

CONTRACTOR shall mean a person, partnership, or corporation responsible to construct improvements (facilities, infrastructure, etc.) to be dedicated to the Town for ownership or maintenance or to be constructed in a Town right of way or easement.

CROSS-CONNECTION shall mean a link, connection, or channel between a source of a non-potable substance and a potable water supply.

DESIGNATED PRIVATE CONSTRUCTION WORK includes: private sewer systems, water and sewer service lines to buildings, grading, drainage structures, retaining walls, parking lots, private streets and walks, fire lanes, driveways, and associated construction.

DEVELOPER shall mean the person, partnership, or corporation responsible for financial obligations to provide improvements for the Town's continued ownership and maintenance or to be constructed in a Town right of way or easement.

DEVELOPER'S ENGINEER shall mean a duly registered professional engineer in the State of Colorado employed by the Developer to prepare the required engineered drawings and documents for the construction of improvements for the Town's continued ownership and maintenance or to be constructed in a Town right of way or easement.

DEVELOPER'S REPRESENTATIVE shall mean any person or persons authorized by the Developer to act on behalf of the Developer.

DOUBLE CHECK VALVE ASSEMBLY shall mean an assembly of two independently operating check valves between two tightly closing shut-off valves with four properly located test cocks for the testing of each check valve.

ENGINEER shall mean a duly registered professional engineer in the State of Colorado.

EXPRESSIONS: Wherever the words "as directed", "as required", "as permitted", or words of like meaning are used, it shall be understood that the direction, requirements, or permission of the Town Representative is intended. Similarly, the words "approved", "acceptable", "satisfactory" shall refer to approval by the Town Representative.

GRAVITY GREASE INTERCEPTOR (GGI) shall mean a plumbing appurtenance or appliance that is installed in a wastewater drainage system to separate non-petroleum fats, oils, and greases (FOG's) and solid food particles from wastewater and is identified by outdoor (usually below grade) installation, 300-gallon minimum volume, 30-minute minimum retention time, baffles, a minimum of two compartments, and gravity separation.

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GREASE TRAP shall mean a generic term used to refer to all forms of grease separation and retention, no longer officially used in codes and standards.

HYDROMECHANICAL GREASE INTERCEPTOR (HGI) shall mean a plumbing appurtenance or appliance that is installed in a wastewater drainage system to separate non-petroleum fats, oils, and greases (FOG's) from wastewater and is identified by indoor installation, separation and retention efficiency, and flow rate. The design incorporates air entrapment, hydromechanical separation, internal baffling and/or barriers in combination or separately, and one of the following:

1. External flow control with air intake, directly connected
2. External flow control without air intake (vent), directly connected
3. Without external flow control, directly connected
4. Without external flow control, indirectly connected.
5. Certified under PDI G-101 and ASME A112.14.3

INSPECTOR shall mean an authorized representative of the Town and/or Town's Engineer working on behalf of the Town.

OWNER shall mean a person, company, firm, or corporation holding title to land that is being developed or modified within the Town.

OWNER'S REPRESENTATIVE (OR) shall mean any person or persons (including Engineer) authorized by the Owner acting on behalf of the Owner.

PUBLIC IMPROVEMENTS include: all work in the public right-of-way, Town property, easements dedicated to the Town, private property that will become Town property or an easement to the Town in the future, and projects or utilities that will become the Town's responsibility to maintain.

RECORD DRAWINGS shall mean a set of drawings prepared by a registered Professional Engineer in the State of Colorado which reflect the information of record for construction of any public improvements. Commonly referred to as "As-Built".

REDUCED PRESSURE ZONE ASSEMBLY shall mean an assembly of two independently operating check valves with a hydraulic automatic operating differential relief valve between the two check valves and located between two tightly closing shut-off valves with four properly located test cocks.

RESPONSIBLE PARTY: These Standards are for the Design and Construction of Public Improvements and improvements in public rights of way, Town property and easements, and private property of common ownership. Therefore, the Responsible Party shall be anyone liable for the design and/or construction of public improvements projects related to these Standards and Specifications and may include but not be limited to the Contractor, Developer, permittee, builder, Engineer, consultant, and Owner.

SUBCONTRACTOR shall mean any person, company, firm, or corporation performing work within the Town limits which has a direct or indirect contract with the Responsible Party or other subcontractors and furnishes and/or performs on-site labor, and/or furnishes materials in connection with the performance of the Work.

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SURETY shall mean the entity that is bound with and for the Responsible Party for the performance of the Work as described in these specifications. (Bonded)

TESTING AGENCY shall mean any individual, partnership, or corporation which is qualified and licensed to perform the required sampling, analysis, testing, and professional recommendation service.

TOWN shall mean Town of Ridgway, Colorado. When referencing an individual, the Town shall mean a designee of the Town Council.

TOWN CODE shall mean the official adopted Town of Ridgway Municipal Code of Ridgway, Colorado.

TOWN ENGINEER shall mean the Town Engineer, Town of Ridgway, Colorado, or his authorized representatives acting on behalf of the Town.

TOWN REPRESENTATIVE shall mean the Town Manager or his/her authorized representative acting on behalf of the Town.

TOWN STANDARDS shall mean Town of Ridgway's Standard Specifications and Typical Drawings for Infrastructure.

UTILITY shall include the water and sewer utilities of the Town of Ridgway and all other utilities (e.g. power, telephone, fiber, cable, gas, etc.) provided by other entities.

VACUUM BREAKER shall mean a device designed to prevent backsiphonage.

WORK shall mean furnishing all labor, materials, equipment, support services and incidentals to successfully complete all design and construction needed for the project consistent with the Town Standards and approved project plans and including all associated items such as but not limited to notifications, submittals, testing, safety precautions, and record drawings.

6.02. Abbreviations: Wherever any of the following abbreviations appear, they shall have the following meaning:

AASHTO	American Association of State Highway and Transportation Official
ACI	American Concrete Institute
ADA	American Disabilities Act
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
APWA	American Public Works Association
ASA	American Standards Association
ASTM	American Society for Testing and Materials
ATSSA	American Traffic Safety Services Association
AWWA	American Water Works Association
C.	Centigrade
CDPHE	Colorado Department of Public Health and Environment
CDOT	Colorado Department of Transportation
CMP	Corrugated Metal Pipe
CMPA	Corrugated Metal Pipe Arch

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CUHP	Colorado Urban Hydrograph Procedure
CWCB	Colorado Water Conservation Board
DIP	Ductile Iron Pipe
EPA	US Environmental Protection Agency
F.	Fahrenheit
Fc	Footcandles
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
"Green Book"	AASHTO's "A Policy on Geometric Design of Highways and Streets"
HERCP	Horizontal Elliptical Reinforced Concrete Pipe
HDPE	High Density Poly-Ethylene
HPPS	Handbook for Public Playground Safety
IAAF	International Amateur Athletic Federation
IMSA	International Municipal Signal Association
ISO	Insurance Service Office
ITE	Institute of Transportation Engineers
MUTCD	Manual on Uniform Traffic Control Devices
NFIP	National Flood Insurance Program
NPDES	National Pollution Discharge Elimination System
OR	Owner's (Town's) Representative O&M Operation and Maintenance
OSHA	Occupational Safety and Health Association
PUD	Planned Unit Development
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
ROW	Rights-of-Way
SCS	Soil Conservation Service
UNCC	Utility Notification Center of Colorado
USDCM	Urban Storm Drainage Criteria Manual (MANUAL)
USC FCCCHR	University of Southern California Foundation for Cross-Connection Control and Hydraulic Research
USGS	United States Geological Survey

7. ENFORCEMENT

7.01. Authority of the Town

- A. The Town Engineer or Town's Representative designated by the Council shall have the authority on behalf of the Town to ascertain that all design and construction of infrastructure, surface improvements, and facilities are at least equal to the minimum requirements set forth in the Town Standards and in other known applicable State and Federal requirements.
- B. The Town will resolve all questions that arise as to the quality and acceptability of designs proposed, materials furnished, work performed, interpretation of the plans and specifications, and acceptable fulfillment of the requirements of the Town standards.
- C. The Town reserves the right to provide full-time or part time construction inspection (Town representative) of all infrastructure and improvements which the Town will ultimately own and/or

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- maintain or which is located in Town easements or rights of way. The cost of such inspection will be charged to the Responsible Party at a predetermined hourly rate. Any concerns from the Responsible Party will be reviewed promptly by the Town.
- D. The Town's representative, if provided, is there to ensure that the work complies with these Standards and the approved project plans. The Town's representative has the authority to reject defective material, defective workmanship, and to suspend work until such time as the Responsible Party shall correct the situation in question, subject to final decision by the Town.
 - E. The Town's representative is authorized to inspect all work and all material furnished. Inspections may extend to all or any part of the work and to the preparation, fabrication, or manufacture of the materials to be used. The Town's representative is not authorized to revoke, alter, or waive any requirements of these Standards. They are authorized to call the attention of the Responsible Party to any failure of the work or materials to conform to these Standards. The Town's representative will have the authority to reject materials until the Town resolves any and all questions at issue.
 - F. The Town and its representative will, at all times, have reasonable and safe access to the work whenever it is in preparation or progress and the Responsible Party will provide proper facilities for such access and inspection.
 - G. The Town will have the authority to stop work whenever such stoppage may be deemed necessary.
 - H. The Town's representative will, in no case, act as foreman or perform other duties for the Responsible Party nor interfere with the management of the Work performed by the Responsible Party. Any "advice" or "opinion" which the Inspector may give the Responsible Party will not be construed as binding upon the Town Representative or the Town in any way or release the Responsible Party from fulfilling all of the terms of these Standards and the approved plans. The presence or absence of the Town's representative will not relieve, in any degree, the responsibility or the obligation of the Responsible Party.
 - I. The Developer and/or the Developer's Engineer may assign an inspector to check any and all Work, including materials to be incorporated in the Work, and all construction methods and practice at his or the Developer's expense. The Developer's inspector will not reduce or eliminate the Town's ability to inspect the Work or enforce compliance with the approved construction documents and the Town's Standards and to assess the charges for such inspection and enforcement to the Developer or Responsible Party.
- 7.02.** Violations: No person, firm, or corporation shall construct, enlarge, alter, repair, move, improve, remove, excavate, convert, or demolish any Public Improvements or private improvements in common ownership or permit the same to be done in violation of these Standards. Whenever any work is being done contrary to the provisions of these Standards, the Town's representative may order the Work stopped by a written notice in accordance with Section 16 of these Standards.
- 7.03.** Deviations
- A. The provisions of these Standards are not intended to prevent the use of any material or method of construction not specifically prescribed by these standards, provided any alternate has been previously approved and its use authorized in writing by the Town.

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- B. Whenever there are practical difficulties involved in carrying out the provisions of these procedures not created by the Responsible Party, the Town may grant a deviation for individual cases, provided that the Town shall first find that a unique reason makes these standards impractical and that the modification is in conformity with the intent and purpose of these standards, and providing that such deviation does not lessen any design requirements or any degree of structural or operational integrity. The Responsible Party shall provide the Town with sufficient specifications, evidence, justification, calculations, and/or proof to substantiate any claims that may be made regarding the hardship and alternate material, detail, or technique. The Town, in its sole discretion, will decide upon the acceptability of any proposed deviation.

8. RESPONSIBLE PARTY RESPONSIBILITIES

8.01. It shall be the responsibility of the Responsible Party and his representatives to read and fully comply with all the provisions of the Standards and all laws and regulations that apply to local and state agencies. The Responsible Party is responsible for ensuring that all construction and construction activities and materials are in compliance with these Standards.

8.02. The Responsible Party shall take such precautions as may be necessary to provide a safe work environment, prevent damage to the project and other properties, provide for public safety, normal drainage, and erect any necessary barricades, signs, or other facilities at his expense as required by these Standards and good construction practice.

8.03. The Responsible Party shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and shall be responsible for the acts and omissions of his employees, Subcontractors, and their agents and employees.

8.04. The Responsible Party shall be solely responsible for locating all existing underground installations, including service connections, in advance of excavating. Town maps and databases are intended to be used for general information only, and the location of any utilities or property lines as found on the maps or databases shall be verified in the field prior to proceeding with design where interferences may occur or with work in the area as applicable.

8.05. The Responsible Party shall conduct all his activities in a manner that protects all existing infrastructure and improvements.

8.06. The Responsible Party agrees to indemnify and hold harmless the Town, its officers, employees, consultants, insurers, and self-insurance pool, from and against all liability, claims, actions, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, violation of statute, ordinance, or regulation or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this contract, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, Contractor error, mistake, negligence, or other fault of the Responsible Party, any Subcontractor of the Responsible Party, or any officer, employee, representative, or agent of the Responsible Party or of any Subcontractor of the Responsible Party, or which arise out of any workmen's compensation claim of any employee of the Responsible Party or of any employee of any Subcontractor of the Responsible Party. The Responsible Party agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of the Responsible Party. The Responsible Party also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees,

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whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent. Responsible Party shall procure and maintain, and shall cause any Subcontractor of the Responsible Party to procure and maintain, the minimum insurance coverages listed below. The Responsible Party shall not allow any Subcontractor to commence Work on this project until all similar insurance required of the Subcontractor has been obtained and approved. For the duration of his Work, the Responsible Party must maintain the insurance coverage required in this section. Such coverages shall be procured and maintained with forms and insurers acceptable to Town. All coverages shall be continuously maintained from the date of commencement of Work to cover all liability, claims, demands, and other obligations assumed by the Responsible Party Responsible Party. The Responsible Party shall provide a Certificate of Insurance with the Town, its officers, employees, consultants, insurers, and self-insurance pool as additional insured. Limits of insurance shall be consistent with those required for an Encroachment Permit.

8.07. The Responsible Party shall provide proper and safe conditions for inspection of the Work.

8.08. The Responsible Party shall arrange and pay for all testing required to demonstrate Work and materials conform with the Town Standards.

8.09. The Responsible Party shall not cover or enclose work until inspected and tested in the presence of the Town's representative. When tests and inspections are complete, they shall be checked and approved by the Town. Should any work be enclosed or covered up before such inspection, testing and approval, if requested by Town, the Responsibly Party shall at his expense uncover work unless the Responsible Party has given the Town timely notice of Responsible Party's intention to cover the same and the Town has not acted with reasonable promptness in response to such notice. If any Work is covered contrary to the Town's request, the Work must be uncovered by the Responsible Party for Town's observation and replaced at Responsible Party's expense. After inspection testing, and approval, Responsible Party shall make all repairs as necessary to restore all work disturbed by him to its original condition.

8.10. If Work is performed during non-regular hours as defined in Paragraph 13.01 without authorization of Town and Work is covered during that period, Work must, if requested by the Town, be uncovered for Town's observation and replaced at Responsible Party's expense in accordance with paragraph 7.09.

8.11. The Responsible Party shall provide and maintain adequate water service for drinking and sanitation purposes, as well as for construction purposes at the job site throughout the duration of construction. He/she shall also provide proper sanitary facilities, as and where needed, for the duration of the construction.

8.12. The Responsible Party shall be required to provide adequate construction signing, flagmen, barricades, etc. to warn vehicular and pedestrian traffic of work in progress, obstacles, etc., and divert traffic as may be required in the course of construction. All signing and traffic control shall be subject to approval of the Town Marshall and generally in accordance with the Manual of Uniform Traffic Control. When specifically authorized by the Town Marshall, portions of a street may be allowed to be partially closed to traffic for construction, though typically not more than one half the street at the time. Responsible Party shall make every attempt to minimize time of such closures. In addition to the requirements listed below under "Disruption of Service", Section 14.02 it shall be the responsibility of the Responsible Party to notify the Marshall, Sheriff, Fire, Ambulance, and other applicable emergency services at least 24 hours prior to such closures.

8.13. The Responsible Party shall provide submittal information including samples, drawings, reports, field notes, cutsheets, certifications, and data as appropriate on all specific materials to be supplied for review and approval by the Town for conformance with Town Specifications. Samples shall be collected, stored and

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tested in accordance with methods in these Standards, or if not addressed in these Standards, as specified by the Town. Tests of materials shall be by an entity acceptable to the Town. Materials for construction shall not be purchased prior to such approval. Shop drawings shall be provided for major mechanical installations such as lift stations, pressure reducing stations, etc. Shop drawings shall be of a scale sufficiently large to show all pertinent features of the item and its layout, setting, method of connection, etc. to the Work.

8.14. Responsible Party agrees to properly maintain his Work and shall be responsible to repair any damages to Town or private property, street surfaces or improvements which impacted or are caused in any manner by the Responsible Party's Work including off site impacts.

9. PLANS FOR REVIEW

9.01. The Developer or other Responsible Party shall submit to the Town for review and approval completed plans and specifications for any proposed improvements including water, sanitary and storm sewer, streets, walks, parks, wire utilities, etc. that will become the ongoing ownership and/or maintenance of the Town or be constructed on Town property or in a Town right of way or easement. The Responsible Party will be provided with written comments and questions which result from the Town's review. Unless the requirement is waived by the Town, plans and specifications shall be prepared and stamped by an Engineer.

9.02. Plans shall include an overall plan which shows lots and blocks to be served and the locations of all utilities to be constructed. Reference to the sheet which contains the detail for the area shall also be shown.

9.03. Detail plans for all infrastructure and surface improvements shall have a minimum scale of 1 inch equals 50 feet unless the minimum lot size is larger than 3.0 acres in which case the minimum scale shall be 1 inch equals 100 feet. The scale in all cases should be sufficient to clearly illustrate the Work. Utilities should be color coded on the plans per the colors required by UNCC with lot lines and building footprint in faded background line types on utility plans. Plan view drawings shall include at least 2 foot contours to show overall topography of the lots to be served and the existing and proposed topography of the streets and drainage. Water plans shall show the location, dimension, and grades of the existing and proposed water mains, valves, fittings, hydrants, and other appurtenances, and all service lines with reference to property lines and stationing. Profiles shall be required, unless waived by the Town on an individual project basis for very short extensions. Roads and sewer lines shall have the same minimum scale and shall include both plan and profile on the same page and at related scales. Profile drawings should show all taps and crossings (including all utility mains and service lines, culverts, storm sewers etc.). Sewer plans shall show location, dimensions, stationing, and grades of mains, manholes, taps, and appurtenances. Street plans shall include locations, stationing, dimensions, and grades for centerline and gutter or drainage. Monumentation of new streets shall include permanent centerline monuments which shall be shown on the plans. All other proposed improvements shall be shown on the plans as should all existing infrastructure and improvements.

9.04. Unless otherwise approved by the Town, utility lines and pipes shall be perpendicular or parallel to rights of way lines.

9.05. Detail drawings shall be of a scale sufficient to clearly describe the particular item. The type, size, approximate location and number of all known underground utilities shall be shown on all drawings.

9.06. Where materials to be furnished are other than those commonly used by the Town, the plan submittal should include specifications and support information for those materials so that the Town can

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determine that the materials meet the intent of these Standards. The Responsible Party should be aware of and comply with the Operation and Maintenance submission requirements in Section 18.

9.07. The cost of development review and enforcement including but not limited to design review, legal review, and inspection of these Standards and related Town ordinances and regulations will be based on the Town Code as amended from time to time. Refer to the Ridgway Municipal Code for fees and out-of pocket costs the Town incurs including but not limited to for Engineers, technical review, attorney's fees and/or other reasonable expenses.

9.08. The Town shall review and return one copy of said plans (assuming more than one copy was submitted) with either a stamp of approval or a letter designating necessary revisions required to receive approval. Upon presentation of the plans revised as per this letter, the Town will approve the plans without undue delay unless there are other changes to the plans which create problems or the revisions are not re-submitted within 60 days in which case they will be re-checked as outlined in the next paragraph.

9.09. If resubmittal of plans is required, the resubmitted plans shall indicate all revisions (including those not requested by the Town) from the previous submittal. If the Town supplied written comments the Responsible party shall provide a letter explain how each question was addressed. It is suggested that the Responsible Party also provide a letter responding to each of the Town's verbal comments as well.

9.10. Construction plans approved by the Town shall be effective for a period of 12 months from the date of approval unless otherwise approved in writing by the Town. After 12 months, the documents for Work not yet constructed shall be subject to re-review by the Town to bring those portions of the documents into compliance with then current Town Standards and Drawings.

9.11. Where it is determined that utility lines are necessary to serve property beyond the subdivision or development in question, the Developer will be required to design, properly size, and construct the system to permit future extensions to be made at the limits of the subdivision or development in question. Public utility systems must be designed and constructed along roads and/or through the development to facilitate future extensions.

9.12. The Town reserves the right to reject any materials or equipment which does not fully comply with the Town's Standards.

10. RESPONSIBILITY FOR DESIGN AND CONSTRUCTION

The Town shall have full authority to review and approve all submittals and construction for compliance with Town Standards. An approval or acceptance by the Town does not relieve the Responsible Party from responsibility for ensuring that the calculations, plans, specifications, construction, and Record Drawings are in compliance with these Standards. Any approval or acceptance by the Town shall not result in any liability to the Town or its employees and consultants for any claim, suit, loss, damage, or injury resulting from the use or implementation of the approved document.

11. EASEMENT REQUIREMENTS

11.01. The following are the minimum utility easement requirements adjoining a right of way:

Front	10'
Rear with alley	5'

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11.02. Side and rear lot easements are required when there is a specific need.

11.03. For all other easements not adjoining a right of way, the following minimums are required:

Minimum	20'
For single subsurface utility	3 * invert depth
For ditches and drainages	12' + top bank width
For multiple sub-surface utilities	3' * the invert depth of deepest utility + 5' between each utility + meet requirements below for the distance to the edge of the easement.

11.04. Buried utilities shall be no closer than 1' horizontal from the edge of the utility easement for each foot of depth and no utility, ditch or drainage structure should be within 3' of the edge of an easement.

11.05. Minimum separation between water and non-potable lines shall be 10' consistent with the sanitary protection requirements in the Minimum Water (Chapter 2, Section 02712) and Minimum Sewer (Chapter 2 Section 02721) Standards.

11.06. Street right of way widths shall take into account the need for future, currently unanticipated, utilities.

12. PRE-CONSTRUCTION MEETINGS

12.01. Pre-Bid Meeting: On projects where the Responsible Party will be receiving bids, the Responsible Party is encouraged to have a meeting for interested bidders prior to receiving bids. The Responsible Party should invite all bidders and all utilities which are involved in the project to attend the meeting. One purpose of the meeting should include to make bidders aware of: the scope of the project, the site conditions, and Town requirements.

12.02. Pre-Construction Meeting: Unless the requirement is waived by the Town, a pre-construction meeting shall be held prior to commencing construction. In attendance shall be the Responsible Party, his Contractor including the on-site project superintendent and representatives of the Town as designated by the Town. Representatives of other utilities which will be impacted by the project shall be given notice of the meeting sufficiently in advance by the Responsible Party or his representative to reasonably allow their attending. The purpose of the meeting will be to review and coordinate construction schedules, review Town requirements during construction, address any questions, discuss anticipated problems, establish ground rules for working together, and develop an inspection schedule.

13. NOTIFICATIONS BY RESPONSIBLE PARTY

13.01. Notification prior to Work: The Responsible Party shall notify the Town at least three (3) working days before beginning any Work. If, for any reason, the Responsible Party should halt Work on a project during any stage of construction for more than one working day, it shall be the responsibility of the Responsible Party to notify the Town or its designated representative a day (orally or in writing) in advance of resuming construction.

13.02. Non-Regular Work Hours: If the Responsible Party intends to work non-regular work hours, Responsible Party shall notify the Town in writing and receive written approval at least 24 hours prior to such

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work, except in the event of an emergency. Failure to provide such notifications may provide sufficient cause for the suspension of the Project in accordance with Sections 13 and 16 below.

13.03. Emergency Notice: In the case of an emergency situation, the Responsible Party shall notify of the Town by contacting the on-call Town Representative, and then proceed to safely address the emergency situation(s). Once the emergency is safely addressed, work shall cease until proper notice can be given. The non-emergency Work will then proceed in accordance with a normal work schedule. If any Work is completed and covered without oversight by the Town, that Work shall, at the Town's request, be uncovered, at no expense to the Town, so that the Town can confirm the work was completed in accordance with the approved plans and these Standards.

13.04. Testing: The Responsible Party or his representative shall be responsible for providing notice to the Town at least 24 hours in advance of any testing which will be to demonstrate compliance with the plans and Town standards. A representative of the Town shall be present at all tests for conformance with the plans and specifications and Town Standards and where applicable shall determine where and how the tests are performed. Should the Responsible Party fail to provide such notification and a representative of the Town not be present during any testing, the tests shall be deemed to have been at the convenience of the Responsible Party rather than for acceptance by the Town. The Town shall have the right to require retesting including re-exposing the work should that be necessary to demonstrate conformance with approved plans and specifications and Town requirements.

14. CONTROL OF WORK AND MATERIALS

14.01. Work Hours: Except in an emergency, the Responsible Party shall not permit work to proceed in non-regular Town work hours or overtime work without Town's written consent given in accordance with Section 12.02 Non-Regular Work Hours above. The Responsible Party shall reimburse Town for all expenses of Town including construction observation and testing, incurred as a result of working during non-regular hours. Regular hours shall not exceed 8 hours in a 24-hour period (and shall typically conform to the Town's normal work hours) nor 40 hours in a seven day period, nor include Saturdays, Sundays, or legal holidays. All other work hours shall be considered "non-regular".

14.02. Delivery and Storage of Materials: The Responsible Party shall arrange for delivery of materials, products and equipment to the project site in undamaged condition in manufacturer's original, unopened containers or packaging, with identifying labels intact and legible. The Responsible Party shall store and handle products in accordance with manufacturer recommendations, referenced standards, and as specified in the specifications in a manner to protect from damage by moisture, weather, abuse, construction operations, etc.. Materials shall be stored so as to ensure the preservation of their quality and suitability for the Work. Stored materials, even though approved prior to storage, will be subject to inspection prior to their use in the Work and must at that time meet all requirements of these Standards at the time they are used. Stored materials shall be located so as to facilitate inspection. The Responsible Party shall be responsible for providing adequate storage and protecting stored materials at his expense. All Federal, State, and Local requirements pertaining to storage and handling of materials must be followed.

14.03. Work Conditions

- A. Protect Public Safety: The Responsible Party shall maintain the condition of the Work site such that public safety and welfare are protected.

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- B. Workmanship: Workmanship shall be the very best. Lack of quality in workmanship shall be considered sufficient reason for rejection in part or in whole.
- C. Site Maintenance and Cleaning: Throughout the construction period, the Responsible Party shall:
- i. Provide all required personnel, equipment, and materials needed to maintain the site in a reasonable standard of cleanliness and in accordance with this sub-section.
 - ii. Conduct cleaning and disposal operations to comply with local ordinances and anti-pollution laws.
 - iii. Not burn or bury rubbish and waste materials on project site.
 - iv. Not dispose of volatile wastes such as mineral spirits, oil, or paint thinner in storm or sanitary drains or in a manner which might cause ignition.
 - v. Not dispose of wastes into streams or waterways.
 - vi. Make provision to prevent "tracking" debris onto any public street and will be responsible for the promptly cleaning of any debris which is tracked and remedying any damage to Town infrastructure. In most cases a track pad of sufficient size to prevent tracking will be required.
 - vii. Maintain rights of way and surrounding properties free from accumulations of waste, rumble, debris, and rubbish caused by construction operations.
 - viii. Wet down dry materials and rubbish to lay dust and prevent blowing dust as frequently as necessary.
 - ix. At reasonable intervals during progress of Work, clean site and public properties, and dispose of waste materials, debris and rubbish in a legally allowable manner.
 - x. Provide on-site trash receptacles for collection and storage of waste materials in an orderly manner which will not impede normal or emergency access or people and equipment, nor obstruct drainage.
 - xi. Remove waste materials, debris and rubbish from the site and legally dispose of them at public or private dumping areas off Owner's property.
- D. Final Cleaning: At completion of Work, remove waste materials, rubbish, tools, equipment, machinery and surplus materials, and clean all exposed and visible surfaces. Correct any settlement and dress on areas impacted. Leave project clean and ready for intended use. Restore all disturbed surfaces to original condition. Maintain clean work site until project, or portion thereof, is accepted by the Town. Schedule final cleaning so Town can accept a completely clean project.

14.04. Defective Materials: All materials installed must conform with these Standards and shall be free of defects of manufacture or damage. Materials not meeting the requirements of these Standards will be considered defective and rejected. Any defective or damaged materials found in the construction or on the construction site shall be marked and removed from the site. In the event the Responsible Party fails to remove rejected materials from the construction site within a reasonable length of time, the Town may arrange for such removal at the expense of the Responsible Party.

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14.05. Unacceptable or Unauthorized Work

- A. Work which does not conform to the Town Standards and/or which results in an inferior or unsatisfactory product will be considered unacceptable Work. Unacceptable Work, whether the result of poor workmanship, poor design, use of defective materials, damage through carelessness, or any other cause which is found to exist prior to the final acceptance of the Work will be immediately removed and acceptably replaced or otherwise satisfactorily corrected by and at the expense of the Responsible Party. This expense includes total and complete restoration of any disturbed land or surface to original or better than the original condition that existed before the repairs or replacement.
- B. Unauthorized Work includes Work which is conducted without Town approval of the plans or Work which is completed without giving required notice to the Town. The Town may reject the Work and require its removal or take other actions the Town feels are appropriate. Those actions may include issuing a Stop Work Order (see Section 16) and/or requiring the Responsible Party, at no expense to the Town, to expose the Work and allow the Town observe the materials and installation.

15. PROTECTION OF FACILITIES, PROPERTY AND IMPROVEMENTS

15.01. Protection of Existing Facilities and Improvements

- A. The Responsible Party shall contact the Utility Notification Service of Colorado at 1 (800) 922-1987 or by dialing 811 in adequate advance of Work and shall notify all utility companies and interested parties 3 business days prior to commencement of Work in order to ensure that there will not be interruptions of services during construction. The Contractor shall be liable for all damages to existing structures, public or private, and he/she shall hold the Town harmless from any liability or expense for injuries, damages or repairs to such facilities.
- B. The Responsible Party at all times shall take proper precautions for the protection of and prevent damage to public and private property including but not limited to utility lines, manholes, valve boxes, survey monuments, fences, driveways, culverts, storm drains, ditches, pans, mailboxes, plantings, and other structures and improvements that maybe encountered during construction. Hand excavation and support of existing lines shall be used where necessary.
- C. In the event that during construction it is determined that any underground utility conduit, including sewers, water mains, gas mains and drainage structures and any above ground utility facilities are required to be relocated, the Responsible Party shall notify the utility owner well in advance of his approach to such utility so that arrangements with the Town and/or owners of the affected utility can be completed without delay of the Work. Prior to constructing over another utility, notify the utility and resolve any conflicts.
- D. Responsibility for Repair
 - i. The Responsible Party shall be liable for all damages to existing structures and improvements, public or private caused by his activities or inactivities, and he/she shall save the Town harmless from any liability or expense for injuries, damages, or repairs to such facilities.

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- ii. Should any utility be damaged in the construction operations, the Responsible Party shall immediately notify the owner of such utility, and unless authorized by the owner of the utility, the Responsible Party shall not attempt to make repairs. The Responsible Party will be responsible for the cost of repair of underground pipes, wires or conduits damaged by them or their Subcontractors completed to the satisfaction of the owner.
 - iii. The Responsible Party will be responsible for the repair of any damage or destruction of property resulting from neglect, misconduct, or omission in his manner or method of execution or non-execution of the Work or caused by defective Work or the use of unsatisfactory materials. The Responsible Party will restore such property to a condition equal to or better than that existing before such damage or injury was done by repairing, rebuilding, or replacing it as may be directed by the Town, or they will otherwise make good such damage or destruction in a manner acceptable to the Town and the property owner.
- E. The Responsible Party is required to provide each property with access to and from the property during the time of construction. Existing driveways shall be cut, filled, and graded as required to meet new construction. Existing driveways shall be resurfaced with the presently existing type of surfacing whenever existing surface is destroyed.
- F. The Responsible Party will protect and carefully preserve all land boundary, topographic, and Town survey control monuments unless otherwise arranged in writing with the Town. All monuments disturbed or removed by the Responsible Party through negligence or carelessness on his part or on the part of his employees or Subcontractors will be replaced by a land surveyor registered in the State of Colorado, at the Responsible Party's expense.
- G. Where compaction activities could potentially impact existing improvements, the Responsible Party shall coordinate with the owner of the existing improvements to ensure protection of those improvement.

15.02. Public Safety and Convenience

- A. **Disruption in Service:** Should it be necessary for any utility service to existing consumers to be disrupted for any reason, the Responsible Party shall provide as much notice as possible to those whose service will be disrupted coordinating such activity with the Town to minimize impact on consumers and assist the Town in providing inspection. Responsible party shall schedule Work in a manner which will minimize disruption and inconvenience to others. At a minimum, the Responsible Party shall provide written notice to each effected consumer at least 48 hours in advance with the time, date, and estimated length of the disruption. Notice shall be by personal contact and written notice to each structure. When service to commercial customers will be disrupted, the Responsible Party and the Town shall meet with each business at least three days in advance and determine when it would be least inconvenient to have service disrupted. If at all possible, the service interruption shall be at time which will have the least impact on all the consumers effected. Should construction necessitate street or road closures, advanced notice in local newspaper will also be required. When the Work involves excavation adjacent to any building or wall along the Work, the Responsible Party will give property owners due and sufficient notice thereof, in writing with a copy to the Town. When possible, any construction operations which will result in disruption of services to residential consumers, shall be done between the hours of 10 a.m. and 4 p.m. or 11 p.m. to 4 a.m.

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- B. **Emergency Disruption:** When service is unexpectedly disrupted, the Responsible Party shall notify each effected consumer as expeditiously as possible and notify when service will be restored and shall use all means at his disposal to minimize the length of disruption.
- C. **Minimizing Disruptions:** The length of disruption in service shall be kept to an absolute minimum. All Work which can be done in advance shall be done and inspected and found acceptable by the Town and other appropriate entities before the service interruption begins. All personnel, materials, and tools shall be on site and ready prior to disrupting service. Responsible Party shall make use of personnel, materials, and equipment which will reduce the length of service disruption. For example, megalugs and temporary restraints shall be provided in addition to required thrust blocks so water lines can be repressurized as soon as initial backfill is compacted.
- D. **Phasing Disruptions:** When the Work which will cause the disruption can be phased, the Developer in coordination with the Town shall work with the effected customers to determine whether one long or multiple shorter disruptions are preferable.
- E. **Use of Explosives:** The use of explosives must be approved in writing by the Town and will only be allowed when no less dangerous method is practical. If approved, the Responsible Party will use the utmost care to protect life and property and shall be liable for any damages which result. Signals warning persons of danger will be given before any blast. Excessive blasting or overshooting will not be permitted. The Town will have authority to order any method of blasting discontinued that leads to overshooting, is dangerous to the public, or destructive to property, environment or natural features.

Before any blasting is to be performed by the Responsible Party, a certificate of insurance indicating special blasting coverage in the following minimum amounts will be filed with the Town:

Property damage, each accident	\$2,000,000
Public liability, bodily injury single limit or equivalent, each accident	\$2,000,000

The Town reserves the right to require additional insurance coverage if the circumstances warrant.

The Town has the right to require detailed inspections by an independent consultant or by Town Inspectors on any structures or properties located in the vicinity of the blasting, both before and after the blasting activity. The cost for such inspections shall be the responsibility of the Responsible Party.

- F. **Protection of Potable Water Supply, Streams, Lakes, and Reservoirs**
 - i. The Responsible Party shall conserve water and shall not waste or let streams flow unused and shall be sure that waters used for cleaning and flushing are disposed of in a manner which will not create a health, safety, or nuisance problem. The Responsible Party shall furnish all needed Backflow devices to ensure sanitary protection of the Town's water supply. The Owner reserves the right to curtail the Responsible Party's use of water during periods of shortage in its transmission and distribution system.
 - ii. The Responsible Party will take all necessary precautions to prevent pollution of streams, lakes, and reservoirs by sediment, fuels, oils, bitumens, calcium chloride, fertilizers, insecticides, or other harmful materials. They will conduct and schedule their operations to avoid or minimize runoff, pollution, and/or siltation of streams, lakes, and reservoirs. A plan for erosion protection and drainage control shall be submitted to the Town, and all required

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drainage and erosion control measures shall be in place before starting Work. All Work must conform to all applicable local, state, and federal regulations.

- iii. Responsible party shall avoid interrupting the flow in any streams, drainages, flumes, canals, or similar facilities.

16. CONSTRUCTION SAFETY REQUIREMENTS

16.01. All installations shall be made in a safe manner which complies with current OSHA and other applicable local, state, and federal requirements. The Responsible Party shall be solely responsible for providing adequate safety on the project.

16.02. Although not obligated to do so, if the Town observes any unsafe work condition at any time, they may issue a stop work order until the unsafe condition is properly remedied.

16.03. When, in the opinion of the Town, the Responsible Party has not taken sufficient precautions for the safety of the public or the protection of the Work to be constructed, or if adjacent structures or property which may be damaged by processes of construction on account of such neglect, and an emergency arises and immediate action is considered necessary in order to protect private or public interests, the Town, WITH OR WITHOUT NOTICE to the Responsible Party, may provide suitable protection by causing such Work to be done and material to be furnished and placed as the Town may consider necessary and adequate. The cost and expense of such Work and material so furnished will be borne by the Responsible Party and will be paid within 30 days of presentation of the bills. The Town may also draw from the Responsible Party's Surety to cover any non-payment, including accrued interest and applicable overhead costs. The performance or non-performance of such emergency Work under the direction of the Town will in no way relieve the Responsible Party of responsibility for damages which may occur during or after such precaution has been taken.

17. STOP WORK ORDER

17.01. Any Town approval may be revoked or suspended by the Town and a Stop Work Order may be issued after adequate notice to the Responsible Party if the Responsible Party fails to adequately address the notice in a timely manner given the situation (taking into consideration health, safety and welfare), for:

- A. Violations of any condition of the Encroachment and Excavation Permit or of the approved construction drawings or specifications; or
- B. Violation of any provision of these Standards; or
- C. Existence of any condition or the occurrence of any act which may constitute or cause a condition endangering health, life, or safety, or serious damage to property.

17.02. A suspension or revocation by the Town and stop work orders shall take effect immediately upon notice to the person performing the Work in the field or if no one is on site to receive notice, to the project lead or a representative of the Responsible Party and shall remain in effect until such time as the Town cancels the Order in writing. A failure to abide by the terms of the suspension or revocation will be considered a violation of Town ordinance.

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17.03. Upon receipt of a Stop Work Order, the Responsible Party shall be responsible for taking such precautions as may be necessary to prevent damage to the project, prevent inconvenience or hazardous conditions for the general public, provide for normal drainage, and to erect any necessary barricades, signs, or other facilities which may be necessary or directed by the Town.

18. CHANGES TO APPROVED PLANS

18.01. All proposed changes, except minor field changes, to the approved plans shall be submitted to the Town for review and written approval obtained prior to commencing construction. Such changes shall be submitted as soon as they are contemplated to allow as much review time as is possible and to adjust any other facilities which may be impacted by the change. "Changes" include additions and deletions as well as changes to all utilities and improvements located in public rights of way, on Town property, or in utility or other Town easements.

18.02. The Responsible Party shall distribute copies of approved changes to the Town, Utility Owner, Responsible Party sub-contractors, Developer and the Developer's Engineer and other parties with an interest or impact. No Work shall proceed on that portion of the project being revised until said revisions are submitted, approved by Town and Utility Owner and Developer and distributed.

18.03. Field changes shall be discussed with the Town and shall receive a verbal approval before being implemented. Field changes shall be defined as minor deviations in the Work which do not result in significant changes in location or function or minimum standard of the item being altered, nor a change in contract price.

19. RECORD (AS-BUILT) DRAWINGS AND OPERATION AND MAINTENANCE DATA

19.01. Unless otherwise agreed in writing, during construction the Responsible Party shall keep a log of the construction progress and the field location of the new facilities. All buried facilities and lines shall be tied to permanent surface monuments, using centerline monuments when available, at 200 foot intervals or less. Valves, fittings, appurtenances, vaults, cleanouts, and manholes shall be tied to a minimum of three permanent surface monuments. Water service connections shall also include distance from the closest valve to valve box and for sewer services the distance from the manhole and the depth from the sidewalk to the invert of the dead end stub. Depths and elevations shall be recorded at each station as well. Record Drawings shall be 24" x 36" lettered drawings, at a scale at least as large as required in Section 8, shall be prepared noting the final sizes, locations, and ties at all of the required locations. These drawings shall also note the brand names, model numbers, and sizes of all manufactured equipment installed as part of the project. Approved Record Drawings shall be a requirement for release of security and/or final completion unless the deadline is specifically extended by the Town. Once the Record Drawings have been approved by the Town, the Responsible Party shall promptly submit a mylar copy of the approved drawings, a digital copy in an AutoCAD 2020 readable and edit-able format and a shape file the Town can insert in to their GIS system per the following:

- A. DIGITAL MAP FILE SUBMITTALS: Submittals require all map related data to be submitted in digital map files in either CAD (DWG), GIS (shapefile or geodatabase), or both CAD and GIS formats.
- B. ASSOCIATED TABULAR INFORMATION: Pertinent tabular information associated with the map data being submitted is required to be included within the CAD or GIS files. For example, all feature types need to be defined and easily distinguishable from one. In addition, each feature all pertinent

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information associated to the individual features needs to be included with that feature inside the CAD or GIS file.

- C. **COORDINATE SYSTEM:** It is required that all digital map data submittals have a known coordinate system assigned to them. That coordinate system needs to be either the Ouray Local Coordinate System or NAD 1983 State Plane Colorado South FIPS 0503 US Feet. The vertical datum is required to be defined as NAVD88.

19.02. Where equipment is installed which is not the same as equipment already in use in the Town system, the Responsible Party shall submit manufacturer's operation and maintenance literature on the equipment or device. If necessary, Responsible Party shall provide supplemental O & M data on materials if there is not sufficient detail in the manufacturer's literature to operate and maintain the equipment and for complete repair of all repairable parts. Such information shall be submitted and approved by the Town prior to the Town accepting the project as Substantially Complete. Any specialized tools required to perform such O & M shall be provided to the Town at no expense to the Town. Unless the Town already has an inventory of spare parts for the particular equipment, a complete set of spare parts to overhaul the equipment shall be provided by the Responsible Party (or Developer) to the Town prior to final acceptance.

20. ACCEPTANCE, OPERATION AND MAINTENANCE

20.01. The requirements in this section are in addition to the requirements in the Encroachment and Excavation Permit for the Work.

20.02. Following the Town determining the construction has been satisfactorily completed, all required satisfactory testing as defined in applicable minimum and standard specifications being completed and submitted, and delivery of all required equipment and materials and necessary documents (including Record Drawings and any required O&M data) to convey the system and appurtenant easements to the Town, the Town will give preliminary acceptance to the project. At this time the facilities may be tied into the Town system and service provided. For the first twelve months thereafter, longer if agreed to by Town and the Responsible Party, referred to as the Correction Period, the Responsible Party will be responsible for all operation, maintenance, and repair costs including but not be limited to, the cleaning of streets, patching of potholes, and maintenance and repair of water, storm and sanitary sewer facilities. The cost of any routine maintenance not performed by the Responsible Party that must be performed by the Town will be billed to the Responsible Party at cost plus twenty five percent (25%). During that period, the Town shall be notified when O & M and/or repairs will be performed on the facilities, and at the Town's option it may elect to have an Inspector present during such operations.

20.03. In the event of a water main break, sanitary sewer main blockage, street or bridge failure, or other emergency that may occur during the correction period, it may become necessary for the Town to undertake immediate repairs to the facilities and/or make the area safe to residents, pedestrians, or motorists. The Town will attempt to contact the Responsible Party in the event of such emergency. However, if the Responsible Party or his representative cannot be contacted quickly or if the Responsible Party is unable to take immediate action to relieve the urgent situation, the Town may proceed with such action as deemed necessary by the Town Representative, and the Responsible Party will be billed for all costs of these actions at cost plus twenty five percent (25%).

20.04. Before the end of the correction period there shall be an inspection of the system which will include a physical, and possibly video, inspection of the construction and a review of the O & M records. The

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Responsible Party shall notify Town of when facilities are ready and schedule the inspection. Failure to notify the Town will be reason to extend the inspection period. If, in the opinion of the Town, the system is performing satisfactorily, the Town will accept the facilities following proper assignment of all Responsible Party and vendor warranties on the Project, and assume maintenance of it. The Town may elect to extend the period of Developer's maintenance beyond twelve months until any on-going problems are corrected. If the Developer fails to correct any problems within one month of notification, the Town may correct the problems and collect the costs it incurs from the Developer at cost plus 25%. Such costs, if not promptly paid shall be a delinquent charge which may be assessed against the property being developed, in addition to any other rights and remedies the Town may have. If significant deficiencies are identified in any of the Work, the Town at its discretion may extend the correction period for up to 12 months from when the Town finds the deficiencies are remedied.

21. SERVICE RATES

21.01. The Town reserves the right to set rates for supplying services to a Development which are commensurate with the costs associated with providing the services. This means that in some instances it may be necessary to place a surcharge or to charge a higher rate to provide services to certain areas. The foregoing provisions may be modified by appropriate utility extension agreements.

21.02. During the correction period when the Town is providing services, but before the one year inspection, the Town will charge users for the services and control all taps as provided in Town Ordinances and Regulations.

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DIVISION 2

SITE WORK

DIVISION 2 – SITE WORK

SECTION 02200 – EXCAVATION, BACKFILL, AND COMPACTION

1. GENERAL

These specifications are general in nature and are designed to cover excavation and backfill for embankments, roadways, pipe lines and their appurtenances, and structures. In cases where a provision is applicable to a particular type of construction or use, it is covered in the specification for the specific application e.g. Standard Specifications for Sewer System. Where there is a more stringent requirement in such a specification, compliance shall be with the specific specification which is directly applicable to the situation.

A Contractor shall comply with all applicable laws and regulations including "Rules and Regulations Governing Excavation Work" of the State of Colorado and receive an Encroachment and Excavation permit from the Town when working on Town right of way.

1.01. Description

Work under this section includes clearing and grubbing, excavation, controlling surface flow, seep, and groundwater, dewatering and stabilization, bedding and backfilling, with moisture control, and grading, and compaction to specified density and elevations needed for construction as well as complete site restoration. Also included are stockpiling excavated material to be used as fill and removal of unsuitable and excess soils from site and furnishing and installing flowable fill.

1.02. Related Work Specified Elsewhere

Section 02508 - Asphalt Paving and Patching
Section 02712 - Water System - Minimum Design Standards
Section 02713 – Water System Construction
Section 02722 - Sewer System - Minimum Design Standards
Section 02723 – Sewer System Construction
Section 03000 - Concrete

1.03. Measurements and Levels

Contractor shall verify all drawing measurements and levels in relation to existing elevations, grades, and adjacent structures, and determine conditions and requirements for excavations, fill, backfill, and all sheeting, shoring, bracing, and protection of the premises and buildings. Contractor shall carefully and accurately lay out all lines and levels of the new construction before proceeding with any Work.

1.04. Conformance Testing

All testing shall be performed and arranged and paid for by the Contractor. OR will determine location and frequency of such tests to ensure that minimum requirements specified below are met at all locations. At Owner's discretion, Owner may arrange for or perform additional such tests. Each lift shall be tested for compaction and moisture content at two OR designated locations per 150 lf of trench and 2 tests per 600 sf of surface area and results shall be approved by the OR. If tests fail to meet the specified density or moisture content, or to pass proof rolling tests, additional tests will be required in the vicinity of the failed test to determine the extent of the inadequate compaction, then corrective actions shall be taken by the Contractor. After the deficiencies have been corrected, additional tests will be taken in approximately the

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same location and number as was used to determine the extent of the failed area to demonstrate conformance with the specifications. The cost of all testing required due to failed tests and as needed to determine adequacy of compaction methods shall also be paid by the Contractor. In addition, Town reserves the right to contract directly for testing. The Contractor will be responsible to reimburse the Town for any Town contracted tests that fail to meet the contract requirements.

Contractor shall arrange and pay for tests for determination of maximum density and optimum moisture in accordance with the requirements of ASTM 698 - Moisture density relations of soils using a 5.5 lb. hammer and 12-inch drop for native materials and ASTM 1557 Modified Proctor for structural and road base materials. With ASTM 698 use method A, B, C, or D as appropriate, based on soil condition and judgment of the qualified party conducting tests. When appropriate, determine the correct rock correction. Samples tested shall be representative of materials to be placed.

Contractor shall arrange and pay for tests to determine optimum moisture density curve and Atterburg limits for each type of material or combination of materials encountered or utilized.

Tests for density control to verify the compaction of the materials in any area of backfill will be in accordance with the requirements of ASTM D 2922 - Density of Soil and Soil Aggregate In-Place by Nuclear Methods, or ASTM D 1556 - Density of Soil In-Place by the Sand-Cone Method. Use test results as basis for density control of compaction operations. The Town will also use visual observations of deflection (proof-rolling) to determine the adequacy of moisture control and compaction.

Organic content test results shall represent organics by percent of volume and by weight.

1.05. Existing Conditions

Protect from damage or restore to original condition all surface and sub-surface improvements existing prior to commencement of construction.

Prior to commencing construction the Contractor shall be responsible for documenting the existing condition of the construction site and surrounding areas. Photographs and written descriptions of all substandard pre-existing conditions are recommended. Width of gravel and/or pavement, depth of such, and existence of drainage should be noted for roadways, as should broken fences and other landscape and structures which are in need of repair. Unless sub-standard conditions are adequately documented prior to commencing construction, the Contractor will be held responsible for restoring the site to conditions which the Town consider to be those which are standard and/or were pre-existing. Since construction equipment tends to be destructive of gravel and asphalt roads, particular attention should also be paid to recording conditions of roads which will be traversed by construction equipment even if there will not be any construction along the specific roadway.

1.06. Protection of Existing Utilities

The Town will assist the Contractor in locating existing utilities of which it has knowledge. Contractor shall be responsible for scheduling with the Town sufficiently in advance for the Town to have someone available to provide such assistance. It will be the Contractor's responsibility to contact all other utilities to get assistance in locating their lines and buried structures. The Contractor will be responsible for verifying the locations of all utilities and for repairing any damage caused by his Work. The Contractor must file notice of intent to excavate with each of these entities at least 48 hours prior to commencing work. All utility lines, including cables and pipelines, in the vicinity of the work shall be exposed by the Contractor

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before work is started. If, after exposure, a conflict is discovered, Contractor shall propose a remedy which shall be subject to approval of the Town and all other effected parties.

2. PRODUCTS

2.01. Submittals

Contractor shall furnish preliminary representative test samples of native and base materials to an approved independent testing laboratory and shall pay for testing to determine that the materials conform with the Contract Documents and to determine proctor and optimum moisture values for each earthen and base material proposed for use on the project. Appropriately labeled samples of each material tested shall be kept on site in a one gallon zip lock bag for comparison with materials being placed. All fill and backfill material must be tested and proctor curves, and other required lab test results shall be available on site and approved by the Engineer before fill and backfill is started.

Submittal information for materials specified by CDOT tables or maximum gradation requirements will require sieve analysis and other test results to demonstrate conformance with CDOT table data and notes. Submittal shall include optimum moisture density curve for each type of material or combination of materials encountered or utilized and Atterberg limits for each clayey material.

Materials for foundation(s) shall meet the requirements in the approved foundation submittal.

2.02. General Use Materials

General use materials are intended to be used in trenches above the pipe zone, and for embankment fill to sub-grade elevations.

On-site materials obtained from excavation, free of any unsuitable materials (see below), shall be deemed acceptable for general use. On-site materials encountered during excavations which are appropriate for specific uses shall be separated and stockpiled for their later intended use (i.e. topsoil, fine bedding, etc.).

Imported and on-site material for general use shall be non-expansive soil, pit run, or bank run sands and gravels with 4" maximum rock size, adequate binders, capable of being compacted and tested as specified herein unless other material is specified for the particular structure or work.

Imported materials for general use shall be taken from borrow areas acceptable to the Engineer. All borrow materials shall meet the same quality criteria as is required herein for on site materials to be used as fill.

Town Engineer reserves right to reject any material he/she finds to be unacceptable.

2.03. Bedding and Pipe Zone Materials Classification

Pipe zone area is defined as the backfill placed within twelve (12) inches of the pipes fittings and appurtenances. All pipe zone materials must be free of sharp edges and other matter which could damage the pipe.

Class A	Flowable fill shall have one half sack of cement per cubic yard of concrete. Aggregates and sands for flowable fill shall meet the requirements for concrete in CDOT Section 703.
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Class B	Well graded crushed stone or crushed gravel meeting the requirements of Class 6 specified below for "Road Construction Materials."
Class C	Selected soil of low permeability free from clods and stones greater than 3/4 inch in maximum dimension and free of all unsuitable materials as defined below.
Class D	Screened or Washed Rock, of single grade 1-1/2" or less, free of clay and fine particles (for gravity sewer lines use only).
Class E	Bedding sand passing #4 screen or less (for pressurized water lines only).

2.04. Road Construction Materials

Road construction materials are those used for road sub-base, base and finished road surfaces. CDOT Class 2 materials shall be well graded natural or crushed aggregate with sufficient filler or binding materials which when placed and compacted result in a firm, dense, unyielding foundation. CDOT Class 6 materials shall consist of crushed gravel or crushed stone base course material of hard, durable particles or fragments of stone or gravel crushed to required size and a filler of sand or other finely divided mineral matter. Not less than 60% by weight of the aggregate particles shall be particles having at least one fractured face. The composite base course material shall be free from vegetable matter, expansive materials, and lumps or balls of clay. The class 2 and 6 materials shall meet the following requirements:

<u>Gradation (% Passing)</u>	<u>Class 2</u>	<u>Class 6</u>
4"	100%	-----
3"	95-100%	-----
2"	-----	-----
1"	-----	-----
3/4"	-----	100%
No. 4	-----	30-65%
No. 8	-----	25-55%
No. 200	3-15%	3-12%
Liquid Limit	35 Max.	30 Max. (nonplastic)
Plasticity Index	6 Max.	6 Max.
Resistance Value	75 Min.	78 Min.

Inclusion of fractured concrete and/or recycled asphalt pavement is prohibited.

Structural subgrade and backfill materials are defined as those materials used to prepare for structural construction.

Class 6	Meeting the requirements of Class 6 specified above for "Road Construction Materials."
Class D	Washed Rock, of single grade 1-1/2" or less, free of clay and fine particles. (not for use around pressured pipe lines)

On site and borrow area sand and gravels if available may be used for structural backfill material except where special foundation material is otherwise specified.

2.05. Unsuitable Materials

Expansive materials and material that contain debris, roots, organics, or frozen materials, stone or concrete having a maximum dimension larger than 4 inches or materials that are unsuitable for providing

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stable slopes, fill, backfill, foundation or subgrade material for structures or surfaces shall be classified as unsuitable. Otherwise suitable material which is unsuitable due to excess moisture content will not be classified as unsuitable unless it cannot be dried by manipulation, aeration, or blending with other materials satisfactorily to meet moisture limits for proper compaction.

2.06. Topsoil

Topsoil shall consist of loose friable loam with minimum 15% organic matter, reasonably free of admixtures of subsoil, refuse, stumps, roots, rocks, brush, weeds and weed seed, heavy clay, hard clods, toxic substances or other material which would be detrimental to the proper development of vegetative growth, including construction debris.

2.07. Riprap

Material for riprap shall come from rock stockpiled while excavating or imported. Material used for riprap shall be dense, sound rock fragments which are resistant to abrasion and shall be free from cracks, seams, and other defects that would decrease its durability and to resist destruction by water and/or frost action. Unless otherwise called for on the plans riprap shall have a D-50 of 12".

2.08. Spot Subgrade Reinforcement and Sub-Grade Stabilization

Material includes sound, tough, durable crushed stone, or gravel, consisting of angular pieces varying from 1 inch to 4 inches in maximum diameter or other Engineer approved material, with necessary filler in dry conditions, and when a geotextile is used. In wet conditions, and without geotextile, rock shall be without fines. When a smaller material is necessary for filler, screened gravel, or sand may be used to completely fill all voids.

2.09. Geotextiles

Geotextiles and geogrids used for stabilization shall be designed specifically for stabilization and/or soil reinforcement and of a type recommended by the manufacturer for the application. Geotextiles for stabilization shall be a woven material Mirafi RS380i, or approved equal. Geogrids shall be at least equal to Miragrid or Tensar SS with a tensile strength of 200 x 134 psi. The grid shall have sufficiently large openings which are capable of interlocking with the on-site soils. Geotextile used to separate rock and gravel from native materials and for drains shall be non-woven 12 oz/sy filter fabric, Mirafi 1120N or approved equal.

2.10. Capillary Water Barrier Material (CWB)

Clean, crushed stone, crushed or uncrushed gravel composed of hard, durable particles, uniformly graded with 1-1/2 inch maximum particle size and not more than three percent (3%) of minimum particle size passing a No. 4 sieve.

2.11. Seed, Mulch, and Tackifier

All seed shall be furnished in sealed bags or containers showing the name and address of the supplier, the seed name or mix, the lot number, net weight, % of weed seed content, and the guaranteed percentage of purity and germination. All seed furnished must be certified as free from noxious weeds as defined by local, state, BLM and USFS. Seed shall be harvested from a location of not more than 200 mile radius of the site. Seed which has become wet, moldy, old, or otherwise damaged or not labeled will be rejected. The Contractor shall furnish a signed statement certifying that the seed furnished is from a lot that has

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been tested by a recognized laboratory for seed testing within six months prior to the date of delivery and shall be certified weed free. Seed mix shall be a mix approved by BLM or CSU for the micro-climate where the seed is being placed. Grass areas on private property have are disturbed shall be replaced with sod of a mix similar to the surrounding area to the satisfaction of the owner.

Materials for straw mulching shall consist of straw from native grasses and shall be certified weed free in accordance with State and Federal requirements for weed free straw. Straw in such an advanced stage of decomposition as to smother or retard the normal growth of grass will not be accepted. Old, dry straw, which breaks instead of bending will not be accepted. Mulch tackifier shall be consistent with CDOT section 213.

3. EXECUTION

3.01. Clearing and Grubbing

The area to be occupied by permanent construction shall be cleared and grubbed of trees, stumps, roots, brush, rubbish, and other objectionable matter to the extent necessary for orderly performance of the work and to a depth sufficient to remove organics and other materials unsuitable for the intended purpose. Unstable saturated materials shall be removed or stabilized. All clearing limits shall be staked by the Contractor and approved by the Town prior to any construction. The Contractor is responsible for and shall exercise care in his work area. If there is disturbance to improvements or vegetation outside the clearing limits, the Contractor shall take remedial action at his own expense. No trees shall be removed or injured outside the area to be occupied by the work without the prior approval of the property owner and/or the Town. The Town will mark trees within the clearing limits to be removed.

Where applicable, strip existing topsoil prior to trenching operations. Depth of stripping shall be determined in the field by the Town based on depth of the topsoil and roots. Stockpile topsoil material for replacement after all backfilling and compacting operations are completed.

The Contractor shall be responsible for the protection of all surface improvements, structures, buried utilities, and plantings that have not been designated for removal or modification as part of this project. The Contractor shall exercise care in his work to ensure that no damage will occur to lawns, shrubs, hedges, trees, and other plantings adjacent to the right of way or in areas of access to the work. If there is disturbance to structures or plantings, the Contractor shall take remedial action at his own expense. No act, representation, or instruction of the Town shall in any way relieve the Contractor from liability for damages or costs that result from activities of the Contractor. The Contractor may with permission of the property owner, remove fences and other property to expedite trenching operations. These shall be repaired to the satisfaction of the property owner as soon as backfilling operations are completed.

3.02. Removal of Cleared and Unsuitable Materials

Materials from the clearing operations shall be the responsibility of the Contractor and shall be removed from the site of the work and disposed of in a manner satisfactory to the Owner and Town, and in accordance with state and local regulations at the expense of the Contractor. The Contractor shall make an effort to channel materials of value from the clearing and grubbing to beneficial use.

During the process of clearing or excavation, saturated soils, soils such as peat, soft clay, quicksand, cobble, large rock or other materials which are unsuitable for bedding may be encountered. Unless there is a use for these materials elsewhere on the project, these materials shall be removed from the site and disposed of by the Contractor. If removal of unsuitable materials results in excavation below the grade required for

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bedding, the area shall be backfilled to grade with suitable bedding materials complying with the provisions of applicable specifications for the work being constructed.

3.03. Access Roads and Bypasses

The Contractor shall be responsible for providing all access roads required to get materials and equipment to the work areas. When required, the Contractor shall construct and maintain detours or bypasses around portions of the work that conflict with traffic. All barricades and safety devices required to protect persons from injury and to avoid property damage shall be determined and furnished by the Contractor. When necessary, the Contractor shall provide suitable bridges at crossings where traffic must cross open trenches. Construction of access ways on private or government property must have written approval of the property owner prior to commencing construction.

No road will be completely closed unless expressly approved by the Town in writing where there is minimal traffic impact. If a detour around the construction is not feasible, then the installation across the road will be made one-half at a time to allow through traffic around the construction. Adequate traffic control and signage must be provided by the Contractor and is subject to approval of the Town Marshall.

3.04. Pavement Cutting

Where trench excavation requires the removal of asphaltic pavement, the pavement shall be cut in a straight line parallel or perpendicular to the direction of trench excavation as applicable. The cut shall be made with a spadebit air hammer, by sawing, or with similar approved equipment to obtain a straight, square, and clean break. Ripping the asphalt will not be allowed. The pavement cuts shall be at least one foot wider in each direction than the anticipated limits of the open trench. No excavation in paved areas will be started until after the pavement has been cut. The paving material obtained from excavations in paved areas shall be disposed of by the Contractor. All areas where pavement is removed shall be restored as specified herein and shown on the typical drawings. Temporary surfaces shall be placed until the permanent repair can be made.

All surface improvements consisting of, but not limited to, pavements, gutters, driveways, curbs, and sidewalks damaged by the Contractor during the progress of work shall be replaced at Contractor expense. The construction of the repairs shall result in work equal to or better than that which existed before the damage was done.

3.05. Dust Control

The Contractor will be required to furnish and apply an environmentally acceptable dust palliative to control dust on the project site and along haul routes. Dust control may consist of water or other substances found not to be detrimental to the Work or the surroundings as approved in writing by the Town. Spreading of water or water mixture shall be done with acceptable sprinkling equipment. Such equipment shall be a type which ensures uniform and controlled distribution of the palliative without ponding, washing, or adverse impacts to the public, private property, or the environment.

3.06. Drainage

The Contractor shall maintain the excavations, borrow areas, and site free from water throughout the work and shall shape excavations and surrounding areas to minimize the entrance of water. Drain surface water or seepage by gravity or temporary pumps or other approved means. Discharge such waters in a manner which conforms with all federal, state, and local requirements. Use drainage methods which will prevent softening or undercutting of foundation bottoms or trenches or other conditions detrimental to

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proper construction procedures. Accomplish the foregoing by the use of sumps and gravel blankets, well points, drain lines, or other means approved by the Town. Remove any water encountered to the extent necessary to provide firm subgrade. If the trench or foundation bottom or other excavation becomes unstable due to the entrance of water into the open excavation, the saturated soil shall be removed and suitable backfill placed and compacted to grade at Contractor's expense. Handling of drainage, live flow, seepage, groundwater, runoff, discharges, and other water shall be included in the scope of Contractor's unit costs for the work to which it is associated.

3.07. Excavation

Excavation for pipe shall be by open trenches unless otherwise specified or shown on the approved plans. The trench shall be excavated using conventional methods. Any method which is not in accordance with normally accepted practice must receive prior approval of the Town. Excavation shall be made to line and grade shown on the approved plans. The banks of the trench shall be kept as nearly vertical as soil conditions will permit, but shall not exceed the angle of repose of the soil. Vertical trench walls shall be used in the pipe zone wherever possible.

A. Grade Stakes

The Developer's engineer shall provide grade stakes for all pipeline excavation. These stakes shall locate the pipelines both horizontally and vertically for sewer and at least horizontally for water. Where finished grade of the ground will differ significantly from existing grade, vertical control shall be provided for water and other utilities. Maximum distance between grade stakes shall be 50 feet. All appurtenances and structures shall be staked for location and elevation. Grade stakes shall also be provided for structures and fill.

B. Tolerances

Complete excavations and fills with suitable equipment to line and grades as shown on the plans within a horizontal tolerance of ± 0.20 ft and a vertical tolerance of ± 0.1 ft unless otherwise noted on the plans or specified for a specific location or application.

Subgrade excavations for structures shall be within a horizontal tolerance of ± 0.10 ft and a vertical tolerance of ± 0.05 ft unless otherwise noted on the plans or in an approved submittal.

Pipelines shall be installed to within a horizontal tolerance of ± 0.20 ft and a vertical tolerance of ± 0.01 ft and for gravity utility lines, structures and fills shall be installed to within a horizontal tolerance of ± 0.10 ft and a vertical tolerance of ± 0.01 ft unless otherwise noted on the plans or required by an approved foundation and/or structures submittal.

C. Stockpiling Material

Where material is excavated from the trenches and piled adjacent thereto, it shall be piled sufficiently away from the edge of the trench to prevent caving of the trench wall and to permit safe access along the trench. In unsupported trenches the minimum distance from the edge of the trench to the toe of the spoil bank should not be less than one half the total depth of the excavation, nor less than three feet or farther as soil conditions dictate. With sheeted trenches, the toe of the spoil bank should be at least three feet from the edge of the trench.

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D. Sheeting Bracing and Shoring

Where necessary or called for on the excavation stabilization plan, or needed to control the width of the excavation, excavation shall be braced and sheeted to provide complete safety to persons working in or around the trenches and minimize the width of the trenches and shall comply with applicable federal (OSHA), state, and local laws, regulations, and ordinances. The Contractor shall be fully responsible for sufficiency and adequacy of bracing excavations with respect to work under construction and to adjacent utility lines and public and private property. Remove sheeting and shoring as excavations are backfilled in a manner to protect the material, construction, and compaction and/or other structures, utilities or property. No such sheeting will be permitted to remain in the trench or excavation except when, in the opinion of the Contractor, field conditions or the type of sheeting or methods of construction used by the Contractor are such as to make the removal of sheeting unsafe. In such cases, with Town approval, portions of the sheeting to be cut off to such depth as he/she may approve and permit lower portions thereof to remain in the trench.

E. Drainage and Groundwater Control

Maintain the excavations and site free from water throughout the work. Remove any water encountered in the trench to the extent necessary to provide firm subgrade, to keep water level below final pipe grade and to prevent entrance of water into the pipeline. Contractor shall furnish and operate adequate pumping equipment to keep the water level below the grade of construction. Water shall not be permitted to run through lengths of pipe already laid without written approval of the Town. Ends of all pipes shall be capped or plugged to ensure that water, dirt, etc., does not enter the pipe. Should any dirt, mud, etc., enter the pipe during installation, the Contractor shall flush the pipe thoroughly in the presence of the Town's representative to ensure complete removal of all foreign objects prior to connection to the existing system.

Use drainage methods which will prevent softening of foundation bottoms, undercutting of footings, or other conditions detrimental to proper construction procedures. Accomplish the foregoing by the use of sumps and gravel blankets, well points, drain lines, or other means approved by the Town. Grade as necessary to prevent surface water from flowing into trenches or other excavations. Remove any surface or ground water accumulated in the excavation by the use of well points, pumps or other approved methods. If the trench bottom becomes unstable due to the entrance of surface water into the open excavation, the saturated soil shall be removed and suitable backfill placed and compacted to pipe grade.

F. Use of Explosives

No blasting will be permitted without written consent of the Town. Should the use of explosives be required, and their use approved by the Town, exercise all possible precautions in the use, storage, or transport of same. Employ only competent, experienced personnel. Comply with all local and state requirements. Contractor assumes full responsibility and liability for all damage which may be caused by his use of explosives.

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G. Sequencing

The Contractor shall excavate in advance of pipe laying only a sufficient length to assure steady progress in the installation of pipe. The length of open trench shall be limited where necessary to accommodate traffic, public safety, or as required by the Town and/or other entities with authority, in vicinity of the work being performed.

Pipeline installation shall follow trench excavation within 100 lineal feet. Trench backfill shall follow pipe installation within 50 lineal feet. Approved cleanup shall follow trench excavation within 300 lineal feet. Open trench length shall be kept to a minimum and not exceed the length that can be installed and backfilled in a work day. Particular care shall be taken to provide minimum interference with mail delivery and school bus operation. If the work will require a road to be closed, the Contractor shall notify the proper agencies, in writing with a copy of the notice to the Town. In State and County road rights of way, the amount of open trench permitted shall be in accordance with the requirements of the respective agencies.

H. Excavation to Grade

All installation of utilities and structures shall be to the grade designated on the approved plans and in conformance with Town specifications and standards. Excavation for water lines shall be to a depth sufficient to provide a minimum cover below finished grade of the depth listed in the Water Specification or shown on the approved Drawings. Specific authorization may be given by the Town to reduce the minimum cover by up to 6" along short sections to eliminate or minimize conflict with other utilities or to facilitate connections if O & M problems are not likely to result from such a change. Additional trench depth shall be provided where street and roadway grades will probably be lowered under future construction and where necessary to provide clearance between ditches, culverts, and other structures. The Town shall determine in the field the additional trench depth required in locations where possible future lowering of street grades or other future construction makes greater depth desirable.

Sewer line excavation shall be to the depth necessary to provide the grade and bury depth shown on the approved plans. When tying into an existing line, the Contractor shall excavate at the manhole or approved tie in and shall begin laying pipe from the existing facility unless otherwise authorized by the Town. More detailed specifications are discussed in other sections of this standards.

Where utilities are to be installed in fill, construct fill a minimum of 2' above top of pipe prior to excavation for utility installation.

I. Trench Width

Alignment of trenches shall be carefully controlled so that uniform distances are maintained from property lines and so that the pipe will be laid with adequate space for compaction of backfill between the pipe and trench walls. All excavation shall be of sufficient width to provide ample room for proper joining of pipe and fittings. Minimum trench width shall be twelve (12) inches plus pipe OD. Maximum trench width will be restricted to pipe diameter plus two feet unless otherwise approved by the Town. If the maximum trench width is exceeded, provide special bedding, encasement, or higher strength pipe as approved by the Town.

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3.08. Bedding, Backfill, and Compaction of Embankment, Pipe Lines, and Structures

A. Pipe Bedding

i. Bedding Preparation

The bottom of the trenches shall be accurately graded to provide uniform bearing and support throughout the pipe length. Excess loading of the bell will not be permitted under any circumstances. Dig bell holes and depressions for joints after trench bottom has been graded. Bell holes and depressions shall be only of such length, depth, and width as required for properly making the particular type of joint. The use of earth mounds for bedding the pipe will not be permitted.

All sharp stones, trash, and other materials which may damage the pipe or interfere with the proper bedding of the pipe and the placement and compaction of the backfill shall be removed from the trench. The soil in the bottom of the trench shall be loose, and at the optimum moisture, so that uniform bedding and compaction around the pipe is easily obtainable. Should any material be encountered which would prevent the obtaining of suitable bedding, e.g. wet, unstable, etc., the trench shall be over-excavated to a depth of 6 inches minimum below the outside bottom of the conduit, except at points of rock and earth transitions, at which point the rock shall be excavated to a minimum of 12 inches below the outside bottom of the flexible conduit as shown on the typical drawing for pipe bedding. Backfill any over-excavation, required or inadvertent, with materials equivalent to, and compacted as specified for haunching materials according to these specifications.

If the trench bottom becomes unstable due to the entrance of water into the excavation, the saturated soil shall be removed and suitable bedding placed and compacted to pipe grade.

ii. Placing Bedding Material

The bottom of the trench must be dry or well-drained before bedding and backfilling is started. Place material below and around the pipe by hand to prevent damage or displacement of the pipe. Place in lifts not to exceed 3" in compacted thickness in the pipe zone.

Whenever flexible pipe is used, special care shall be employed in the pipe bedding. Flexible pipes include PVC sewer and water pipe, fiberglass pipe, lightweight steel pipe, polyethylene pipe, and other similar pipes. Conform to recommendations of (1) AWWA C 900 Appendix A Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4 inch Through 12 inch for Water, (2) Uni-Bell PVC Handbook and relevant Unibell recommended practice manuals, and (3) ASTM Designation D 2321 Standard Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe.

B. Backfill and Compaction

The Contractor shall proceed with backfilling as soon as practicable, but not until Work is inspected by Town and Engineer and all tests satisfactorily completed. Compaction or consolidation shall follow as soon after the placing as is practical.

Backfill material shall consist of material which after placement and compaction will result in a stabilized soil condition capable of supporting the normal traffic and use loads that may be encountered. Normally the backfill material above the pipe zone will be obtained from the soil banks accumulated from the trench excavation. The backfill materials shall be free of vegetation,

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lumps, trash, lumber, and other unsuitable or objectionable materials. The backfill placed within twelve (12) inches of the pipe (the pipe zone), shall be a Class B, C, or D material, depending on the application and site conditions, and shall not contain any sharp rocks, stones larger than 3/4" in diameter or other objects that might damage the pipe. Outside the pipe zone, backfill shall not contain rocks or other objects whose largest dimension exceeds four (4) inches. All such material shall be removed from the work area and disposed of in a manner acceptable to the Town. Moisture control of fill will be required to facilitate achieving acceptable soil densities. Unless otherwise specified for a specific application, moisture content shall be +/- 2% of optimum.

Construct fills and embankments to the lines and grades indicated on the drawings. Immediately prior to placing fill or base material, scarify the entire area upon which fill is to be placed to a depth of 12 inches. The foundation for earthen fill shall also be prepared by disking or scarifying parallel to the axis of the fill, and compacted such that the surface materials of the foundation will bond well with the first layer of fill as is specified for the subsequent layers of earthen materials.

Compact existing subgrade surfaces if densities are not equal to that required for backfill materials. Plow, step, or bench sloped surfaces steeper than 4 to 1 on which backfill is to be placed in such a manner that fill material will adequately bond with existing surfaces. Scarify where necessary to ensure uniform compaction and good bonding between lifts.

Backfill areas to grades, contours, levels, and elevations required. Place approved excavated or imported material in successive horizontal layers of 8 inches or less loose depth for full width of cross section, bring to optimum moisture content for compaction, and compact each layer to the required density with equipment designed for compaction purposes for the type of material. Backfill systematically in continuous level layers for the full width of the cross section. Uniformly place each layer to the specified maximum lift (or less) and thoroughly blade mix or otherwise blend during the spreading to ensure uniformity of material in each layer. The distribution and gradation of the materials throughout the earthen fill shall be such that the fills will be free from lenses, pockets, streaks, or layers of material differing substantially in texture, gradation, or moisture from the surrounding materials. The materials, when compacted in the earthen fill, shall be blended sufficiently to secure the best practicable degree of compaction and stability. If there is a varying degree of permeability in material for embankments, the most impervious materials shall be placed in the central portion of the earthen fill and the more pervious materials shall be placed so that the permeability of the fill will be gradually increased toward the upstream and downstream slopes of the earthen fill. Testing of each lift shall be performed prior to placing the next lift in accordance with the specified testing requirements.

i. Structure and Appurtenance Backfill and Compaction

Backfill around structures and appurtenances such as vaults, manholes, foundations, buildings, valves, valve boxes, cleanouts, miscellaneous structures with care to prevent damage to the work. Materials shall be compacted to 95% standard proctor for native materials and 95% modified proctor for processed materials both at +/-2% optimum, unless otherwise noted on the plans for a particular use, using equipment which will not damage the structures, appurtenances or surrounding construction.

Compact each layer continuously over its entire area and make sufficient trips with the compaction equipment to ensure that the required density has been obtained uniformly. Backfill simultaneously on each side of foundation walls and other structures to equalize soil pressures. Do not backfill against or operate heavy equipment adjacent to walls until all structural elements

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are constructed, cured, properly braced, and approved by the Engineer. Do not operate heavy equipment closer to foundations than a horizontal distance equal to height of backfill above bottom of foundation. Compact remaining area with hand tampers suitable for material being compacted. Where needed, the hand work (e.g. compaction with a whacker) for a lift should be done in advance of and blended into the work of the larger equipment.

Perform all compaction with approved equipment well suited to location, structure, and materials being compacted. Do not begin compaction until structures are properly secured and have adequate strength. Perform compaction while the material is at the specified moisture content. Maintain optimum moisture content during final rolling and until compacted material is covered by subsequent construction. Remove loose material and protect material until covered.

ii. Pipe Zone Compaction

After the pipeline has been installed, suitable backfill material shall be hand placed in up to 3" lifts to the pipe centerline (springline) and hand tamped with appropriate tamping equipment and compacted to provide firm uniform support for the pipe. Take care to ensure that sufficient material has been worked under the haunch of the pipe to provide adequate side support. With rigid pipe, if care has been taken to shape the bedding material to the curvature of the pipe, only one stage of placement will be required to bring the haunching material to the spring line. Compact haunching material to a minimum of 95% Standard Proctor Density. Additional backfill shall then be hand placed and hand compacted in 3" lifts to provide at least six inches of suitable cover over the top of the pipe before any material is placed with machinery. Take care to avoid contact between the pipe and compaction equipment to avoid damage or displacement. Where specified or called for on the plans, pipe zone shall be backfilled with flowable fill.

Compaction of backfill materials shall be done in such a way the sufficient backfill has been placed to ensure that such compaction equipment will not have a damaging effect on the pipe or its installation yet ensure proper compaction through the depth of the trench and around the pipe. Any damage resulting from the backfilling or compaction of the backfill shall be repaired by the Contractor in a timely manner. At all times precautions should be taken to prevent flotation of the pipeline due to entry of water into the trench and ensure proper compaction through the depth of the trench and around the pipe.

iii. Upper Trench Compaction

Within the public right of way and in Town easements, minimum compaction through the entire depth shall be 95% of maximum dry density as measured by Standard Proctor tests for native materials. Structural materials such as road base shall be compacted to 95% of maximum dry modified Proctor. Moisture control at +/- 2% of optimum of all fill will be required to facilitate achieving acceptable densities. On private property, density shall be at least 90% or original soil density whichever is greater. Top soil need not be compacted.

In general, backfill shall be mechanically compacted by means of tamping rollers, sheep foot rollers, pneumatic tire rollers, vibrating roller or other mechanical tampers which are appropriate for the material being compacted. Compaction by jetting or flooding shall not be permitted. The trench shall be filled to provide a minimum of 3 feet of cover over the pipe before rolling equipment is used and 50 inches before utilizing a hydrohammer during compaction.

C. Surface Restoration

On completion of backfill operations and other work, the entire site shall be cleared of all debris, and ground surfaces shall be finished to smooth, uniform slopes and shall present a neat and workman-like appearance. The final grade in unpaved streets and other areas will be graded to match existing grades without producing drainage problems. Areas which are to receive pavements, surfacing, topsoil, or landscaping shall be graded as required to allow installation of the specific surface treatment. Depths of road base shall be per typical trench detail drawing. Restoration of grass, shrubs, and other plants shall be done to the extent required to restore the damaged areas to a condition as close as practical to that which existed prior to construction. Replace topsoil without compacting, to depth which was stripped in landscaped areas. Tree damage shall be repaired in accordance with good horticultural practice.

No permanent pavement shall be restored until the backfill is determined to be adequate and able to properly support the pavement. All paved areas shall be replaced with suitable pavement.

The finished surface of roads impacted directly or indirectly by the project will be restored to their original or better condition as determined by the owner(s) involved. Asphalt damage shall be repaired with hot mix asphalt (4" minimum depth, and not less than the thickness of asphalt removed), and damaged concrete, repaired with concrete by cutting and replacing to the closest control joints. The Town, County, or State Road Department as applicable, shall be notified two working days prior to repair so that inspection can be provided.

The respective property owner shall be the final judge of the acceptance of restoration work. In cases where sub-standard conditions existed prior to beginning construction, it shall be the Contractor's responsibility to have documented such conditions or to restore the site to standard conditions acceptable to the Engineer, respective property owner and Town. Pavement repair shall be guaranteed for a period of one year.

The Town shall be the final judge of the acceptance of restoration work. The Contractor shall be responsible for returning all roadways traversed with his equipment to conditions at least as good as existed prior to commencing construction. Again, in cases where sub-standard conditions existed prior to beginning construction, it shall be the Contractor's responsibility to have documented such conditions or to restore the site to standard conditions acceptable to the Town.

D. Patching

Prior to replacing asphalt on properly compacted backfill, square up any ragged edges of adjoining pavement. Such cutting shall be done in accordance with "Pavement Cutting" paragraph above. Apply approved prime coat to Class 6 roadbase and tack coat against sides where pavement is to be placed, in accordance with manufacturer's recommendations. Lay two 2" mats of hot bituminous asphalt to area and compact to 92-96% of Rice Density. Place patching material around the edges and work inward. Unless otherwise specified herein, materials and construction methods shall comply with the Colorado Departments of Transportation (CDOT) Specifications, Section 401 - Hot Mix Pavements.

Concrete work shall be removed and replaced to the nearest joint on each side of the trench. (See Town standard drawing for concrete replacement.) Replace at least 6" past the trench width in

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each direction. Concrete shall be a 3/4" CDOT Class B meeting the requirements of Section 601 with no more than 20% flyash. Thickness of the concrete mat shall equal the thickness of the surrounding concrete but not less than 4" thick. Immediately prior to placing concrete, foundation shall be thoroughly moistened. After placing, the surface shall be shaped to match surrounding surface, floated with a wooden or magnesium float, and given a broom finish. All outside edges of slab and all joints shall be edged with a 1/4" radius edging tool. Expansion joints shall be placed to match surrounding concrete. Use tool joints, saw cut or zip strips as needed to match existing concrete. Joints shall be 1/4 depth of the concrete. Place construction joints around all appurtenances. Premolded expansion joint filler or thicker shall be installed in the joints for the full depth. Use of the water to finish concrete is prohibited. Concrete shall be protected from freezing for a minimum of 3 days. The concrete shall be kept continuous moisture for a minimum of 7 days by the use of a Town approved membrane applied in accordance with manufacturer's recommendation or other Town approved technique. . During curing all traffic both pedestrian and traffic shall be excluded.

E. Topsoiling

i. Conservation

When excavating, stockpile on site topsoil for future placement. Topsoil material is subject to approval. Conserve, or import if necessary, sufficient topsoil to cover a depth of 6" all disturbed areas which are not covered by riprap, road base, hard surface, or a structure.

ii. Clearing

Prior to placing topsoil remove vegetation and clear ground surface of all other materials that would hinder proper grading, tillage or subsequent maintenance operations.

iii. Placing Topsoil

Place topsoil on all disturbed areas which are not access or road ways, or designated to be covered by other materials. Prior to placing topsoil, prepare previously constructed grades as required such that when topsoiling is completed the proper grade will be achieved. After grading, scarify areas to be topsoiled to a depth of at least six inches. Perform work only during periods when beneficial results are likely to be obtained.

Perform spreading so that planting can proceed with little additional soil preparation or tillage.

Do not place topsoil when subgrade is frozen, excessively wet, extremely dry, or in a condition otherwise detrimental to proper grading or proposed planting.

F. Revegetation

Prior to commencing construction, it will be necessary to determine the amount and type of vegetation which naturally occurred on the areas to be disturbed. This will be done by counting the quantity of each type of vegetation in randomly selected representative quadrants of the site to be disturbed. Quadrants shall be either a square foot or a square yard depending on the density of the vegetation. Assessment shall be completed in accordance with the Contractor's Storm Water Management Plan.

Disturbed areas that are to be revegetated shall be left in a roughened condition. Roughen vertical depth shall be approximately 3". Roughening shall be completed with undulations running

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parallel to contouring. Use erosion control logs, silt berms, silt fence, or other suitable means to limit erosion prior to revegetation.

Preparatory to seeding, the top 4" of the topsoil shall be tilled into an even and loose seed bed 4" deep, free of clods, in excess of 2" diameter and brought to desired line and grade. Reseeding shall be done in accordance with specifications, requirements of the landowner, the recommendations from CSU Extension, BLM, and good horticultural practice for the areas being revegetated. Seed mix on private property shall be selected by the land owner. Where lawn and in other grassy areas are disturbed, sod shall be provided for restoration. Furnish and install sod in accordance with CDOT standard 212.05. Contractor shall make arrangements to keep it moist until it is established.

Seed shall not be placed in windy weather or when the ground is frozen or likely to freeze in the next 48 hours. Seeding shall only take place in the fall or early spring. Hand broadcasting of seed will only be permitted for small areas which not accessible to machine methods. In places where the seed is not drilled, the application rate of the seed shall be doubled.

In all areas where the slope is 3:1 or flatter, seeding will be accomplished in general conformance with CDOT Section 213. In larger areas, use an approved mechanical power drawn drill followed by packer wheels or drag chains. The drill shall be operated in a direction generally perpendicular to the direction of the slope. Drill seed 1/2" deep with rows spaced no more than 4" apart. Seed that is extremely small shall be sowed from a separate hopper adjusted to the proper rate of application. Hydromulching will be allowed only if adequate water will be applied to the seed to keep the mulch continuously moist until the seedlings are established.

On all slopes steeper than 3:1, and smaller areas seed shall be applied by means of a mechanical broadcaster at double the rate required for drill seeding. The surface shall be cat tracked up and down the side slope prior to, or just after, seeding to create depressions to help hold seed and moisture. All seed sown by mechanical broadcasters shall be raked into the soil to a depth of 1/2" prior to cat tracking.

Unless more stringent requirements are specified in the storm water management plan, weed free native grass straw shall be applied at the rate of two tons per acre in areas that have native vegetation. It shall be uniformly crimped in with a crimper or other approved method to a minimum depth of 3". The seeded areas shall be mulched and crimped within 24 hours after seeding. Alternately a mulch with tackifier (200#/Ac) may be used. Jute, soils blanket, or other suitable covering shall be secured to all slopes steeper than 3:1 as soon after mulching as practical. The material shall be applied smoothly but loosely on the soil surface without stretching. Workers shall minimize the amount of walking of the seedbed even after the jute is applied. The upslope end of each piece of jute mesh shall be buried in a narrow trench about 6" deep. The jute shall be secured in the trench with compacted dirt fill. Where one roll of jute ends and a second begins, the upslope piece should be brought over the buried end of the second roll with a 12" overlap to form a junction slot. Where two or more widths are side by side the overlap shall be at least 6".

Seeded areas that have been disturbed prior to or during mulching operations shall be reseeded. Areas not properly mulched or that are damaged shall be repaired or remulched as needed to meet the standards specified herein. Mulching activities shall not occur during windy weather.

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Where shrubs or trees were present prior to the disturbance, it is recommended that the same type shrubs and trees be re-planted at approximately the same density as originally present, unless the slope prohibits such plantings. Where trees in excess of 3" caliber are damaged or removed during project, replace trees with trees of similar species at twice the density. Protect such plantings from wildlife damage.

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SECTION 02712 - WATER SYSTEM - MINIMUM DESIGN STANDARDS

1. MATERIALS

Pipe, fittings, valves and fire hydrants shall conform to the latest standards issued by the AWWA, Colorado Department of Public Health and Environment (CDPHE), and shall comply with Town's detailed standard specifications. In the absence of such standards, materials meeting applicable Product Standards may be submitted to the Town for review and possible approval. Jointing material used in joining pipe shall meet pipe manufacturer's specifications and AWWA Standards, Ridgway Municipal Code (RMC) 9.1, as well as these Town's standards. All materials that could come in contact with potable water must meet NSF 61 and be so marked. Specific details for water materials are included in the Products section of the Water Distribution Standards.

2. MINIMUM FLOW

2.01. Design shall be based on an average peak flow of 4 gallons per minute (gpm) per tap and 8 gpm per dead end for lines servicing 5 or more taps. Instantaneous residential flow shall be assumed to be 15 gpm. Fire flow in residential areas shall be at least 1000 gpm unless structures are more than 20 feet apart in which case required flows can be reduced to 750 gpm. The required flow may be from more than one hydrant, provided the additional hydrants are accessible (within 300 ft) to all possible fire locations.

2.02. Commercial and industrial flows shall be designed based on the nature of the business using such references as CDPHE and Insurance Services Office (ISO) guidelines for sizing lines. The Town will have final review authority on all such lines. Fire flow in commercial and industrial areas shall be at least 1500 gpm and if the business has an above average hazard, the fire flow will be determined by the Town with assistance from the State Fire Marshall's office to insure no detrimental impact on the fire rating of the Town.

2.03. All areas shall be designed to have a maximum static head of 231 feet (100 psi) with Town mains designed to have 90 psi or less except for short distances. A minimum static head of 103 feet (45 psi). Distribution systems shall be designed to maintain a 35 psi residual pressure during required fire flow and peak residential flows. Pressure zones shall conform to existing Town zones as approved by the Town.

3. LINE SIZE

3.01. Size and location of all water lines shall be designed by a competent, licensed engineer and must be approved by the Town. The Town may at its option waive the requirement for an engineered design when the line is less than 100 feet and will serve 3 or less residential taps. The minimum line size shall be 6 inches except that four inch mains may be installed on permanent deadends (see looping requirements below) less than 150 feet long which serve three or less houses and when a permanent flushing hydrant is provided. Any lines that temporarily deadend and that will be tapped for service before being extended shall be provided with a temporary flushing hydrant.

3.02. If the Town anticipates future expansion and or extension from the area being developed by the Responsible Party, the lines shall be design the Developer will be required to design, properly size, and

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construct the system to permit future extensions to be made at the limits of the subdivision or development in question.

4. WATER LINE DEPTHS

In most cases water lines and services should be designed with 5' of cover. Depths of cover of more than 6' should be avoided. If there is a conflict at the 5' depth, the water line can be gradually reduced to 4 foot of cover with extruded polystyrene structural insulation rated at 400 pounds and an R value of 13 or more installed from where the depth reduces to where it returns to 5 ft of cover. If the conflict cannot be addressed by reducing the depth to 4', the depth shall be increased but only the minimum needed to make the crossing.

5. WATER LINE LOOPING

Water mains shall be designed through a subdivision and other type multi-unit development so that a continuous loop is provided for an alternate route of water, better circulation, and more even pressure. A variance of the looping requirement will be considered when the amount of pipe required to complete the loop will exceed 70% of the line required to serve the subdivision in accordance with Town specifications and the total cost of the water system extension will exceed \$6,000 per tap plus inflation (based on Ordinance 4-2016)

6. VALVE SPACING

6.01. A sufficient number of valves shall be provided on water mains so that inconvenience and sanitary hazards will be minimized during repairs. The water system for residential areas shall be designed so that only one block need be closed off in the event of a water line break. When development has a geometry other than lot and block, valves shall be placed at intervals less than 400 ft. Gate valves shall be placed at all pipe line intersections so that each segment of line can be isolated while minimizing the number of customers out of water. Where the line runs as a single segment for long distances (over 750 feet), valves should be placed at least at 800 foot intervals when taps are more than 150 feet apart with more frequent intervals being required on larger lines and in densely populated areas.

6.02. Valves shall be placed on each leg of the tee for a fire hydrant and on each branch of a tee or cross and at a minimum on the branch of a tee for permanent flush hydrants. Air vacuum valves shall be installed at high points on primary feeders and where venting high points through a fire hydrant is not feasible on other mains.

7. HYDRANTS

7.01. Fire hydrants shall be placed at the intervals recommended by the State Insurance Services Office, generally, at 500 foot intervals and such that hydrants are within 250 ft of property lot lines and habitable structures are entirely within 300 ft of hydrant. Hydrants shall also be located to facilitate flushing and draining even if that necessitates reducing the spacing. Hydrant leads shall be a minimum of six inches in diameter. Auxiliary valves shall be installed on all hydrant leads in conformance with typical drawings. Fire hydrant bottom valve size shall be at least five inches. Nozzle size and threads shall be confirmed with the requirements of the Ridgway Fire District.

7.02. Hydrant weep hole and leach area shall not be connected to or located within 10 feet of sanitary sewers or storm drains. In cases where an existing sewer conflicts with a proposed hydrant leach area, the

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Town may allow encasement of the sewer, flowable fill encasing the sewer, or other solution on a case by case basis.

7.03. Use of antifreeze and hydrants that need antifreeze are prohibited.

8. SERVICE CONNECTIONS

8.01. The installation of service lines and taps will be performed by the Town public works staff, or with Town approval, under Town supervision. Residential lots shall be served by a 3/4" ID tap. No direct taps will be allowed under any circumstances. Double strap stainless steel tapping saddles of non-rigid construction shall be used on PVC pipe. Materials and construction shall conform with the materials specified in the Water Line Construction Standard Specifications (Section 02713) and in accordance with relevant typical drawings.

8.02. Service lines shall be installed perpendicular to the main and shall typically be located 10 feet inside the uphill property line. Any variance of this layout will require justification and approval of the Town. Meter cans shall be set in the public right of way at property line, or if the sidewalk is at property line either just inside the front utility easements, or just to the street side of the sidewalk. Service lines shall be stubbed across the property line through the width of the utility easement with the end sealed with a watertight seal and marked full depth with a 2 x 4 painted blue and brought to grade and marked with the depth to the service line. Place a steel T post behind the 2 x 4 post to protect it.

9. PROXIMITY STATEMENT

9.01. There shall be no physical connection between a public or private potable water supply system and a sewer, other non-potable line or appurtenance thereto which would permit the passage of any sewage, non-potable, or polluted water into the potable supply directly or through contamination of the surrounding soils.

9.02. Buried potable water lines shall not be laid closer horizontally than 10 feet outside edge to outside edge from non-potable lines and the water lines shall typically be at a higher elevation than the non-potable. If this is not possible, separate trenches will be required and the water line shall be at least 18" above the non-potable and a pipe with a water tight welded joint such as HDPE shall be used. When water and non-potable lines cross each other, the water line shall be at least 18" above the non-potable. If this condition is not met, then where practical, the non-potable line shall be encased with a 20' PVC casing pipe centered on the water line crossing. If is not practical to case the non-potable line, the potable line shall be so cased. Should the non-potable line be above the water line, no matter what vertical separation the casing pipe shall be sealed to the carrier pipe with no-hub reducing couplings, Link-Seal or other approved method to provide a water tight seal.

9.03. Force main sewers require a separation from the water main of at least 10 feet measured horizontally unless both pipes are encased in and properly supported with pipe joints as far apart as possible with sealed end encasements. There shall be a 2' vertical separation at crossings or a watertight casing shall be provided around the force main.

9.04. There shall be a minimum clear distance vertically of 8" between the uppermost part of the lower utility and the lowermost part of the upper utility including casings to allow for proper bedding. In all cases, suitable backfill or other structural protection shall be provided to preclude settling and/or failure of any of the pipes.

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9.05. No water pipe shall pass through or come within ten feet of a sewer manhole unless absolutely unavoidable, in which case adequate protection as determined by the Town Engineer must be provided.

Water lines shall have at least 5 foot horizontal separation from wire utilities. The Town shall have final review authority of all proposed designs which do not provide adequate separation. These requirements for protection of the water system against contamination from non-potable water conveyances shall apply equally to water mains and service connections.

10. CROSS CONNECTIONS AND BACKFLOW PREVENTION

There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminated materials may be discharged or drawn into the Town potable water system. Any interconnections between potable water supplies shall have prior written approval of the Town. All water mains, service lines and connections and appurtenance shall be installed consistent with RMC 9-1-27 Cross Connection and Backflow Prevention and meet the requirements in the Water Distribution Section of these Standards.

11. REMOVAL OF ABANDONED INFRASTRUCTURE

Where new construction will replace existing infrastructure, unless otherwise approved by the Town the abandoned infrastructure shall be removed.

12. DISINFECTION AND FLUSHING

Refer to Standard Specifications – Water Line Construction for disinfection and flushing requirements.

13. TESTING

Testing of water lines, services, and appurtenances, shall conform with the requirements of AWWA and the applicable Town Code and Standard Specifications of the Town.

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SITE WORK – WATER SYSTEM CONSTRUCTION

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SECTION 02713 – WATER SYSTEM CONSTRUCTION

1. GENERAL

The water lines and appurtenances shall be constructed according to standard accepted practices and as specified herein. Reference to standard specifications e.g. AWWA, ASTM, etc. made a portion of these specifications by reference shall be the latest edition and revision thereof. All water line improvements and additions must also comply with the Minimum Standards portion of the Town Standards, Section 9.1 of the Ridgway Municipal Code, and all applicable Colorado Department of Public Health and Environment (CDPHE) and EPA regulations.

1.01. Description

- A. This section covers the furnishing, installation and testing of water distribution lines and appurtenances. Contractor shall furnish all equipment necessary for said work and testing.
- B. Contractor shall follow manufacturer's recommended procedures in all handling and installation operations. All water line improvement must also comply with the Town's Minimum Standards and all applicable codes, laws, and regulations.
- C. Contractor shall engage the services of a licensed surveyor to layout the locations and depths of the new water infrastructure in accordance with the Town approved plans. If not done during design and incorporated into the approved construction drawings, the Contractor shall make such excavations as are necessary to determine the exact location of existing utilities which affect new construction. Where practical, new lines shall be routed to facilitate installation, allow for future maintenance, minimize existing utility conflicts and to minimize construction problems.

1.02. Related Work Specified Elsewhere

Section 02200 – Excavation, Backfill, and Compaction Specifications
Section 02712 – Water System – Minimum Design Standards
Section 02723 – Sewer System Construction

- 1.03. Proximity Statement:** Refer to Section 02712 - Minimum Design Standards for Water Distribution System.

2. PRODUCTS

All materials shall be new, unused, and of the best standard quality available for the purpose intended. All materials in contact or potential contact with potable water shall be NSF 61 certified and meet all current EPA and CDPHE requirements including the lead-free requirements. All brass shall meet AWWA C-800. Where materials are specified by brand names, materials of equal quality may be substituted if the Contractor submits adequate technical and descriptive data and secures the approval of the Town unless the material is specifically noted to be the only material allowed. The Town or its designated representative shall be the sole judge of the suitability and acceptance of materials. The Town in some instances may insist on a particular brand or model (to match materials in use) to minimize the parts inventory and/or O and M requirements.

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Certificate of Compliance shall be submitted to the Town stating all pipe and materials furnished under these specifications do in fact comply with all referenced specifications and meet the Safe Drinking Water Act, CDPHE, and NSF 61 requirements.

2.01. Ductile Iron Pipe

Conformance	AWWA C151
Thickness	Class 50
Pressure Rating	150 PSI
Joints	Neoprene Gasket AWWA C111/ with Conductivity Straps
Fittings	ANSI/AWWA C153 when available or C110
Corrosion Protection	Wrap pipe in polyethylene tubes and sealed

2.02. Plastic Pipe (PVC) - Water

Conformance	AWWA C900
Thickness	Class 150
Pressure Rating	DR-18 to line pressures of 100 psi and DR-15 when typical line pressures are expected to exceed 100 psi
Joints	Rubber Gasket, bell and spigot
Fittings	Ductile Iron AWWA C153 when available or C110
	Under 4", PVC with 200 PSI rating allowable
Marking	10 ga color coded tracer wire taped to pipe (blue for potable water and purple for non-potable. Metallic 6" wide color coded marking tape, located 12" above water line

2.03. Copper Tubing

Conformance	ASTM B88, lead free
Thickness	0.65" for ¾" and 1"
Service	Potable water service lines
Type	K soft copper

2.04. Water Service Materials

- A. Corporation Valve: Corp valves shall be A.Y. McDonald #5182 brass. Valves shall be AWWA C-800 and NSF 61 certified.
- B. Service Saddles: Service Saddles shall be Mueller BR2B bronze saddle with stainless steel straps and O-Ring sealed outlet, sized for the pipe to which it will be connected with the correct tap size and thread. Saddles shall be AWWA C-800 and be NSF 61 certified. **Only this model will be allowed.**
- C. Meter Setters:
Meter setters shall be A.Y. McDonald #5141-077 ONLY compression brass. With ball valve shutoff and dual check valve. Meter setters shall be AWWA C-800 and NSF 61 certified.
- D. Water Service Backflow Preventor
Mueller M-98 Angle Dual check valve or can be incorporated into meter setter.
- E. Meter Can: Meter cans shall be Bingham Taylor MMPE 24" diameter. **Only this model will be allowed.**

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- F. Meter Can Lid: Castings – M 70 meter can cover with cast iron outer lid of sufficient diameter for the meter can with 2 in hole and M 70 aluminum inner frost lid. **Only this model will be allowed.**
- G. Water Service Pressure Regulator: Pressure regulators with strainers shall be installed on the mainline side of meters when the pressure through the meter will exceed 80 psi. Regulators will be diaphragm type, easily field adjustable for pressure, and shall be accessible for repair without removal from the pipe line. Unless otherwise approved regulators shall be pre-set at 50 psi. A "Y" type strainer with plug and screen removable without removing the strainer or regulator shall be installed at the inlet end of each regulator.
- H. Curb Stop and Box: Curb ball stops shall be McDonald brand brass with compression joints on both end and with cast brass pinned handle with box and cap lid.

2.05. Gate Valves

Conformance	AWWA C515
Material	Epoxy coated ductile
Body Type	Resilient seat, non-rising stem
Pressure Rating	150 PSI, minimum
Joints	Flange or Mechanical Joint end as required typically flanged to fitting, mechanical joint to pipe
Coating	Epoxy inside
Operating Nut	2" Square, open counterclockwise (buried) Handwheel (non-buried service)
Acceptable Models	Mueller, (Only these products will be accepted by Town)

2.06. Valve Box

Location	All buried valves not in vaults
Type	Slip type, two or three piece 5 1/4" as req'd, traffic rated
Base	Suitable for valve size, depth, and operating mechanism
Material	Cast Iron, 1/4" minimum wall thickness
Coating	Bituminous varnish, plastic wrapped
Cover	Cast Iron, traffic type, marked "WATER"
Location	All buried gate valves
Operator Extension	1" minimum diameter cold rolled steel rod (where depth greater than 5 feet)

2.07. Butterfly 3-inch and Larger

Conformance	AWWA C504
Material	Iron Body, bronze mounted
Type	Resilient seat
Pressure Rating	150 PSI
Coating	Epoxy inside
Seat	Rubber
Joints	Flange
Operator	Electric Actuator (see below for details)
Operation	Open by turning counterclockwise
Acceptable Models	Bray, Mueller

2.08. Butterfly Valve Electric Actuator: Actuator shall be UL listed, designed to be located in a wet environment, NEMA 4 rated. It shall include adjustable speed control for both opening and closing speeds such that operating the valve will not create water hammer in the line. Wiring shall go to a terminal strip.

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Actuator shall include a simple manual override handwheel system. Actuator shall be designed to function with the butterfly valve furnished. Actuator shall be Bray Series 70 or approved equal.

2.09. Fire Hydrants

Conformance	AWWA C502
Material	Ductile iron body, fully bronze mounted
Pressure Rating	150 PSI, minimum
Type	Breakaway traffic w/easily replaced flange
Size	6" w/ 6" mechanical joint inlet, 5' minimum bury
Joints	Megalug, O.A.E. restraints on mechanical joints
Outlets	2 - 2 1/2" hose nozzles, 1 - 4 1/2" pumper nozzle all w/ National Standard Thread
Operating Nut	1 1/2" National Standard pentagon, open counter-clockwise
Main Shut off	Gate valve per spec. above
Acceptable Models	Mueller Modern Centurion (Only this model will be accepted by Town)

2.10. Flushing Hydrants

Conformance	NSF/ANSI 372
Service	Potable water, frost free, self-draining, with vacuum breaker
Size	Inlet 2" or same as existing line, outlet 2-1/2" NST Bury match existing water line typically 5-6'
Type	Breakaway traffic w/easily replaced flange
Joints	Megalug 2000 series restraints on mechanical joints
Outlets	1 - 2 1/2" hose nozzle w/ National Standard Thread
Interior Operating Parts	Brass, bronze, and shall be removable for service and replacement without excavating the hydrant.
Exterior Casing	Ductile Iron
Operating Nut	1 1/2" National Standard pentagon, open counter-clockwise
Main Shut off	Gate valve per spec. above
Model	Mueller 2-1/8" Post type Hydrant with one 2-1/2" nozzle or approved equal.

2.11. Yard Hydrants

Service	Potable water, frost free, with vacuum breaker
Size	3/4" NPT inlet, 3/4" hose bib lockable, 5' bury
Valve	Woodford Y34-4 or approved equal

2.12. Air Valves:

At high points in water mains where air can accumulate, provisions shall be made to remove air by means of air relief valves or other means approved by the Town. Air relief valves shall be placed in vaults which allow convenient service of the valve and provide for adequate drainage.

Material	Cast iron body, ASTM approved materials
Pressure Rating	150 PSI
Size	3/4" minimum, sized by air flow requirements
Connection	3/4" tapping saddle, tap at high point in line
Main Shut off	Corporation stop
Support	Support weight so not transferred to water line
Vent	12" above ground, pointed downward, covered with #24 mesh
Acceptable Models	APCO or Valmatic automatic valves or approved equal

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2.13. Cross Connection Control Valves: Where there is a potential of backflow, either backpressure or back siphonage, into the potable water supply, the service line shall be isolated from the potable supply by a backflow prevention device such as a double check valve, reduced pressure principal device (RP), pressure or atmospheric vacuum breaker depending on the location and nature of the hazard. The Town shall approve the type of device to be installed. All cross connection control devices shall meet the standards of the Foundation for Cross Connection Control and Hydraulic Research (Foundation). The valves shall be used only as recommended by the Foundation and installation shall be in accordance with its recommendations. A list of currently approved devices and valves is available from the CDPHE. Valves shall be installed in vaults which allow for convenient testing and maintenance of the valves and they must be installed in a manner that allows for gravity drainage from the vault.

2.14. Miscellaneous Valves: Plans for all large valves, control valves, pressure reducing valves, and other specialized valves shall be submitted to the Town for review and approval. In all cases such valves shall be installed in vaults or pits that are sufficiently large to accommodate all operation and maintenance required. Bypass lines are required.

2.15. Bolts and Hardware: All bolts, nuts, and small miscellaneous hardware shall be Cor-Blue, stainless steel, or other durable corrosion resistant material approved by the Town unless specifically noted.

2.16. Compression Couplings: Compression couplings 2" or smaller shall be Mueller.

2.17. Tracer Wire and Marking Tape

A. Tracer wire shall be 10 gauge with blue insulation.

B. Marking tape at least 6" wide labeled "water" shall be placed 12" above pipes of all materials.

2.18. Insulation: Trench insulation shall be high compressive strength extruded polystyrene ridge foam insulation designed for use in engineered applications for high load bearing uses. Materials shall be a closed cell structure and meet ASTM C578 type VII. Minimum compressive strength (ASTM D1621) shall be 60 psi with an R value (ASTM C518) of 5 per inch. Insulation shall be Foamular XPS or each. Thickness and width shall be in accordance with the table below:

<u>Depth of Cover</u>	<u>Insulation Width and Thickness</u>
4.5' – 5'	2" thick, 3.5' wide
4.0' – 4.5'	3" thick, 3.5' wide
3.0' – 4.0'	4" thick, 4' wide
Pipe crossing above water line	3" thick, 3' each side of crossing

2.19. Manholes: Manholes shall meet the requirements for manholes in the Sewer Standards (Section 02722).

3. EXECUTION

3.01. Field Locations: The Contractor shall make such excavations as are necessary to determine the exact location of existing utilities which affect new construction. Where practical, new lines shall be routed to facilitate installation, allow for future maintenance, minimize existing utility conflicts and to minimize construction problems. Notify the Town if existing utilities present conflicts for the new infrastructure.

3.02. Service Disruption: Service disruption shall conform to the requirements in the General Requirements.

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3.03. Receiving, Handling, and Storage

Upon receipt make overall inspection that pipe has been received in good condition. Pipe and appurtenances should be inspected for any damage or imperfections and problem materials should be so marked set aside until removed from the job site. Town reserves the right to inspect all materials received and reject any which does not meet the requirements of Town specifications and standards.

Pipe, valves, fitting, and other appurtenances should be unloaded, handled, and stored in accordance with manufacturer's recommendations. Pipe shall be handled during all phases of construction in a manner that will provide the maximum protection of the pipe and any coating or lining and will prevent the intrusion of dirt or other foreign materials into the pipe. All slings, hooks, and other lifting or handling equipment which comes in contact with pipe and appurtenances shall be padded. Dropping the pipe during unloading or placing in the trench is prohibited and will be cause for rejecting that material. Do not drag pipe spigot rings on the ground and do prevent damage to the ring from contact with abrasive or hard objects. Extreme care shall be used in the handling, storage, and installation of valves and other appurtenances to prevent damage or distortion to the equipment and to ensure proper performance and assure cleanliness. Valves shall not be lifted by operating stems. Dropping materials during unloading or placement in the trench is prohibited and will be cause for rejecting that material.

Only the amount of pipe and fittings necessary to ensure efficient installation progress shall be strung along the trenches. All other pipe and fittings shall be stored in the Contractor's yard. Piping strung or stored shall be protected at all times from damage by traffic, workmen, construction operations, and other hazards. PVC pipe stored for a prolonged period of time shall be protected from sunlight.

3.04. Alignment and Grade

Pipe shall be laid and maintained to the required line and/or grade shown on the approved plans with fittings, valves, and hydrants at the required locations with spigots centered in the bells. Pipes and appurtenances shall be installed within 0.5' horizontal and 0.1' vertical of design.

Changes in horizontal or vertical alignment of the pipe at a joint shall not exceed the manufacturer's recommended deflection for the type and size pipe being laid. When the change required is more than that recommended, a fitting or several short joints of pipe shall be used. All changes in direction in excess of eight (8) degrees or the maximum deflection recommended by the manufacturer, shall require a fitting unless otherwise approved by the Town.

When new pipe is to be connected to an existing pipe or when crossing existing pipe line, the Contractor shall excavate the existing lines well in advance of the laying of the new line to enable the Town's representative to verify their elevation and placement and to make any adjustments in grade and/or alignment of the new pipe line that may be required.

The Contractor shall proceed with caution in the excavation and preparation of the trench so that the exact location of underground structures, both known and unknown, may be determined, and he/she shall be held responsible for the repair or replacement of such structures when broken or otherwise damaged. Temporary support, adequate protection, and maintenance of all underground and surface utility structures, drains, sewers, and other structures encountered in the progress of the Work shall be furnished by the Contractor at his expense.

Whenever obstructions are encountered during the progress of the Work and interfere to such an extent that an alteration in the approved plans is required, the Contractor shall notify the Town and the Town

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shall have the authority to change the plans and order a deviation from the line and/or grade or arrange with the owners of the structures for the removal, relocation, or reconstruction of the obstructions.

All pipe shall be laid to the depth shown on the approved plans or pipeline typical drawing. The depth of cover shall be measured from the top of the barrel of the pipe to the established finished grade of the street unless changes in street grade are proposed in which case the cover shall be measured to the proposed depth. Construction staking is required at minimum 150 ft intervals for line and grade control.

3.05. Excavation and Trench Preparation

Excavation shall be in accordance with Trench Excavation, Compaction, and Backfilling Standard Specifications except as more stringent requirements are outlined herein.

Bedding for water lines shall be in accordance with Section 02200 Excavation, Compaction, and Backfilling Standards and manufacturer's recommendations including that select bedding for water taps and service lines shall be a low permeability material.

3.06. Pipe Laying

- A. Lowering Pipe into Trench: Proper implements, tools and facilities shall be provided and used by the Contractor for the safe and convenient performance of the Work. All pipe, fittings, valves, and hydrants shall be carefully lowered into the trench piece by piece by means of a derrick, ropes, or other suitable tools or equipment, in such a manner as to prevent damage to pipe and fittings. Under no circumstances shall the pipe or accessories be dropped or dumped into the trench. Dropped or dumped materials will be cause for rejection of same.
- B. Inspection Before Installation: The pipe and accessories shall be carefully inspected for cracks and other damage before installation in the final position. Defective or unsound material shall be set aside for inspection by the Town who will determine if the material shall be repaired or rejected. Rejected materials shall be removed by the Contractor from the job.
- C. Keeping Pipe Clean: Every effort shall be made to keep the interior of pipe and fittings clean during all phases of construction. This is especially important if the tablet method of disinfection is to be allowed. The interior of the pipe shall be thoroughly cleaned of foreign material before being lowered into the trench and shall be kept clean during operations by plugging or other approved means. Fittings shall be thoroughly cleaned, with a wire brush if necessary, taking care to not damage the internal coating. If the pipe laying crew cannot keep pipe clean while placing the pipe in the trench, Town may require that the ends of the pipe be covered before placing it in the trench and that the covers only be removed as the joints are assembled. If cleanliness is in question, the Town may require the line be swabbed and/or hydrojetted and video inspected at contractor's expense to confirm that it is clean. Providing access to all sections which are required to be videoed, then cleaning and reassembling pipe, shall be the responsibility of the Contractor.
- D. Laying of Pipe: The full length of each section of pipe shall rest solidly upon the bed, with recesses excavated to accommodate bells and joints. Pipe shall be laid with bell ends facing the direction of laying unless directed otherwise by the Town. Pipe laid on slopes 10% and steeper shall be laid from the bottom and proceed upward and have restraints approved by the Town. Pipe shall not be laid in water or when trench or weather conditions are unsuitable for the Work unless expressly permitted by the Town.

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The subgrade upon which the pipe is placed shall consist of materials suitable for supporting the pipe without excessive settlement or stress development. Fine earthen materials shall be carefully placed and compacted around the pipe and up to a depth of six inches over the top of the pipe. Care shall be taken in backfilling to see that the pipe is not displaced, crushed, cracked, or otherwise injured. In the event that rock or excessively spongy materials are encountered, they shall be removed to a depth of not less than 6" below the bottom of the proposed lines and replaced with an approved material and mechanically compacted to grade. If no suitable subgrade material is available from the upper portion of the excavation, approved material shall be imported to the job site.

The sealing surface of the pipe, the bell to be joined, and the elastomeric gaskets shall be cleaned immediately before assembly. Assembly shall be made as recommended by the manufacturer. Unless otherwise directed, the gasket and the bell or the plain end of the pipe to be jointed shall both be lubricated with a suitable soft vegetable soap compound meeting NSF 61. The spigot end shall be centered in the bell and the pipe forced home and brought to correct line and grade. Pipe that is not furnished with a depth mark shall be marked before assembly to assure that the spigot end is inserted to the full marked depth of the joint. Care shall be taken to ensure that no damage is done to the pipe, collar, gasket, or bell when the pipe is being homed. Use of excessive force will not be permitted. Any pipe that has had the grade or joint disturbed during or after laying shall be taken out and relayed.

Any section of pipe, fittings, valves, or hydrants already laid and found to be defective shall be taken out and replaced without additional expense to the Town.

HDPE pipe shall be installed in strict accordance with manufacturer's recommendation. All workers welding HDPE pipe must be trained and approved by the manufacturer for welding pipe of the size and DR being used on this project. At the beginning of welding each day, each worker who will be welding pipe shall demonstrate his qualifications by successfully completing a bend back test prior to welding any pipe for use on the project. All welds shall be full depth and shall have a uniform bead around the joint.

Flange and mechanical joints shall be made with properly sized machine bolts and nuts. All nuts and bolts utilized in underground connections shall be Cor-blue, stainless steel, coated high strength cast iron, or coated high strength wrought iron depending on soil conditions. All nuts and bolts shall be Cor-blue unless approved by the Town. All components of these types of joints shall be cleaned before jointing. Only one (1) gasket will be permitted in a flange joint. In a mechanical joint the plain end pipe shall be fully seated before the gland and gasket is slipped up to the bell; care shall be taken to locate the gasket evenly around the entire joint. All nuts on both types of joints shall be tightened by hand first then by alternating nuts 180 degrees apart to the manufacturer required torque. Deflection at a mechanical joint shall not exceed either the manufacturer's recommendation or Table 1 in AWWA C600. Buried bolts and nuts on mechanical and flanged joints shall be wrapped in a 10 mil plastic and taped closed.

When work is not in progress, open ends of pipe and fittings shall be securely closed by a watertight plug to prevent entry of foreign materials and/or water. If there is water in the trench, the seal shall remain in place until the trench is pumped completely dry. Whenever water is in the trench, enough backfill shall be placed on the pipe to prevent floating. Should any foreign material be allowed to enter the line or to remain in the line after installation, the Contractor shall remove such accumulation with a pipeline scraper or other approved means. Should the Contractor repeatedly fail to prevent dirt or other material from entering the line, he/she will be required to

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clean each section of pipe with a pipeline scraper or swab as it is installed. If pipeline cleanliness is in question the tablet method of disinfection will not be permitted.

Tracer wire shall be fastened to all pipes and shall be fastened to and be looped up to the surface at all valves, hydrant, and other metallic structures along the line. Tracer wire shall be 10 gauge. Marking tape at least 6" wide labeled "water" shall be placed 12" above pipes of all materials.

- E. Sequencing: Pipeline installation shall follow trench excavation within 100 lineal feet. Trench backfill shall follow pipe installation within 100 lineal feet. Approved cleanup shall follow trench excavation within 100 lineal feet. The Town may allow changes in these requirements if field conditions warrant.
- F. Cutting of Pipe: The pipe shall be cut in a neat and workmanlike manner in accordance with manufacturer recommendations. No damage shall be done to the pipe or any lining or coating and the cut shall leave a smooth end at right angles to the axis of the pipe. Flame cutting of iron pipe by means of an oxyacetylene torch shall not be allowed.
- G. Connection to and Crossing of Existing Lines: When new pipe is to be connected to or to cross an existing pipe, the Contractor shall excavate the existing lines well in advance of the laying of the new line to enable the Town's representative to verify elevation and placement and to make any changes in grade and/or alignment of the new pipe line that may be required. Connections to existing lines shall be made at the locations shown on the approved plans unless changes are approved by the Town. In most cases where there is significant elevation adjustment (more than 18"), the Contractor shall use 22.5 degree fittings to make the adjustment. For lesser changes a gradual adjustment of elevation should be made. Place insulation where cover is less than specified depths. Coordinate timing of the cut with Town, and provide required notice to affected customers. In cutting the existing pipe take great care to minimize contamination of existing line. Keep water level in the trench below the level of the pipes. Make connection using required fittings and restrain the joint. Disinfect the line as called for below for a repaired line. Cut off and seal abandoned section unless otherwise noted on the approved plans, remove abandoned sections of line.

3.07. Water Service Installation

- A. Service Line Installation and Responsibility: All water services shall be stubbed out to through the utility easement. Generally, meters shall be set at property line. When sidewalks are set close to property line, meters shall be set in the green belt near the sidewalk. In all cases owner responsibility for the service line shall begin at the meter. Installation of service lines shall be by open cut with bedding, backfill, and compaction in conformance with the specifications herein and Standard Specifications for Excavation, Backfill, and Compaction. Depth of bury shall be 5' unless otherwise indicated on the Town approved plans. Care shall be taken in laying the service line to prohibit kinks in the line. In placing backfill around pipe use only select materials which will bed and support the pipe and not cause injury to it.
- B. Meter Lid Elevation: The lid for the meter can boxes shall be flush to finished grade of the surrounding property and landscape. When a meter can must be set within a sidewalk the lid shall be set about 1/2" below grade to avoid catching on a plow.
- C. Curb Stop and Box: Install curb stop on service lines so that the box will be in the sidewalk or concrete. Boxes must be plumb and the box lid ¼" below the finished concrete.

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- D. Fire Protection Service Line: Service lines for fire protection, unless smaller than 2", shall be made by installing a tee in the main with a gate valve flanged to the tee. All fire services shall be installed with a Town approved backflow prevention device. The property owner shall be responsible for maintenance of the fire service from the tee on the main to and through the property being served.

3.08. Crossings: Details for crossing roadways, canals, ditches, and arroyos (draws) are covered in a separate specification entitled "Crossings". All river crossings shall be submitted to the Town for specific review and approval.

3.09. Setting of Fittings, Valves, and Hydrants: All hydrants, valves, plugs, caps, and fittings shall be provided as shown on the approved plans and set and joined to the pipe in the manner specified herein for cleaning, laying, and joining pipe. Whenever practical, flanged fittings shall be used and gate valves bolted directly to crosses and tees as applicable. All valves, fittings, hydrants including the connections shall be wrapped in a 10 mil plastic and sealed.

- A. Valves and Valve Boxes: Gate valves shall be installed as shown on the Town typical drawing and in accordance with the Minimum Standards adopted by the Town at the locations shown on the approved plans. In general, a valve shall be provided on each branch of a tee or cross. Care shall be taken to assure that the valve and box are plumb and that the valve box is properly supported on a concrete base, and adjusted for the correct finished grade. A box shall be provided for each buried valve and the box shall not transmit shock or stress to the valve and shall be centered over the valve nut. Each valve not in the roadway shall be marked with a steel T post. The top of the post shall have a 4 x4 minimum steel plate welded to the top. The plate shall be labeled with the valve ID.
- B. Hydrants: Hydrants shall be located as shown on the approved plans. Final location will be approved by the Town in the field and should provide complete accessibility and minimize the possibility of damage from vehicles or injury to pedestrians. Hydrants shall be accurately set to the proper bury lines so that bolts are accessible and shall be securely anchored when it is plumb. A gravel fill shall be placed around the hydrant barrel drain port as shown on the typical drawings. Each hydrant shall be connected to the main with a 6" minimum diameter branch controlled by an independent 6" gate valve, installed in accordance with the typical drawings for hydrant and gate valve installation adopted by the Town. The Contractor in the presence of the Town shall test each hydrant by operating it through several open and close cycles.
- C. Dead Ends: All unconnected ends of pipe shall have a valve, and plug or cap installed on it with appropriate restraint. In general, plugs shall be inserted into the bells of all dead-end fittings. Spigot ends of accessories, fittings and plain ends of plastic pipe shall be capped. Blind flanges shall be used on flange fittings. A reaction or thrust block and mechanical restraint such as a megalug shall be provided at all dead-ends of pipe.
- D. Thrust Blocks: A reaction or thrust block shall be provided at each bend, tee, valve, hydrant, plug, and at reducers or fittings where changes in pipe diameter or direction occur. The size and shape of the thrust blocking shall be as shown on the typical drawing. Concrete shall be a 6 sack, 4000 psi at 28 days mix approved by the Town. Maximum water cement ratio shall be 0.42. The concrete shall be placed between the poly wrapped pipe or appurtenance and the undisturbed wall of the trench. The concrete shall be placed in such a manner that no concrete is in contact with any bolts or nuts on the fitting etc. so that the pipe and fitting joints will be accessible for repair by poly wrapped the full joint and taping closed. In addition, a joint restraint system such as a megalug shall also be provided on all mechanical joints.

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- E. Air Valves: Air valves shall be installed in all locations where air is likely to accumulate in the water line, most often at high spots in the line. A tap shall be made in the top of the line and a corporation stop installed in the tap. The line shall then be connected to an air valve installed in a manhole or vault that meets the requirements of the material specifications above and shall be installed in accordance the standard drawing adopted by the Town. The valve shall be installed at 4 feet below finished grade. A frost-free lid shall be provided. Adequate insulation shall be installed around the valve to protect it from freezing.
- F. Cross Connection Control Valves: Cross connection control valves shall be installed in a manner which conforms with the recommendations of the Foundation for Cross Connection Control and Hydraulic Research and applicable CDPHE regulations and shall have sufficient space around and access to the valve to allow for proper testing.
- G. Vaults: Vaults where needed or required shall be of concrete with minimum wall thickness of 6 inches or the minimum required to properly encase the re-enforcing steel required by the structure. The vault shall be of such size as to allow easy operation and maintenance of the equipment contained therein with no less than 18" clear around the outside of the pipe. A 24" minimum access hatch shall be provided over the manway steps to allow access to the vault. Opening size and location shall allow for removal of any facilities that need to be maintained. Vaults shall include either a floor drain or sump depending on groundwater conditions.

3.10. Bedding and Compaction: Bedding, backfilling, and compaction shall be in accordance, with Excavation Backfill, and Compaction Standard Specifications of the Town and pipe manufacturer's specification. Special attention shall be given to placing and compacting select bedding material in the pipe zone. The haunching on PVC pipe shall be compacted to 95% Standard Proctor. Bedding and pipe zone backfill of water lines shall be fine grained and relatively impermeable rather than a graded material. Backfill shall not be wheel compacted until there is a minimum of 36" of compacted cover over the top of the pipe.

3.11. Hydrostatic Testing

The Contractor shall be required to perform hydrostatic tests on all water mains, laterals, dead ends, and service lines in accordance with AWWA specifications C600. Prior to making the test the Contractor shall advise the Town of the time and place of the test so that adequate inspection can be provided. Prior to performance of the test the pipeline shall be completely filled with water for a period of 24 hours.

The test shall be conducted in the presence of the Town or its authorized representative. The testing of the lines shall be done without being connected to existing lines unless approved by the Town. All necessary apparatus for pressure testing including the pump, pipe connection, gauges, and measuring devices shall be furnished by the Contractor at no cost to the Town. If connections to the existing lines are allowed by the Town, it is with the understanding that the Contractor assumes any and all responsibility in case of damage or failure of the existing system. Leakage through connections to the existing system, leaks in the existing lines, or leaking valves under the test pressure will invalidate the test and required the Contractor to find another means to test the line.

Prior to testing, all air shall be bled from the lines. If permanent air vents are not located at all high points, the Contractor shall install corporation stops at such high points so the air can be expelled as the line is filled then the corps closed. The lines shall be tested at 150 psi or 1.5 times the normal working pressure of the lines, whichever is greater, for not less than two (2) hours when performing the combined pressure and leakage test. Test pressure shall be measured at the high point in the line. All taps, gauges (3" face, 0-200 psi, at least 5 psi gradations), and necessary equipment shall be provided by the Contractor as

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approved by the Town; however, the Town may utilize its own gauges if it so elects. Each section of the new line, between valves shall be tested to demonstrate that each valve will hold the test pressure. No pipe installed will be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{N * D * \sqrt{P}}{7400}$$

Where:

L = Allowable leakage (gal/hr)

N = Number of joints in the line

D = Nominal Pipe Diameter (in)

P = Testing pressure (psig)

During the test, the test pressure shall not lose more than 5 psig without being pumped back up to the test pressure. The total gallons of water required to return the line to the test pressure at the end of the test period is the total leakage. If the total leakage is less than the allowable, the line can be given preliminary acceptance. All visible leaks will be repaired regardless of the amount of leakage. If leakage exceeds that allowed based on the above formula, Contractor shall identify problems, make repairs, and repeat the test until the leakage is less than or equal to the allowable leakage.

When separate pressure and leakage tests are to be performed, test procedures shall conform with the procedures detailed in AWWA C600. The duration of the pressure test shall be a minimum of one (1) hour and the duration of the leakage test shall be a minimum of four (4) hours.

Each gate valve shall be tested to ensure that it operates properly and provides watertight seal under 1 1/2 times operating pressure in the closed position.

3.12. Disinfection of Potable Waterlines

- A. General: Flushing and disinfection of potable waterlines shall be done in accordance with the procedure set forth in AWWA C651 Disinfecting Water Mains. All water lines and sections of water line which have been exposed including lines owned by other parties must be disinfected. The Contractor shall provide all temporary blowoffs, pumps, chlorination equipment, chlorine and all other necessary apparatus required. The placement of powder chlorine in each joint of pipe will not be allowed.
- B. Pipe Cleaning: If the pipe contains dirt or heavy encrusted matter that in the opinion of the Town Engineer will not be removed during the flushing operation, the Contractor shall clean and swab the interior of the pipe with a 5 percent chlorine solution.
- C. Preliminary Flushing: The pipeline shall be flushed prior to disinfection, except when the tablet method is used, to remove all remaining foreign material. The flushing operation shall develop a minimum velocity of 5 ft./sec. for 5 minutes minimum through the length of the pipe. If dirt cannot, in the opinion of the Town Engineer, be removed by flushing, the pipe shall be cleaned and swabbed with a 5% hypochlorite disinfecting solution. Preliminary flushing cannot be used with the Tablet Method. Use of tablet method for disinfection is only allowed if the pipe has been kept clean and dry duration installation. If the pipe has not been kept clean, the tablet method is not allowed and preliminary flushing is required.

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- D. Chlorine Application: In general, chlorine shall be applied using the continuous feed method. The tablet method may be used on short extensions (up to 2500 ft.) of small diameter mains (12-inch and smaller). Longer line segments require using the continuous feed method.
- E. Continuous Feed Method: Introduce water into the line at a constant rate while adding chlorine at a minimum concentration of 25 mg/l. Maintain the chlorinated water in the pipeline for a minimum of 24 hours after which period the treated water shall contain no less than 10 mg/l of chlorine throughout the entire length. Repeat the above procedure if the residual at the end of the 24 hours fails to meet the minimum concentration. Note that use of the slug method, requires 3 hours contact with not less than 100 mg/l solution and not less than 50 mg/l free Cl₂ at the end of the 3 hours.
- F. Tablet Method: This method shall not be used if trench water or foreign material has entered the line or if the water is below 5 degree C (41 degrees F). Because preliminary flushing cannot be used with this method, tablet method shall only be used when scrupulous cleanliness has been exercised. Place tablets in each section of pipe in sufficient number to produce a dose of 25 mg/l. Refer to Table 3 of AWWA C651 for the required minimum number of tablets (2 tablets for 6" and 3 for 8" pipe in 20' joints). All tablets within the main must be attached at the top of the pipe with an adhesive appropriate for potable water. Tablets shall also be placed on all hydrants. Introduce water into the pipeline at a rate no greater than 1 ft./sec. and retain the water in the pipeline for a period of 24 hours. The minimum residual shall be 5 mg/l throughout the line.
- G. Final Flushing: After the required retention period, flush all heavily chlorinated water from the main until the chlorine concentration is no higher than that prevailing in the system, or less than 1 mg/l. When the tablet method has been used, provide a flushing velocity equal to that of the preliminary flushing specified above.
- H. Disposal of Super Chlorinated Waters: All flushing of chlorinated water shall be completed in conformance with CDPHE guidance and in a manner that protects with environment and all property and improvements.
- I. Bacteriologic Tests: After completion of the final flushing and prior to placing the pipeline in service, collect samples from the end of the line and test for bacteriologic quality to show the absence of coliform organisms. The number and frequency of samples shall conform to the requirements of the public health authority having jurisdiction but in no case shall the number be less than one for chlorinated supplies and two collected 24 hours apart for unchlorinated supplies. Collect samples in sterile bottles from a standard corporation stop installed in the main. Do not collect samples using a hose or fire hydrant. Sterilize the corporation stop prior to sampling.
- J. Repetition of Procedure: If the original disinfection fails to produce satisfactory samples, repeat the disinfection procedure until satisfactory results are obtained.
- K. Disinfecting Existing Mains: The procedure outlined in this section apply primarily when existing mains are wholly or partially dewatered. Leaks or breaks that are repaired with clamping devices while the mains remain full of water under pressure present little danger of contamination and may not require disinfection as long as the repair parts and the pipe which will be covered are swabbed with chlorine immediately prior to connection.

When an old line is opened, either by accident or by design, the excavation is likely to be wet and could be contaminated. Liberal quantities of hypochlorite applied to open trench areas will lessen

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the danger from such pollution. Tablets have the advantage in such a situation because they dissolve slowly and continue to release hypochlorite as water is pumped from the excavation.

The following procedure is considered as a minimum that may be used.

- i. Swabbing with Hypochlorite Solution - The interior of all pipe and fittings used in making the repair (particularly couplings and tapping sleeves) and the open section of the existing line shall be swabbed with a 5% hypochlorite solution before they are installed.
- ii. Flushing - Thorough flushing is the most practical means of removing contamination introduced during repairs. If valving and hydrant locations permit, flushing from both directions is recommended. Flushing shall be started as soon as the repairs are completed and continued until discolored water is eliminated and the water being discharged has a comparable chlorine residual to the water in the distribution system.

Where practicable, in addition to the above procedures a section of main in which the break is located shall be isolated, all service connections shut off, and the section flushed and chlorinated as described for new lines, except that the dose may be increased to as much as 500 mg/l, and the contact time reduced to as little as 1/2 hour. After chlorination, flushing shall be resumed and continued until discolored water is eliminated, and chlorine concentration is equal to that in the system.

Bacteriologic samples shall be taken after repairs to provide a record by which the effectiveness of the procedures can be determined. If the direction of flow is unknown, samples shall be taken on each side of the main break.



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Low Risk Discharge Guidance
Discharges of Potable Water
January 15, 2016

Scope and Purpose of Modification

This revised guidance document is effective January 15, 2016. In addition to editorial revisions, the following substantive modifications were made:

- Added definitions.
- Clarified the limitations on discharges for which this guidance is applicable, including what is included in a “potable water distribution system.”
- Clarified that certain discharges associated with “super-chlorinated” water may be allowed under this guidance when the criteria and conditions are met.
- Added conditions allowing for the use of chemical dechlorination.
- Clarified the requirements and practices for preventing erosion.
- Identified an allowable concentration for residual chlorine in discharges to classified surface waters, consistent with 5 CCR 1002-31, The Basic Standards and Methodologies for Surface Water.

Changes related to potable water distribution systems were made in response to comments received on the draft permit COG604000 General Permit for Discharges from Hydrostatic Testing of Pipelines, Tanks, and Similar Vessels. The final permit was issued on November 23, 2015 and is effective on April 1, 2016. Summaries of the comments and the division’s responses are included in the fact sheet for the final permit. In the final permit, the division excluded discharges of potable water from potable water distribution systems and reaffirmed that these discharges are more appropriately covered in accordance with WQP-27, Low Risk Discharges Policy, as an alternative to general permit coverage. The division determined that clarifications should be made to this guidance regarding the issues raised during the general permit renewal process and aligned the timeline of this update with the timeline for issuance of the final permit.

In regard to clarifications regarding what is included in a potable water distribution system, the division found that discharges associated with testing of new lines were consistent with scope of the guidance as long as the construction and installation methods did not render the water non-potable. Clarity was added to this guidance since construction contractors had previously applied and obtained authorization for the discharge of water, including potable water, associated with the installation and testing of new lines, under the COG604000 General Permit.

In regard to super-chlorinated water, the division determined that the super-chlorination of water in potable water distribution systems does not render the water non-potable, and that control measures for dechlorination of superchlorinated water are highly effective and widely available. Since comments on the COG604000 General Permit requested clarification regarding whether permit coverage under the general permit would be available for superchlorinated discharges, and since in response to other

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comments the division excluded all discharges from potable water systems from the COG604000 General permit, the division is clarifying in this modification to the guidance document that certain discharges associated with super-chlorinated water may be allowed under this guidance.

Background and Discussion

This discharge policy guidance has been developed in accordance with WQP-27, Low Risk Discharges Policy. This guidance is only applicable to discharges meeting the low risk discharge criteria and conditions identified below. **Refer to the Alternative Disposal Options section at the end of this document for additional information for discharges that do not meet the criteria and conditions of this guidance.**

When the provisions of this guidance are met, the division will not actively pursue permitting or enforcement for the discharge of potable water, unless on a case-by-case basis the division finds that a discharge has resulted in an adverse impact to the quality of any state waters receiving the discharge.

Discharges of potable water are a type of industrial activity with short term, infrequent discharges that with proper management are not expected to contain pollutants in concentrations that are toxic or that would cause or contribute to a violation of a water quality standard. The typical pollutant of concern is total residual chlorine, however, depending on how the discharge occurs, total suspended solids and oil and grease may become pollutants of concern. These pollutants can be handled using dechlorination techniques, filters, oil booms, and other control measures.

There are a large number of discharges of potable water. For example, approximately 2,000 public water systems are subject to the Colorado Primary Drinking Water Regulations (5 CCR 1002-11). There are additional public and private systems that distribute water intended for human consumption which are not subject to 5 CCR 1002-11. These systems operate potable water distribution systems that generate the types of discharges covered by this guidance. From October 2001 through December 2008, the division had a general permit in place, the Treated Water Distribution Permit (COG380000), to authorize discharges from potable water distribution systems. During the seven years permit coverage was available, 35 systems applied for and obtained permit coverage, a small number relative to the number of systems expected to discharge. The division established the Low Risk Discharge Policy in June 2008 to provide an alternative to general permit coverage for low risk discharges. The division issued the first low risk discharge guidance for potable water discharges in January 2009, which aligned with the timeline for termination of the COG380000 general permit. The division finds that these types of discharges may occur at all times of the year, and require a resource intensive effort to permit, without resulting in a clear general benefit to environmental quality due to the low risk nature of the discharge.

The criteria provided in this guidance must be met, and all of these conditions must be followed, by anyone claiming to discharge under this low risk guidance.

The following are examples of common discharges that **do not meet** the criteria for discharging under this guidance. Discharges that do not meet the criteria for coverage under this guidance shall otherwise be disposed of properly, which may include sending to the sanitary sewer with permission of the local wastewater treatment facility or treating and discharging under a CDPS discharge permit (see the Alternative Disposal Options section at the end of this document).

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- Discharges associated with installing or repairing pipe, fittings, and appurtenances for distribution of potable water and for which the discharge water would not meet the definition of potable water are not covered by this guidance. For example, the following would not be covered under this guidance:

discharges from cleaning debris and foreign materials from new sections of pipe which have pollutant concentrations making the water unsuitable for human consumption in accordance with Colorado Primary Drinking Water Regulations (5 CCR 1002-11).

- Discharges from cleaning or maintaining components at a construction or utility yard are not covered by this guidance.
- Discharges from a distribution system, tank or storage facility that is used for conveyance or storage of materials other than potable water are not covered under this guidance.

Criteria, Conditions, and Control Measures

➤ Definitions

- ❖ **Backflow Prevention Assembly or Device:** means any mechanical assembly or device installed at a water service line or at a plumbing fixture to prevent a backflow contamination event, provided that the mechanical assembly is appropriate for the identified contaminant at the cross connection and is an in-line field-testable assembly.
- ❖ **Classified State Surface Water:** is a surface water with a classification in the Classification and Numeric Standards Regulation for each of the seven river basins in Colorado. Classifications for each segment within the river basin can be found in the numeric and standards table for each basin regulation.
- ❖ **Control measures:** are any best management practice or other method used to prevent or reduce the discharge of pollutants to waters of the state.
- ❖ **Potable Water:** means water suitable for human consumption in accordance with Colorado Primary Drinking Water Regulations (5 CCR 1002-11), or water intended for human consumption from a public or private supply system not subject to 5 CCR 1002-11.

➤ Low Risk Discharge Criteria

This guidance is applicable to point source discharges that meet the following criteria and that meet the conditions listed in the next section. See the Alternative Disposal Options section for guidance on addressing water not meeting these criteria.

- ❖ The discharge shall be of potable water from a potable water distribution system, including tanks and storage facilities that are part of that system. This includes lines supplying potable source water to other systems, not separated by a backflow preventer, where free mixing with the potable system occurs (e.g. fire suppression lines, irrigation lines, etc.). A system has been “maintained for potable water distribution use” when it will be or is currently delivering or storing potable water (i.e. existing systems).

➤ Conditions

The following conditions must be followed by anyone discharging potable water. See the Alternative Disposal Options section for guidance on addressing water not meeting these conditions.

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- ❖ **Exclusion of Process Discharges:** With the exception of hydrostatic testing of potable water distribution systems, the potable water shall not be used in any additional processes. Processes include, but are not limited to, any type of washing, heat exchange, manufacturing, or hydrostatic testing of pipelines not associated with treated water distribution systems.
- ❖ **Requirement for Removal of Chlorine:** If the discharge is directly to a state surface water (any stream, creek, gully, whether dry or flowing), it must not contain any residual chlorine in excess of 0.011 mg/L. The operator is responsible for determining what is necessary for removing chlorine from the discharge. If the discharge is to a ditch, chlorine content may be limited by the owner of the ditch. However, if the ditch returns flow to classified state surface waters, it must not contain residual chlorine in excess of 0.011 mg/L at the point where it discharges to the classified state surface water. It is recommended that if an operator is unsure of the status of the receiving water for a discharge in accordance with this guidance, that they assume a receiving water is a classified state surface water and therefore subject to the 0.011 mg/L chlorine limitation.
- ❖ **Exclusion of Discharges with Cleaning Materials and Added Chemicals:** The addition of cleaning materials or chemicals to the potable water source water or discharge is not allowed under this guidance, except for additional chlorine and dechlorination chemicals meeting the conditions below.
 - Additional chlorine may be added to the potable water source for the purposes of maintaining the potable water distribution system, including the use of super-chlorinated water. Special attention should be paid to the selection and use of control measures implemented for dechlorinating superchlorinated waters.
 - Dechlorination chemicals may be added to the discharge for the purposes of removing residual chlorine and in accordance with the manufacturer's label.
- ❖ **Controlling Erosions:** The discharge shall not cause erosion of a land surface that could cause pollution of the receiving water. Signs of visible erosion that have the potential to cause pollution without downstream controls measures implemented include the formation of rills or gullies on the land surface. Energy dissipation devices designed to protect downstream areas from erosion by reducing velocity of flow (such as hose attachments and erosion controls), may be necessary to prevent erosion.
- ❖ **Limiting Solids in Discharge:** The discharge shall not contain solid materials in concentrations that can settle to form bottom deposits detrimental to the beneficial uses of the state waters or form floating debris, scum, or other surface materials sufficient to harm existing beneficial uses.
- ❖ **Additional Requirements and Property Rights:**
 - All discharges must comply with the lawful requirements of federal agencies, municipalities, counties, drainage districts, ditch owners, and other local agencies regarding any discharges to storm drain systems, conveyances, ditches or other water courses under their jurisdiction.
 - The guidance included in this document in no way reduces the existing authority of the owner of a storm sewer, ditch owner, or other local agency, from prohibiting or placing additional conditions on the discharge.

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➤ **Implementation of Control Measures**

Control measures should be implemented as necessary to meet the conditions above, by anyone discharging in accordance with this guidance. The following control measures have been developed by the division to help ensure that the discharge will not negatively affect water quality. When implementing control measures to meet the criteria and conditions of this guidance may not be practical, see the Alternative Disposal Options section for additional solutions.

❖ **Discharges to the Ground:** For discharge to the ground, the water should not cause any toxicity to vegetation. When discharging, allow the water to drain slowly so that it soaks into the ground as much as possible.

❖ **Chlorine:**

- **Discharge to the Ground instead of Dechlorination:** The conditions for removing chlorine are not applicable when a discharge is to the ground and does not result in water reaching a state surface water. This option should be considered as an alternative to dechlorination.

- **Dechlorination:** Potable water is expected to contain chlorine at concentrations greater than the 0.011 mg/L chlorine limitation, and therefore removal of residual chlorine must be done for any direct discharge to state surface waters, or for any discharge to a storm sewer or conveyance where the chlorine will not dissipate to below the 0.011 mg/L limitation prior to reaching a state surface water. Dechlorination, if necessary, may be achieved by allowing water to stand uncovered until no chlorine is detected; ensuring dechlorination occurs between the location it is released from the potable water system but prior to reaching the classified state surface water; or by using a portable dechlorinator.

- **Additional Control Measures for Chemical Dechlorination:** Many portable dechlorinators rely on the addition of chemicals to remove chlorine from the discharge. All chemical additions must be in accordance with the manufacturer's specifications. When using chemicals in the dechlorination process, the operator must ensure the following: that proper quantities and rates are used, based on the concentration of chlorine; that adequate mixing occurs; and that enough time is allowed prior to flow reaching a surface water for the dechlorination chemicals to react with the chlorine in the water. In cases where the discharge of water that had been super-chlorinated will occur, operators should allow additional time for the chlorine to dissipate.

- **Determining if Chlorine Concentration is below 0.011 mg/L:** It is the operators' responsibility to ensure that adequate processes are followed to meet the 0.011 mg/L chlorine limitation prior to discharge to a classified state surface water. It is not required that an EPA approved test method be used to make this determination.

- **Discharge Testing:** There are a variety of methods to test for chlorine in the field, but the operator should ensure that the method selected is capable of detecting total residual chlorine down to the 0.011 mg/L limitation. For many methods, it will be necessary to have a test result indicating no (0 mg/L) residual chlorine to ensure that this limitation is met. A common and affordable test method is using a "color-wheel test kit" available from a variety of suppliers of chemical testing/analysis equipment. It is highly recommended that analysis occur for all superchlorinated discharges.

- **Discharging without Testing:** In some cases, it may be possible for an operator to make a determination that the chlorine concentration in a discharge is below 0.011 mg/L without analysis. This may be based on a determination that the given hold time or travel time to a classified state water, based on other discharge-specific variables, will adequately reduce chlorine levels to result in the chlorine limitation

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being met. It is the operator's responsibility to ensure they understand the variables associated with a specific discharge to ensure that the chlorine limitation has been met.

- ❖ **Pollutants Picked Up After Release:** The discharge should be conducted to minimize the potential to pick up additional pollutants following release from the potable water distribution systems and prior to discharge to a water of the state.
 - The discharge should be conducted to minimize the potential to pick up additional suspended solids and to control erosion. It is understood that minimal suspension of sediment is inherent to any water running across soils. However potential water quality impacts should be minimized through practices such as diffusing flows and avoiding flows across bare soils.
 - The discharge should be conducted to minimize the potential that it will contact petroleum products/waste, and avoid picking up any oil and grease. When possible, an absorbent oil pad, boom or similar device should be used to eliminate oil from the discharge. A visible sheen must not be evident in the discharge.

- ❖ **Preparing and Installing Components:** When installing new pipe, fittings and appurtenances into a potable water distribution system, the components should be prepared and maintained in a way to minimize the potential for contribution of pollutants to discharges covered under this guidance.
 - All pipe, fittings, and other appurtenances associated with the discharge should meet industry standards for cleanliness for a public water. Examples of standard operating procedures include, but are not limited to, those found in ANSI/AWWA Standard C600-10, (*Installation of Ductile-Iron Mains and Their Appurtenances*), or any other applicable standard operating procedures that reflect industry standards of cleanliness. When it is necessary to remove debris, foreign material or other gross contamination from components prior to installation, wastewater generated from such activities may not be covered under this guidance. Such activity should occur at a location that allows for generated wastewater to be sent to the sanitary sewer with permission of the local wastewater treatment facility. Such wastewater could also be otherwise collected and disposed of.
 - Practices should be implemented during transport, storage, installation, and maintenance to minimize introduction of contaminants to pipe, fittings, and other appurtenances that could contribute pollutants to discharges.

- ❖ **Removing Pollutants:** Control measures for filtering or settling suspended solids and other debris should be used to remove solids or other debris that have either been picked up after discharge or that originated from within the potable water system. Examples of suspended solid removal practices include but are not limited to, check dams and filter bags. As a final measure downstream from additional control measures, inlet protection can be used to provide some additional removal and to allow for redundancy. Pollutant removal control measures should be used and maintained in accordance with the manufacturers' specifications.

Alternative Disposal Options

Water that does not meet the criteria of this guidance or that cannot be discharged in a manner that meets the conditions of this guidance must be either authorized by a CDPS discharge permit issued by the division, or disposed of through an alternative means. Because the water sources addressed in this guidance are not covered by an existing general permit, it is expected that obtaining a CDPS permit will not be a practical solution for most discharges.

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Water not meeting the criteria and conditions of this guidance may be sent to the sanitary sewer with permission of the local wastewater treatment facility or otherwise collected and disposed. If discharge is to the sanitary sewer, contact the local wastewater treatment facility prior to discharge. System owners may grant blanket authorization to discharge to their systems. This must be done to ensure that the facility is able to accept the discharge. Not all facilities are able to accept such discharges. Note that additional restrictions or local guidelines may apply.

If the waste is collected for disposal, it may be hauled off site for disposal at a facility that is authorized to discharge the water through an existing CDPS permit or in accordance with disposal requirements administered through the Colorado Hazardous Materials and Waste Management Division.

Alternatively the water may be land applied in a way that results in complete evapotranspiration. This will likely only be an option when the quantities of water are small.

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SECTION 02733 - SEWER SYSTEM CONSTRUCTION

1. GENERAL

1.01. Related Work Specified Elsewhere

Section 02220 - Excavation, Backfill and Compaction

Section 02713 – Water System Construction

Section 02722- Minimum Design Standards – Sewer Collection System

1.02. Description

Work specified in this Section includes furnishing, installing, and testing of sewer mains, service lines, temporary services, drain and seep lines, manholes, valves, fittings, cleanouts, appurtenances, and manholes, and testing requirements for sewage and seep piping systems.

Sewers shall be constructed of such size and laid to such grades as approved by the Town. The Town must be notified in accordance with the General Requirements of when pipe will be laid. No pipe shall be laid or covered until it has been inspected by the Town.

Pressure sewer lines shall conform with applicable sections of these specifications and with the sections of Water Line Standard Specifications as they apply to installation and testing of piping lines under pressure.

1.03. Certificates of Compliance

Certificate of Compliance shall be submitted to the Town stating all pipe and materials furnished under these specifications do in fact comply with all referenced specifications.

1.04. Referenced Standards

- A. Uni-Bell PVC Pipe Association - Recommended Practice for the Installation of Polyvinyl Chloride Sewer Pipe (UNI-B-5) latest revision
- B. Uni-Bell PVC Pipe Association - Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe (UNI-B-6) latest revision
- C. C478 Standard Specifications for Precast Reinforced Concrete Manhole Sections

2. PRODUCTS

2.01. Pipe Materials

All materials shall be new, and of the best standard quality available for the purpose intended. Where materials are specified by brand names, materials of equal quality may be substituted if the Contractor submits adequate technical and descriptive data and secures the approval of the Town. The Town or its designated representative shall be the sole judge of the suitability and acceptance of materials. The Town in some instances may insist on a particular brand or model (to match materials in use) to minimize the parts inventory and/or O and M requirements.

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A. Polyvinyl Chloride (PVC) Pipe

Conformance	SDR 35, 3034 PVC sewer or heavier walled
Pressure Rating	Gravity, open channel flow
Joints **	Unibell bell and spigot, elastomeric gasket
Service	Gravity sewer lines, sewer service lines
Maximum Warp	1/32 inches per foot
Fittings	Schedule 40 or Schedule 80 PVC
Conformance	ASTM 1785 or AWWA C900
Pressure Rating	150 psi working pressure
Joints **	Unibell bell and spigot, elastomeric gasket
Fittings	AWWA C151/A21.51
Service	Pressure sewer lines
Conformance	Schedule 40 PVC
Pressure Rating	150 psi working pressure
Joints **	Solvent weld conforming to ASTM D-2564 & D-2855 (Specifications and Recommended practices for Solvent-Cemented Joints with PVC pipe)
Fittings	Schedule 40 - solvent cemented per ASTM D-2564
Service	Force mains less than 3" in diameter only

B. Ductile Iron Pipe and Fittings

Conformance	AWWA C151/A21.51
Class	Class 50
Lining	Cement Mortar, or epoxy
Coating	Polyethylene wrap tubes, tape seal ends
Pressure Rating	100 psi working pressure
Joints **	Push on, Super Bell-tite

** Joints shall be approved by the Town prior to purchasing the pipe and fittings.

C. High Density Polyethylene (HDPE) Pipe Perforated

Conformance	4-10" AASHTO M252, ASTM F2648; 12" - 60" AASHTO M294, ASTM F2648 and F2306 Perforated
Joints	Bell and Spigot
Service	Seep line

D. High Density Polyethylene (HDPE) Pipe

Conformance	AWWA C906, DI or IPS
Thickness	DR 11
Pressure Rating	200 PSI operating pressure
Joints	Butt fusion, Heat welded
Fittings	200 psi, HDPE butt fused, heat welded when available or Ductile Iron AWWA C153 or C110, 250 psi,
Restraints	Concrete & Megalug 2000 series or equal for DI MJ fittings
Service	Only where shown on the plans or specifically approved by the Town. If allowed, HDPE will need to meet same ID as the specified pipe
Service Connections	Electofusion tapping saddle or tee

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- E. Steel Casing Pipe
- | | |
|----------------------|--|
| Service | Buried Pipe Encasement |
| Conformance | AWWA C200 |
| Min. Yield Strength | 35,000 psi |
| Pipe Wall | Smooth inside, min wall thickness 3/8" |
| Exterior Coatings | Cold tar epoxy coating (16 mil minimum) exterior, |
| Interior Coating | Bituminous asphalt meeting ANSI-A21.4 or epoxy coating |
| Joints | Welded, smooth interior |
| Carrier Pipe Support | Redwood slats per typical drawing or ENGR approved casing spacers using twice the manufacturer recommended number of spacers |
- F. Cleanout: Materials for cleanouts shall conform to requirements listed on the typical drawing for gravity and pressure cleanouts
- G. Sewer Service Saddles: On new lines and in most cases on existing lines, full bodied PVC SDR 3034 wyes are required. Under unusual circumstances, where approved by the Town for use due to special conditions on existing lines such as having too much flow to be cut for installation of the full bodied wye, an elastomeric wye shaped saddle strapped to the main with an adjustable screw tightened stainless steel hose clamp that provides a water tight seal against the main maybe authorized. Use of a saddle will be evaluated on a case by case basis by the Town.

2.02. Manhole Materials

- A. Bases, Inverts, and Cones
- | | |
|-------------|--|
| Material | Precast Concrete |
| Conformance | ASTM C-478, 5" minimum wall thickness in State Highway Right of Way conform with State Specs |
| Cement | Type I/II sulfate resistant |
| Concrete | 4000 psi w/reinforcement per ASTM C-478 |
| Joints | Watertight flexible gasket |

Manholes shall have integral base and barrel section with pipe openings equipped with boots installed into the manhole during fabrication. Unless otherwise specifically approved, precast bases will be required even on existing lines and even if that requires pumping around an existing section of main during construction. Manholes shall have precast invert and the opening shall flared at springline and that at the top of the pipe shall be at least 50% wider than the largest pipe diameter in the manhole. The bench outside the invert shall slope upward from the springline of the pipe to the wall of the manhole at not less than 1" per foot and no more than 2" per foot. All inverts must have a smooth invert, sufficiently smooth to not tear a thin latex glove run across the surface, or snag solids, and without any lip between the pipes and the concrete. Use of water as a finishing aid is prohibited. Changes in direction of flow through the manhole shall be made with a smooth curved channel having as large a radius as possible. The change in size of channels shall be made gradually and evenly and shall be formed directly in the concrete. Imperfections in the precast concrete manhole base or sections shall be reviewed by Town prior to repair. If the damage looks sufficient to compromise the structural integrity or other key performance criteria, the precast concrete may be rejected by the Town.

- B. Markings: Manholes shall be clearly marked with the information specified for product marking in ASTM C478

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C. Frame and Covers

Where approved by the Town, in non-traffic areas, the manhole frame and cover may be cast from an alloy of aluminum with physical properties exhibiting strength comparable to cast iron. The cover shall weigh about 60 pounds and the total assembly about 150 pounds. In traffic areas, except where noted on the plans, cast iron covers will be required. The assembly shall have a clear opening of 24 inches. For applications with pipes under pressure and where specified or shown on plans, frost free lids shall be furnished.

A good fit is required between the frame and cover to prevent rattling in traffic and leakage of dirt and water. To ensure good fit, the seat in the frame on which the cover rests and the matching face of the cover shall be machined. Provisions for opening the manhole shall consist of a pickhole or notch along the edge of the cover. Aluminum lids shall have a locking nut to secure them in place. Other means of opening the manhole shall be approved by the Town before the material is purchased.

- D. Manhole Steps: Epoxy coated cast iron, plastic or other approved corrosion resistant steps shall be built into each manhole. The steps shall be at least 9 inches wide and shall protrude approximately 5 inches from the wall of the manhole, and shall be held in the wall by at least 4 inches of bar on each side. The steps shall be designed to provide an edge that will prevent the foot from slipping off the side of the step. Standard manufactured manhole steps shall be used. Reinforcing steel or other steel bars and material bent to form a step will not be permitted. Steps shall be spaced evenly at 12 inch intervals with each step being directly below the next. Spacing from the rim to the first step shall be as shown on the manhole typical drawing.

- E. Non-Shrink Grout: Commercial factory-mixed product made especially for intended use, including for a highly corrosive environment and providing a long-term watertight seal. Material shall be submitted for review and approval by the Town.

F. Butyl Rubber Flexible Gasket Material

Type	Preformed flexible rubber gasket
Conformance	Fed. Spec. SS-S210-A, Ram-Nek or approved equal.

- G. Pipe Connections: Flexible pipe to manhole connectors complying with ASTM C923 shall be provided for all pipes that enter or exit the manhole to insure a water tight seal. Boot shall consist of EPDM and elastomers design to be resistant to ozone, weather elements, chemicals including acids, alkalis, and all fats. Hose clamps to fasten the boot must be at least 304 stainless steel.

- H. Geotextile: Geotextile used for separation between graded rock and other backfill materials with any fines shall be a needle punched, non-woven 12 oz minimum such as Mirafi 1120 or approved equal.

2.03. Tracer Wire and Marking Tape

Tracer wire shall be insulated 10 gauge with green insulation for sewer lines. Tracer wire shall be fastened to all buried non-metallic pipes including service lines and shall be fastened to and looped to the surface on the outside of each manhole and cleanout, and cross through the grout of the frame and cover. Service line wire and any breaks in wire shall be connected by watertight connections.

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Marking (warning) tape at least 6" wide labeled "sewer" shall be placed 12" above pipes of all materials.

3. EXECUTION

3.01. Handling and Storage

Exercise proper precautions in unloading, handling, stockpiling, and installation in order to prevent damage to materials and to insure delivery and installation in a sound and acceptable condition. Special care shall be taken to protect the plastic on the spigot ends from any contact with the earth.

Remove any broken or damaged materials from the construction site and do not use in any portion of the construction. Any damaged, broken, or otherwise defective materials which are included in the construction shall be removed and replaced by the Contractor at his expense. Handle pipe using wide slings; the use of hooks or other equipment which could damage pipe will not be permitted. During pipe handling, protect against impact shocks and fall.

3.02. Underground Obstructions

The Contractor shall proceed with caution in the excavation and preparation of the trench so that the exact location of underground structures, both known and unknown, may be determined. Hand excavation shall be used where necessary. If required, the Contractor will excavate and locate existing utilities ahead of trench excavation in order that necessary grade changes or utility adjustments may be known ahead of time. The Contractor will be responsible for notifying all appropriate utilities such as gas, electric, telephone, cable, etc. when working in areas where there may be such utilities.

The Contractor shall preserve intact any underground utilities encountered during construction unless they interfere with new pipe lines or structures being installed. When underground utilities will interfere with proposed construction, notify the utility and the Town. Contractor shall make suitable arrangements to adjust the proposed construction. In case any such utilities or other structures are accidentally broken, they shall be immediately replaced in a condition at least equal to that in which they were found, at the Contractor's expense.

3.03. Excavation

Excavation and preparation of the trench bottom shall be in accordance with Excavation, Backfill, and Compaction Standard Specifications (Section 02200) as should all backfill and compaction.

Excavation for pipe shall generally be by open trenches unless otherwise specified, required on the plans, or approved by the Town. The trench shall be excavated using conventional methods. Methods other than standard cut and cover must receive prior approval of the Town. The banks of the trench shall be kept as nearly vertical as soil conditions will permit, but shall not exceed the angle of repose of the soil. The Responsible Party shall assume shoring will be needed. Boring and pipe bursting methods where specified or authorized must be approved in advance by the Town.

Excavation for manholes and other accessories to have 16 inch minimum clearance on all sides.

Excavation shall not be carried below the required level. Excess excavation below required level shall be backfilled with structural gravels, or concrete, as appropriate for proper backfill and use, and shall be thoroughly tamped to achieve the density required in the pipe zone or manhole foundation as appropriate.

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3.04. Alignment and Grade

Basic surveying and control and stationing will be provided by land surveyors retained by the Developer. Basic control shall be set with stakes, spikes, shiners, or crosses set at the surface and on an offset from the sewer line. Benchmarks shall be provided within 150 feet of each manhole and for grade and offset stakes on the ground at 150 ft intervals which the Contractor shall use to confirm his elevation while installing the pipe. The Contractor shall transfer line and grade from these control points to the construction work in a manner approved by the Town, with spot checks by the Town's representative. The preservation of stakes and other line and grade references is the responsibility of the Contractor.

Sewer lines and manholes shall be laid to within 0.1 feet horizontal and 0.02 feet vertical of design alignment and grade. Where design sewer grades are greater than 1.0% vertical tolerance can be increased to 0.03 feet.

Alignment of trenches shall be carefully controlled so that the pipe will be laid with adequate space for compaction of backfill between the pipe and trench walls. All excavation shall be of sufficient width to provide ample room for proper joining and compaction of pipe and fittings, typically 16" plus pipe OD. Minimum trench width shall be twelve (12) inches plus pipe OD assuming proper compaction can be provided. Maximum trench width will be restricted to pipe diameter plus two feet unless otherwise approved by the Town. If the maximum trench width is exceeded, provide special bedding, encasement, or higher strength pipe as approved by the Town.

Contractor shall furnish and utilize an in-pipe laser to assist in controlling the grade. Calibration of the laser shall be checked at least weekly by checking it over a 500 ft range on the ground. Note that the accuracy of the pipe laser can be adversely impacted by a number of factors including heat, strobe lights, and water in the pipe.

The laser shall be located in the trench bottom, manhole invert, or in the pipe unless otherwise approved by the Town. When the laser equipment is placed in the trench, it shall be positioned in such a manner that the laser will describe the center of the conduit. As each pipe section is installed, a special target or template shall be placed in the pipe's end and the vertical and horizontal alignment checked. The beam projected through the previously placed conduit sections shall also be used to provide line and grade for trench excavation and placement of bedding materials. The light beam shall be periodically checked against surface control points to insure its correct vertical and horizontal alignment. Reasonable care must be taken to ensure that the conduit line is properly ventilated.

3.05. Laying Sewer Pipe

A. Inspection: The pipe and accessories shall be carefully and thoroughly inspected for cracks and other damage before installation in the final position. Defective or unsound material, pipes with bells that are not full and continuous, pipe that does not meet the deflection tolerances for gravity pipe, shall be rejected. Rejected materials shall be promptly marked and removed from the job by the Contractor.

B. Installation Instructions

All installation work shall conform with applicable portions pipe manufacturer's installation instructions and recommendations, and with these specifications and referenced sections of the Standards. If there are conflicts, the more stringent specification shall apply unless otherwise directed by the Town.

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Pipe shall be laid and maintained to the required line and/or grade shown on the plans at the required locations with spigots centered in the bells. When new pipe is to be connected to an existing pipe or when crossing an existing pipe line, the Contractor shall excavate the existing lines well in advance of the laying of the new line to enable the Contractor and OR (Owner's representative) to verify the elevation and placement and allow for adjustments in grade and/or alignment of the new pipe line that may be required.

- C. **Potential Conflicts:** The Contractor shall proceed with caution in the excavation and preparation of the trench so that the exact location of underground infrastructure, both known and unknown, may be determined, and he/she shall be held responsible for the repair or replacement of such improvements when broken or otherwise damaged. Temporary support, adequate protection, and maintenance of all underground and surface utility structures, drains, sewers, and other structures encountered in the progress of the Work shall be furnished by the Contractor at his expense.
- D. **Lowering Pipe into Trench:** Proper implements, tools and facilities shall be provided and used by the Contractor for the safe and convenient performance of the Work. All pipe, fittings, manholes and appurtenances shall be carefully lowered into the trench piece by piece by means of straps, or other suitable tools or equipment, in such a manner as to prevent damage to pipe and fittings. Under no circumstances shall the pipe or accessories be dropped or dumped into the trench. Dropped or dumped pipe will be rejected. All water must be kept out of the pipe and bell hole until the joint is completed and no water shall be allowed to rise in or about the pipe until the trench has been filled at least one foot above the pipe. No length of pipe shall be laid until the previous length has had sufficient backfilling placed around it to hold it securely in place and prevent floating.
- E. **Keeping Pipe Clean:** Every effort shall be made to keep the interior of pipe and fittings clean during all phases of construction. Every precaution shall be taken to prevent foreign material and trench water from entering the pipe and fittings. During construction, the Contractor shall provide and maintain adequate equipment to properly remove and dispose of all water entering the trench and any other part of the work. Keep water level below the pipe. Trench water shall not be allowed to flow through the pipe. The interior of the pipe shall be thoroughly cleaned of foreign material before being lowered into the trench and shall be kept clean during operations by plugging or other approved means. End of the pipe shall be kept sealed with a tight-fitting plug until joining with the next joint of pipe when there is water in the trench. Fittings shall be thoroughly cleaned, with a wire brush, if necessary. If the pipe laying crew cannot keep pipe clean while placing the pipe in the trench, Town may require that the ends of the pipe be covered before placing it in the trench and that the covers only be removed as the joints are assembled. If the cleanliness of the line is still in question, Town may require the line be hydrojetted or swabbing and video inspected at contractor's expense to confirm that it is clean. Providing access to all sections which are required to be videoed, then cleaning and reassembling pipe, shall be the responsibility of the Contractor.
- F. **Laying and Joining Pipe**

Begin pipe laying at the lowest point, unless otherwise directed by the Town, and install the pipe with the spigot ends pointing in the direction of flow. A firm bed must be prepared for each pipe to the required depth true to line and grade with uniform bearing for the pipe barrel and the material hollowed out underneath the bell so that the body of the pipe shall be supported for its entire length upon the bed so prepared. Adjustments to line and grade shall be made by scraping

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away or adding properly compacted bedding materials under the pipe and not by using wedges and blocks or beating or jumping on the pipe.

Lay all sewer pipes straight between changes in alignment and at uniform grade between manholes, unless directed otherwise by the Town. All pipe shall be carefully centered and with a smooth invert at the joint. The joint shall be made in a workmanlike manner and shall be watertight. Immediately before joining two lengths of pipe, the inside of the bell and the outside of the spigot end and the gasket shall be thoroughly cleaned. Caution shall be exercised to ensure that the correct type of gasket is used. A thin film of gasket lubricant shall be applied to the inside face of the gasket and the spigot end of the pipe. The spigot end of the pipe shall be centered in the bell with care to prevent the joint from contacting the ground. The joint shall be completed by pushing the pipe home (to the depth mark) by hand with a slow steady pressure, without jerky or jolting movements. Pipe furnished without a depth mark shall be marked before assembly to ensure insertion to the full design depth of the joint. The pipe shall then be properly set and brought to correct line and grade. Care shall be taken to ensure that no damage is done to the pipe, collar, or bell when the pipe is being homed. Use of excessive force will not be permitted. Any pipe that has had the grade or joint disturbed during or after laying shall be taken out and re-laid.

Prior to making a solvent weld joint, all water shall be removed from the trench and the pipe shall be clean and dry. Trench and pipe shall remain dry until welded joint has had time to cure. The length of the cure time shall be as stated on the welding solvent container as corrected for the temperature. The minimum curing time shall be 2 hours for the rapid set solvent.

Pipe lines shall be checked by the Contractor to determine whether any displacement or other damage has occurred after the trench has been backfilled approximately two feet above the pipe. If this check shows that the pipeline to be out of alignment, broken, or otherwise damaged, the defects shall be corrected by the Contractor before proceeding with other pipe laying. The Town may require lamping or other testing at this stage of backfill or may decide to only test the completely backfilled lines. It shall be the responsibility of the Contractor to check his work as he/she proceeds.

The pipe shall then be secured in place by installation of bedding material and backfill, in accordance with the plans, Pipe Bedding section below, and Excavation Backfill and Compaction Specifications (Section 02200) using permeable materials for gravity sewer. Place and secure tracer wire on the pipe prior to bedding. Place warning tape at the top of the pipe zone (12" above the pipe).

Where HDPE pipe is approved for use, it shall be installed in strict accordance with manufacturer's recommendation. All workers welding HDPE pipe must be trained and approved by the manufacturer for welding pipe of the size and DR being used on this project. At the beginning of welding each day, each worker who will be welding pipe shall demonstrate his qualifications by successfully completing a bend back test prior to welding any pipe for use on the project. All welds shall be full depth and shall have a uniform bead around the joint with no bead on the inside of the pipe.

If, in making any joint, previous lengths of pipe are disturbed, such lengths must be uncovered and re-laid. Any section of pipe, fittings, valves, or appurtenances already laid and found to be defective shall be taken out and replaced without additional expense to the Owner.

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G. Crossing Existing Lines

Expose existing line ahead of laying sewer pipe to allow adjustments in line and grade as needed anticipating that considerable adjustment may be needed. Where gradual grade adjust of existing line will allow for the crossing an existing pressure line, that is the preferred option. Where there is significant elevation adjustment, it will be accomplished with 22.5° fittings on the pressure line. Place insulation where cover on pressure line is less than specified cover depths. Coordinate timing of the cut of the existing line with pipeline Owner, and provide required notice to affected customers. In cutting the existing pipe, take great care to prevent contamination of existing line. Keep water level in the trench below the level of the pipes. Make connection using required fittings and restrain all joints. Disinfect the line as called for Water Line Construction Standards (Section 02713). Cut off and remove all abandoned sections.

Where water service lines need to be raised or lowered to allow sewer lines to remain on grade and there is not sufficient slack to allow for adjustment, expose at least 5' of the existing service, squarely cut the existing water service line and install new copper pipe to gradually adjust the grade of the water service line and reconnect both end of the existing water service with appropriate couplings for the existing material and the copper. If soil conditions are adverse the copper piping with Town approval the use of pure core HDPE of the same inside diameter as the existing service line may be used.

H. Cutting of Pipe: The pipe shall be cut in a neat and workmanlike manner in accordance with manufacturer recommendations. No damage shall be done to the pipe or any lining or coating and the cut shall leave a smooth end at right angles to the axis of the pipe. Flame cutting of iron pipe by means of an oxyacetylene torch shall NOT be allowed.

I. Sequencing: The Contractor shall excavate in advance of pipe laying only a sufficient length to assure steady progress in the installation of pipe. No more than 150' of trench shall be open at a time unless specifically authorized by the Town. The length of open trench shall be limited where necessary to accommodate traffic, public safety, minimize service disruptions or as required by the Town and/or other entities with authority, in vicinity of the work being performed. All open trenches shall be appropriately barricaded. No more than 20 feet of trench securely barricaded may be left open overnight. Where the work includes removing old pipe and replacing with new pipe in the same location, temporary connection between what has been replaced and the old must be made at the end of each day. In addition to requirements elsewhere related to disruption of service, all existing sewer services shall be functional at the end of construction each day.

3.06. Pipe Bedding

The bottom of the trenches shall be accurately graded to provide uniform bearing and support throughout the full pipe length without placing stress on the pipe or allowing voids under the pipe. Excess loading of the bell will not be permitted under any circumstances. Dig bell holes and depressions for joints after trench bottom has been graded. Bell holes and depressions shall be only of such length, depth, and width as required to properly make the particular type of joint. The use of earth mounds for bedding the pipe will not be permitted.

Where existing pipes are being removed and replaced with new, remove the old saturated materials and replace with new.

All sharp stones, trash, and other materials which may damage the pipe or interfere with the proper bedding of the pipe and the placement and compaction of the backfill shall be removed from the trench.

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The soil in the bottom of the trench shall be slightly loose, and at optimum moisture, so that uniform bedding and compaction around the pipe is easily obtainable. Should any material be encountered which would prevent the obtaining of suitable bedding, e.g. rock, wet, unstable material, etc., the trench shall be over-excavated as shown on the typical drawing for pipe bedding. Backfill any over-excavation, required or inadvertent, with materials equivalent to, and compacted as specified for haunching materials according to these specifications. Bedding and materials in the pipe zone, shall conform with materials specified in Section 02200, Excavation Backfill and Compaction for Class D bedding for gravity pipe lines and Class C for pressure pipes. At the top of the pipe zone, install non-woven geotextile on top of the Class D fill materials and place the warning tape on top of geotextile.

3.07. Backfill and Compaction: Backfill and compaction shall be in accordance with the applicable sections of the Excavation, Backfill, and Compaction Standard Specifications.

3.08. Manhole Construction and Installation

Precast manhole bases with integral bottom barrels are required. The ground surface below the precast concrete base shall be excavated a minimum of six inches below the elevation of the bottom of the base and backfilled with Mirafi RS 380i OAE geotextile on the bottom then on compacted $\frac{3}{4}$ " or 1-1/2" screened gravel. The gravel shall be carefully leveled and smoothed to give uniform support to the precast base over its entire area. The precast base shall be set at the proper location to center the manhole over the sewer main.

The base of the manhole shall have a minimum of five inches between the lowest invert of the manhole and the inside base to allow room for the construction of a channel or a precast channel may be utilized but must widen out at the midpoint (springline) on the pipe diameter.

Only when authorized by Town for a particular location and cause, may cast in place manhole base be constructed. When a cast in place base is authorized concrete mix shall be 6.5 sack, 0.4 water/cement ratio, 4500 psi concrete, placed on uniform compacted base and in conformance with the typical details on the plans. Bases shall extend at least eight (8) inches below the invert of the pipe and shall be benched starting at springline. Precast manhole barrel sections shall not be placed on the cast in place base until it has reached sufficient strength to provide support without damage. Cast in place bases will be held to the same leak and vacuum test requirements as precast manholes.

Set each manhole section in a band of 1" minimum thickness of RamNek OAE, to make a watertight joint. Set sections plumb and neatly point inside of joint with grout. Use sections of various heights to bring manhole ring and cover to specified elevation. Set frames and covers in a full bed of mortar or RamNek and accurately set to the grade indicated or as directed. Encase frames in cement mortar (not concrete) around entire perimeter, but not in excess of the perimeter. Install preformed flexible plastic gasket joints in accord with manufacturer's recommendations in a manner such that all surfaces are clean, dry, and warm.

All pipes shall be connected to precast manholes with a pipe boot. The opening in the manhole wall where a pipe enters or leaves shall be sealed and patched in a neat workmanlike manner, both inside and out with cement mortar. All lifting holes and other imperfections in the interior manhole wall shall be filled with cement mortar.

Provide a flexible joint in the pipe 12 to 24 inches outside from all manhole walls and other solid structures.

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Precast concrete adjustment rings shall be installed on top of the cone to support and adjust the manhole frame to the required final grade. The maximum depth of the adjustment rings shall be eight inches, and the maximum depth from top of cone to final grade shall be as shown on the manhole typical drawing. Use Ramnek or equal between each ring and between top ring and frame to provide secure, watertight seal.

The top elevation of the manhole shall be adjusted to match final street grade with the top of the lid being 1/4-1/2" below the finished pavement and sloped to match the slope of the pavement. If manholes are located in open fields, they shall be left at least 12 inches above grade and a locking ring and cover shall be installed. Where the road surface is gravel, the manhole shall be set 4-6" below finished gravel surface, sloped to match the surface.

3.09. Connections to Existing Manholes: Sewer pipe connections to existing manholes where there is no existing pipe stubbed out shall be made in such a manner that the finished work will conform as nearly as practicable to the requirements specified for new manhole construction. The Contractor shall carefully cut out as small an opening in the existing manhole as necessary to insert the new sewer pipe in a pipe boot using a saw which will cut a clean circular opening. The existing concrete foundation bench shall be cut with a hole saw similar to what is used to cut the manhole to the cross-section of the new pipe in order to form a smooth continuous invert similar to what would be formed in a new concrete base. Where practical, the upstream and downstream invert shall be plugged during construction to prevent flow and construction debris from entering the system. The Contractor shall pump out and clean the manhole before removing the plugs. A mortar that will securely bond to existing concrete shall be used to smoothly finish the new invert and to seal the new line, both inside and outside, so the junction is watertight and smooth.

3.10. Connecting Existing Pipes to New Manholes: Where an existing manhole is to be replaced, Contractor shall excavate and remove and dispose of the existing manhole and replace the manhole with a precast base with pipe boots to accommodate each of the sewer lines which needs to be connected to the new manhole. No more than two couplings per manhole shall be used to reconnect all the pipes. Manhole base shall be bedded in flowable fill from the manhole to three feet past the coupling for the depth of the pipe zone.

3.11. Wyes and Risers: The Contractor shall place wyes, stubs, and risers where required by the approved construction plans. Wyes shall be angled upwards so that the upper invert of a one-eighth band connected to the fitting will have an elevation equal to or higher than the inside crown of the sewer main. Riser connections shall be installed where the elevation of the top of the branch is more than 12 feet below finished ground. Riser connections shall ordinarily reach to a grade of 8 feet below finished ground surface. Temporary termini shall have water tight plugs in each branch pipe or stub. Wye and riser locations shall be marked with a fence post, tracer wire and be labeled with the depth. Details for service line connections and pipe laying are covered below and construction details are shown on typical drawings. As Built measurements shall be made by the Contractor to reference the wye or riser connection to the nearest manhole before backfilling.

3.12. Service Installations

Materials for service lines must meet the above specifications for each type of material. All installation work shall conform to applicable portions of the pipe manufacturer's installation instructions in addition to the requirements on the Town Typical Drawing for sewer service sewer installation requirements herein, and where applicable the International Plumbing Code

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Unless otherwise approved by the Town based on native soils types, all service pipe shall be bedded on 6 inches of well graded screened rock or pea gravel conforming to select bedding material in the standard specifications for Excavation and Backfill.

Sanitary sewer service lines shall be installed perpendicular to the main on the shortest and straightest route possible. There shall be a cleanout placed at property line and at any changes in grade and/or direction.

When installing a new sewer main, service wyes shall be installed as pipe laying progresses. Where a connection is being installed in an existing main and full bodied service wyes have not been previously installed in the main sewer, the main shall be cut and a section of pipe installed with a full bodied wye and coupling or if allowed by the Town the service may be tapped by cutting a hole in it sized to fit the saddle for the service line such that the tap is smooth and watertight. The cutting method shall be approved by the Town.

The Town's representative shall inspect the main and connection at every tap prior to backfilling. In the event the tap is covered before it is inspected, it shall be dug out by the Contractor, to allow visual inspection of the tap and the main by the Town. If the main sewer line is cracked or broken during the process of locating and/or tapping, it shall be repaired immediately, by replacing the broken section for at least 12" on each side of the damage. If the pipe needs to be cut, the tap shall be made with a full bodied wye.

A manhole shall be installed instead of a service wye when the size of the service line is more than 50% of the size of the main. Service taps to existing manholes shall be done in accordance with the Manhole section of these specifications and shall only be allowed when there are less than 3 inlet pipes and the service pipe will be at least 60 degrees in each direction from another inlet pipe.

Where a sewer service line will cross over a water main or service, a sealed end encasement shall be furnished around the sewer service at least 10' measured horizontally in each direction from the crossing. If the sewer service crosses under a water main or service with less than 18" of separation between the top of the sewer service and the bottom of the water, the sewer service shall be encased for at least 10' horizontal in each direction of the crossing.

In no instance shall a trench extend beneath an existing sidewalk or curb unless excavation conforms with the Town standards for concrete removal. The pipe shall typically be bored, jacked, or tunneled through the earth under the curb or sidewalk. If tunneled, backfill with flowable fill. Alternately, Contractor may remove the existing sidewalk back to joints on either side of the trench, backfill in accordance with the Standard Specifications for backfill and then replace the sidewalk.

Measurements shall be taken of the distances of the service wye from a manhole to the main, and the depth from back of the sidewalk or property line to invert at the main and at end of the service stub. In addition when a curb is present, the location shall be marked on the curb by "SS" symbol. In all cases, the end of the service stub shall be marked with green painted 2 x 4 which marked at 1' increments starting at the top of the pipe brought to the surface and backed by a steel "T" fence post. Tracer wire shall be brought to grade and wrapped around the post. Where the sewer service is terminated on the lot side, install a glued on cap.

3.13. Underdrains: Where excessive groundwater is encountered, and in other areas where it is deemed advantageous or necessary, gravel or piped underdrains shall be installed. Underdrains shall daylight to the nearest suitable point as approved by the Town. The trench shall be excavated to the required depth

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and width, non-woven geotextile placed, the trench backfilled and compacted with screened bedding material and the geotextile wrapped over the top of the screened rock once the sewer and drain lines are installed. Where underdrain pipe is required, it shall be installed to a true line and grade and held in place with compacted single size screened bedding material. Additional underdrain bedding material shall then be placed to a level of at least 12" inches over the top of the underdrain pipe and the sewer pipe installed. The sewer shall be installed to one side of the underdrain and be offset at least one pipe diameter measured horizontally. The sewer pipe shall be bedded to springline and compacted and then covered with additional screened rock and compacted in lifts to 12" over the sewer pipe. Underdrain pipes shall be provided with cleanouts outside each sanitary manhole. Underdrain pipe shall be continued beside manholes by use of suitable bend and other fittings.

3.14. Lift Stations and Force Mains: Where necessary and with approval of the Town, lift stations and force mains shall be constructed in accordance with Town approved plans. Force mains shall be installed from pumping facilities to tie into the gravity collection system. At design average flow, a cleansing velocity of at least two feet per second shall be maintained. Force mains shall enter the gravity sewer system at a point not more than 6" above the flow line of the receiving manhole. When possible, force mains shall have a high point a short distance from the manhole and flow open channel into the next manhole. Where the force main enters the manhole above the invert, a fitting shall be installed to direct the flow from the entry point in the manhole to the flow channel. Automatic air relief valves shall be placed at high points in the force main to prevent air locking. Such valves shall be designed to handle sewage and be equipped with fittings to allow cleaning.

3.15. Field Quality Control (Testing)

Compaction Testing shall be consistent with the requirements in the Excavation, Backfill, and Compaction Standard Specifications (Section 02000).

- A. Infiltration Test: Any observed infiltration shall be corrected.
- B. Tests for Displacement of Sewers: Check sewer mains to determine whether any displacement of the pipe has occurred after the trench has been backfilled to two feet above the pipe and tamped as specified. Test as follows: Shine a light between manholes, boxes, and/or bends (if authorized by Town) by means of a flashlight or by reflecting sunlight with a mirror. If illuminated interior of pipeline shows poor alignment, displaced pipe, or any other defects, remedy defects until acceptable to the Town. Misalignment shall be less than 3% of pipe diameter.
- C. Ovalation of Flexible Conduits: All gravity lines constructed of flexible conduit shall be tested for ovalation. Such testing shall be performed by the Contractor using a mandrel, "Go - No Go" gauge, or by other instruments which will measure and record actual pipe deflection. Deflection shall not be measured less than 30 days after backfill is completed and shall not exceed 5% of the pipe diameter. Sections of pipe not meeting this specification shall be excavated, pipe bedding replaced, and trench again backfilled, compacted, and retested for all the tests of this sub-section. Should it still fail to meet these ovalation requirements or other required tests, the section of line shall be replaced. The Town may elect to perform this test again at any time during the one-year warranty. The Town will notify the Responsible Party in writing if problems are detected. The Responsible Party shall promptly make arrangements to correct the problem in accordance with the warranty provisions of this contract.
- D. Video Inspection of Line Interior: At the completion of segments of sewer (and storm) lines, the lines shall be jetted with water. After water ceases to flow, Contractor shall video each segment to demonstrate cleanliness, proper jointing, conformance to alignment and grade, and proper

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roundness. Video work shall be done in coordination with ovalation testing so the video records the testing results of the "Go-No Go" gauge. No line shall be put into service prior to the Town accepting the results of the video and leakage tests. Where there are active services connected during the line installation, video testing will be used to determine leakage as well. On new lines and lines with no active services shall be capped and the service lines tested with the mains.

- E. Tests for Pressure Lines: Test sewer lines which will be subject to positive pressures in accordance with the testing the Town Standards for water line testing.

- F. Air Test - Gravity Flow Lines

Conduct an air test on all gravity lines including service lines in conformance with UniBell publication B-6-90 and ASTM F1417. Special attention shall be paid the safety admonishments provided in that publication.

Preparation for tests: Flush and clean the line prior to testing in order to wet the pipe surfaces and produce more consistent results. Plug and brace all openings in the line and the upper end of any connections. Check all pipe plugs with a soap solution to detect any air leakage. If leaks are found, release the air pressure, eliminate the leaks and start the test procedure over again.

Procedure of Test: Low pressure air shall be slowly introduced into the sealed line until the internal air pressure reaches 4.0 psig greater than the average backpressure of any groundwater above the pipe, but not greater than 8.0 psig. Allow sufficient time for the air temperature to come to equilibrium with the temperature of the pipe and the pressure to stabilize. Refer to the UniBell publication for adjustments of required pressures due to groundwater.

After the temperature has stabilized, and the pressure is stabilized at 4.0 psig greater than the average groundwater back pressure, the air hose from the control panel to the air supply shall be shut off or disconnected. Continuously monitor the pressure gauge. Once the reading has stabilized, begin the test. The pressure reading shall be observed and the timing shall commence with a stop watch or other timing device that is at least 99.8% accurate.

If the time lapse (in seconds) for the allowable pressure drop exceeds that shown in at the end of this section, the pipe shall be presumed to be within the acceptable limits for leakage.

If the time lapse is less than that shown in the table, the Contractor shall make the necessary corrections to reduce the leakage to acceptable limits. All visible or audible leaks shall be fixed even if leakage is within acceptable limits.

Safety: The air test may be dangerous if proper precautions are not taken. All plugs must be sufficiently braced to prevent blowouts and the pipeline must be completely vented before attempting to remove the plugs.

As a safety precaution, pressurizing equipment shall be provided with a regulator set at 8 psi to avoid over-pressurizing and damaging an otherwise acceptable line.

- G. Manhole Tests

Vacuum Tests shall be performed in accordance with test methods in ASTM C 1244 following good safety practices. Do not pressurize manhole nor exceed the manufacturer's vacuum rating on

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vacuum disc or flat plate. Follow the manufacturer's instructions for the safe use of test plugs. Minimum test times shall conform Table 1 in ASTM C1244 which is partially quoted below:

Depth	4' Dia	5' Dia	6' Dia
8'	20 sec	26 sec	33 sec
10'	25	33	41
12'	30	39	49
14'	35	48	57
16'	40	52	67

Test vacuum shall start at 10 in Hg and not drop to less than 9 in. Hg during the test period.

Smoothness of inverts shall be checked for roughness by rubbing a hand in a latex glove over the full surface of the invert. If the glove is torn or snags, the surface will need to be smoothed. In addition, if Owner's representative has concerns about solids in sewage becoming snagged on roughness in the flow line, suitable materials shall be mixed with water and observed flowing through the manhole. Manholes with rough inverts or inverts which do not encourage smooth flow through the manhole will not be accepted by the Town.

3.16. Inspection Cleaning and Lamping

Final acceptance of the sewer line shall be based on an inspection for compliance with all items in these specifications. No pipe spalls, rocks, dirt, joint compounds, cement mortar, and other trash and obstructions shall be left in a sewer pipeline of any size or type. If this debris is removed by flushing, the manhole outlet shall be bagged or plugged before construction so that this debris will not be carried into or contaminate the existing lines.

Flow of any kind into the existing sewer system shall not be allowed until the sewer has been satisfactorily completed and such a connection is approved by the Town.

3.17. Restoration and Cleanup

The Contractor shall restore or replace all removed or damaged roadbase, paving, curbing, walks, sod, shrubbery, fences, irrigation ditches, or other structures or surfaces to a condition at least equal to that before the work began and to the satisfaction of the Town. The construction site shall be left neat and orderly.

Surplus materials, tools, and temporary structures shall be removed by the Contractor. All dirt, rubbish, and excess earth from excavations shall be disposed of by the Contractor and the construction site shall be left clean and orderly.

The Contractor shall maintain the surface over the trenches in approved condition against any settlement or deterioration throughout the warranty period.

3.18. Abandonment

Sewer lines, services and/or manholes that are to be taken out of service will be completely removed and shall become the property of the Contractor. Abandonment in place will not be allowed. The location shall be backfilled in 8" lifts and compacted per Town Specifications.

TABLE I
MINIMUM SPECIFIED TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP
FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q = 0.0015

1 Pipe Diameter (in.)	2 Minimum Time (min: sec)	3 Length for Minimum Time (ft)	4 Time for Longer Length (sec)	Specification Time for Length (L) Shown (min:sec)							
				100 ft	150 ft	200 ft	250 ft	300 ft	350 ft	400 ft	450 ft
4	3:46	597	.380 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	.854 L	5:40	5:40	5:40	5:40	5:40	5:40	5:42	6:24
8	7:34	298	1.520 L	7:34	7:34	7:34	7:34	7:36	8:52	10:08	11:24
10	9:26	239	2.374 L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:10	159	5.342 L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692 L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.470 L	19:50	26:10	34:54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33
27	25:30	88	17.306 L	28:51	43:16	57:41	72:07	86:32	100:57	115:22	129:48
30	28:20	80	21.366 L	35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15
33	31:10	72	25.852 L	43:05	64:38	86:10	107:43	129:16	150:43	172:21	193:53
36	34:00	66	30.768 L	51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46

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DIVISION 2

SITE WORK – SEWER MINIMUM STANDARDS

DIVISION 2 – SITE WORK

SECTION 02722 – SEWER SYSTEM - MINIMUM DESIGN STANDARDS

1. PLAN APPROVAL

In addition to the requirements for plan approval in the General Requirements, the plans shall clearly show the lots and blocks to be served and the location of the sanitary sewer mains with reference to property lines. All service wyes shall be stationed for proper control and for future location. Profiles shall give dimensions, grade, rim elevations, and invert elevations into and out of the manholes of the sewer to be constructed. The plan view shall include topographic information with at least 2 foot contours for all lots in the service area.

2. DESIGN FLOW

2.01. The design shall include consideration for providing service to the entire area tributary to the outfall point. Estimates of residential sewage contribution shall be based on 100 gallons per capita per day with a peak hour factor of 3. Minimum residential population density shall be figured on a basis of 3.5 persons per house, structure density based on the zone, and 70 percent of total land area developed as residential unless otherwise zoned, subdivided, or restricted.

2.02. Institutional, commercial, and industrial sewage contribution estimates shall be based on the design criteria set by the Colorado Department of Public Health and Environment (CDPHE) with review by the Town. Allowance shall be made for infiltration flow of 50 gallons per day per inch diameter per mile of pipe. Design flow shall be the sum of the peak flow as computed above and the flow due to infiltration as determined above or by actual field experience if worse.

2.03. Sewers 15 inches in diameter and smaller shall carry the peak design flow at a maximum flow depth of half the pipe diameter. Sewers larger than 15" in diameter may be designed to flow up to three quarters full at peak design flow rate. The minimum velocity at the design flow rate shall be 2.0 feet per second (fps). Where actual flow will be much below normal for several years the minimum velocity shall be achieved by suitable grades at the partial design flow.

3. PIPING DETAILS

3.01. Materials: Piping materials shall meet the requirements specified in the Standard Specifications for Sewer Collection System Construction. In most cases pipe shall be SDR 35 PVC. Use of materials other than PVC pipe shall be permitted only with prior approval of the Town.

3.02. Size: Normally sanitary sewer mains shall be 8 inch diameter or larger to facilitate maintenance. Service connections shall be 4 inch diameter or larger. Six (6) inch sewer mains may be installed under special conditions where only 3 or fewer residential connections will be made to the line, and where approved by the Town. Smaller force mains may be used under certain conditions with approval of the Town.

3.03. Grades: The following minimum grades shall apply unless hydraulic (flow) requirements above supersede the grade criteria:

EXHIBIT A

DIVISION 2

SITE WORK – SEWER MINIMUM STANDARDS

<u>Sewer Diameter</u>	<u>Minimum Grade (percent)</u>
4 inch	2.0 or 1/2 inch per foot
6 inch	1.00
8 inch and larger	0.50

3.04. Minimum Velocity: Pipes must be designed to flow at a minimum of 2 fps at design flows unless the Town approves a deviation which will only be considered under extreme circumstances.

3.05. Maximum Slope: Sewer shall be designed with slopes of less than 10%. If the ground profile is steeper than that, control the slope of the sewer with the use of adequately spaced drop manholes. Where velocities greater than 5 feet per second are attained, special provisions shall be made to keep the liquids from separating from the solids and to protect against displacement by erosion and shock.

3.06. Manhole Spacing and Design: Manholes shall be provided at every change in direction or grade, or connection with other sewer main; maximum spacing shall be 400 feet for lines 15 inches or smaller, and 450 feet for lines larger than 15 inches. A minimum of 0.10' foot drop shall be provided in manholes with a maximum change in direction of 45 degrees and 0.20 feet for changes in direction greater than 45 degrees. Sewer lines shall be straight and not curved between manholes in both line and grade. Manholes shall be stubbed out with suitable size pipe wherever future extension of the sewer is anticipated.

3.07. Flexible Joints near Manhole: Provide a flexible joint in the pipe 12 to 18 inches from all manhole walls and other solid structures.

3.08. Terminal Manhole: There shall be a terminal manhole at the end of all sewer lines, past the last sewer service.

3.09. Underdrains: Where underdrains are to be constructed with the sewer mains (or other locations), cleanouts or manholes shall be provided for the underdrain at each manhole or at 400 foot maximum intervals for the underdrain. Typically underdrains installed with sewer mains shall be placed to the side and below the sewer main.

3.10. Drop Manhole: Drop manholes should be provided when the change in elevation through the manhole is in excess of 24 inches. Designs that require drop manholes, require Town authorization.

3.11. Depth of Bury: Minimum cover on sewer mains shall normally be seven feet to ground surface. Bury of 7 to 9 feet is considered normal. Depths outside this range will require specific approval of the Town.

4. LIFT STATIONS

The need for pumping facilities and the design of these facilities shall be discussed with the Town prior to beginning design. The use of lift stations is discouraged unless truly necessary. The Town reserves the right to dictate the location and type of pumping facilities to be constructed and to require extra maintenance services from the developer and/or to impose additional charges to the users.

5. INVERTED SIPHONS

The use of inverted siphons is discouraged especially in low flow and intermittent flow situations. If the Town does approve the use of a siphon system, the system shall have not less than 2 barrels, with a minimum pipe size of 6 inches and shall be provided with necessary appurtenances for convenient flushing and maintenance. The manholes shall have adequate clearances for jetting. In general, sufficient head

EXHIBIT A

DIVISION 2

SITE WORK – SEWER MINIMUM STANDARDS

shall be provided with pipe sizes selected to secure velocities of at least 3.0 feet per second for average flows. The inlet and outlet details shall be arranged so that the normal flow is diverted to one barrel and so that either barrel may be out of service for cleaning.

6. SERVICE CONNECTIONS

6.01. Typically, the service line should not be any closer than five feet to the side property line, and no service line may be constructed through or in front of any adjoining property. Whenever possible, service lines shall be installed perpendicular to the main and shall be located 10 feet inside the downhill property line. Minimum fall on 6 inch sewer service lines shall be 1/8 inch (1%) per foot (2% preferred) and for 4 inch pipe 1/4 inch per foot (2%). Minimum cover of the sewer service shall be three (3) feet at the property line where there will be no basements.

6.02. Full body wyes shall be provided in the sewer main for service connections at each building site. Service lines shall be shown on the drawings in plan and profile. Tapping saddles will only be allowed with approval of the Town for circumstances which necessitate their use and not allowed for new construction. Fittings shall be angled upwards so that the upper invert of one-eighth bend connected to the fitting will have an elevation equal to or higher than the inside top of the sewer main. Service lines installed during main line construction shall extend through the front utility easement, have a cleanout out at the termination and be plugged with a water and air tight seal and marked with a 2 x 4 brought to grade and backed by a steel T post marked with the depth of the line. Riser connections shall be installed where the elevation of the top of the fitting is more than 12 feet below finished ground surface. See Standard Specifications and typical drawing for more detail on service stub-ins and connections.

6.03. Before a Contractor or property owner begins building a basement or any habitable structure below ground, the Owner or Contractor shall ensure that the level of the most adjacent sewer is 6 inches in elevation lower than the flood level of the lowest fixture or drain in said basement. This requirement will be waived if the Contractor or Owner installs a sewer lift station or an approved backflow prevention device.

6.04. Sewer mains shall be extended to a point at least 20 feet up from the lowest lot corner adjacent to the sewer main of the uppermost lot to be served and terminate in a manhole. Service connections will not be allowed to enter directly into a manholes except when the diameter of the service line is 50% or more of the main in which case a special manhole shall be added for that purpose. Only with the approval of the Town may service connections be allowed immediately above or below a manhole.

7. CONSTRUCTION

7.01. In general construction shall conform with the Standard Specifications for Sewer System Construction as well as with the Excavation, Backfill, and Compaction, Specifications (Section 02200). Select bedding shall extend from 6 inches below the pipe barrel to springline (half way up the pipe). Compaction in this region is critical to support the pipe and must be 95% Standard Proctor. The first one foot of backfill over the pipe shall be hand placed, hand compacted, select material as defined in the Excavation and Backfill Specifications. For gravity sewer line construction, a single size screen rock between ¾" and 1-1/2" shall be used as select bedding. Place a non-woven geotextile on top of the screened rock or wrap the entire pipe zone in a geotextile wrap.

7.02. In places where the sewer has less than four feet of cover, provisions shall be made to protect pipe from impact loading. If very shallow insulation may be required.

EXHIBIT A

DIVISION 2

SITE WORK – SEWER MINIMUM STANDARDS

7.03. An approved cut-off wall shall be constructed on the lower side of crossings such as under open ditches, canals, or creeks, to prevent water from following the sewer trench.

7.04. Where design velocities exceed 5 fps, special provisions shall be made to protect against pipe displacement by shock and/or erosion.

7.05. Underdrains, where required, shall be formed by creating a non-woven geotextile wrap around screened bedding around the sewer pipe and underdrain. See Sewer / Seep trench typical drawing.

8. PROTECTION OF WATER SUPPLIES

8.01. There shall be no physical connection between a public or private potable water supply system and a sewer, or appurtenance thereto which would permit the passage of any sewage, non-potable, or polluted water into the potable supply directly or through contamination of the surrounding soils.

8.02. Whenever possible, sewer mains and service lines should be laid at least 10 feet, horizontally, from any existing or proposed water main. Should local conditions prevent a horizontal separation of 10 feet, a sewer may be laid closer than 10 feet to a water main if it is laid in a separate trench, or it is laid in the same trench with the water mains located at one side on a bench of undisturbed earth with at least five feet of horizontal separation.

8.03. Unless there is at least 10 feet horizontal separation, the elevation of the crown of the sewer must be at least 18 inches below the invert of the water main or the sewer line encased.

8.04. Whenever sewer must cross under water mains, the sewer shall be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of a sewer cannot be buried to meet the above requirement, the water main may be relocated to provide this separation or the sewer pipe shall be encased by either a single joint of PVC or HDPE pipe for a distance of 10 feet on each side of the water. When possible, one full length of water main shall be centered over the sewer so that both joints will be as far from the sewer as possible. When it is impractical to encase the sewer, the water line shall be encased with the same criteria above.

8.05. When sewer lines or services cross above water mains or services, the water mains must be protected at a minimum by the criteria above. In such cases, there shall be no joints within ten feet on each side of the water line. In all cases where the sewer line is above the water, a casing shall be required and the ends of the casing shall be sealed in a watertight manner with a reducing no-hub gasket or other approved method. Both lines should be pressure tested to assure water tightness.

8.06. There shall be a minimum clear distance vertically of 8" between the uppermost part of the lower utility and the lowermost part of the upper utility including casings to allow for proper bedding. In all cases, suitable backfill or other structural protection shall be provided to preclude settling and/or failure of any of the pipes.

8.07. The Town shall have final review authority of all proposed designs which do not provide adequate separation. These requirements for protection of the water system against contamination from non-potable water conveyances shall apply equally to water mains and service connections.

EXHIBIT A

DIVISION 2

SITE WORK – SEWER MINIMUM STANDARDS

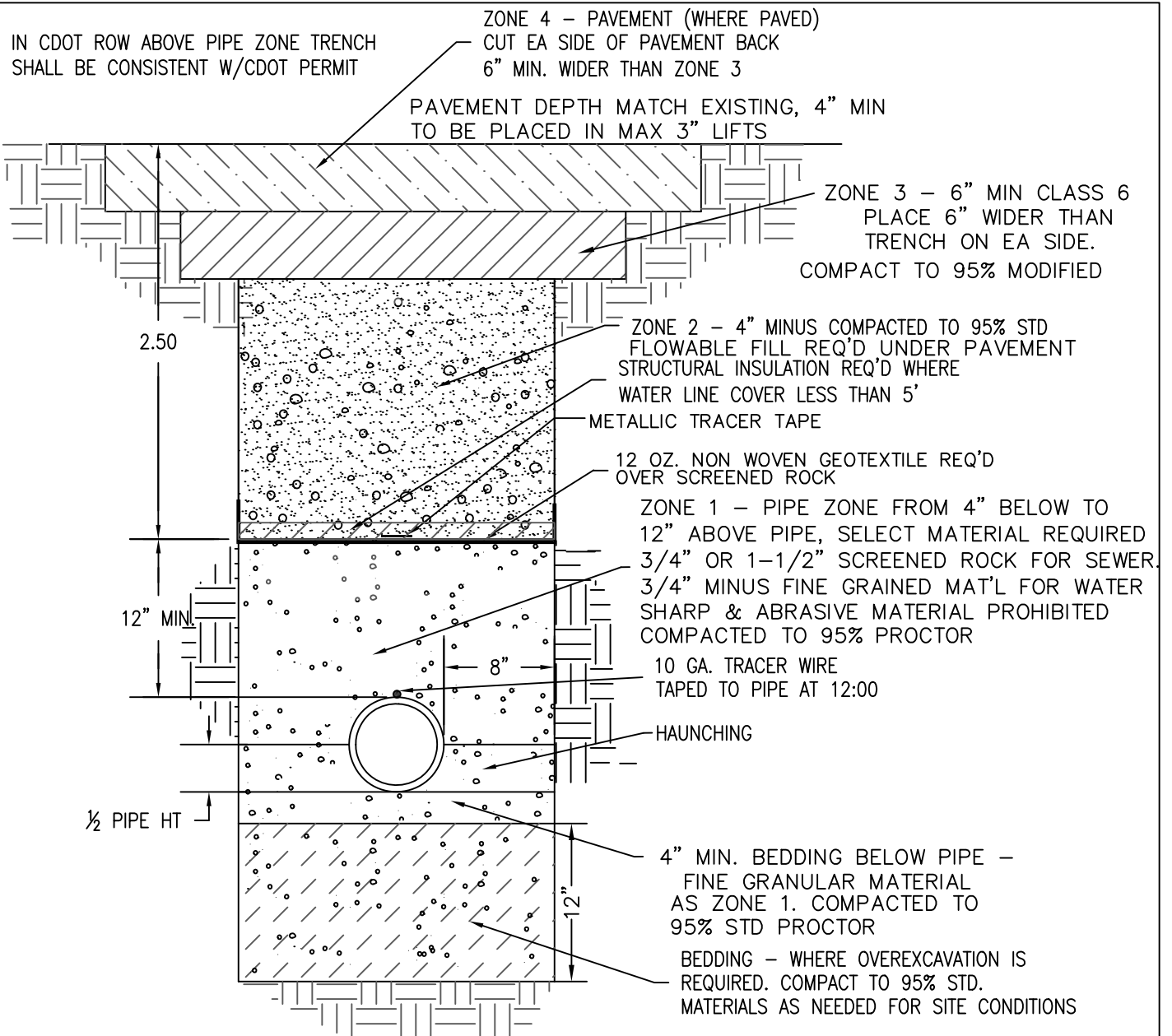
9. MISCELLANEOUS REQUIREMENTS

9.01. Rain water leaders, roof drains, surface drains, or ground water drains shall not be connected to the sanitary sewer. Each sanitary sewer service system shall be separate from the drainage system.

9.02. Grease and sand traps shall be installed where required by the provisions of the Ridgway Municipal Code and/or the International Plumbing Code.

10. TESTING

Testing of sewer lines and services, manholes and appurtenances shall conform with the requirements of the applicable portions of the Sewer System Construction (Section 02723) regarding lamping, vacuum, in- & exfiltration, and pressure testing.



STANDARD TRENCH DETAIL

NOTE 1: IN COLD WEATHER PLACE ROAD BASE TO GRADE & REPLACE WITH HOT MIX WHEN WEATHER IS SUITABLE.

NOTE 2: HAUNCHING FOR WATER LINE SHALL BE 3/4" MINUS FINE, GRAINED LOW PERMEABILITY MATERIALS. SEWER BEDDING MAYBE SINGLE SIZE SCREENED ROCK UP TO 1.5". SHARP AND/OR ABRASIVE MATERIALS ARE PROHIBITED.

NOTE 3. DEPTH OF COVER OVER WATER LINES SHALL BE A MINIMUM 5' AND A MAXIMUM OF 6' UNLESS OTHERWISE INDICATED ON THE TOWN APPROVED PLANS IN THE TOWN APPROVED PLANS STRUCTURAL INSULATION (PER WATER STANDARDS) MAY BE REQUIRED FOR COVER OF LESS THAN 5'.



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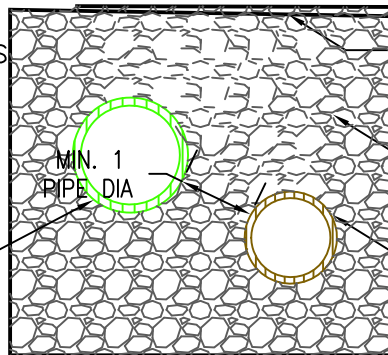
STANDARD TRENCH DETAIL

DATE: 6/10/20

SHEET:

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

SEWER MAIN (SIZE &
MATL PER APPD PLANS)

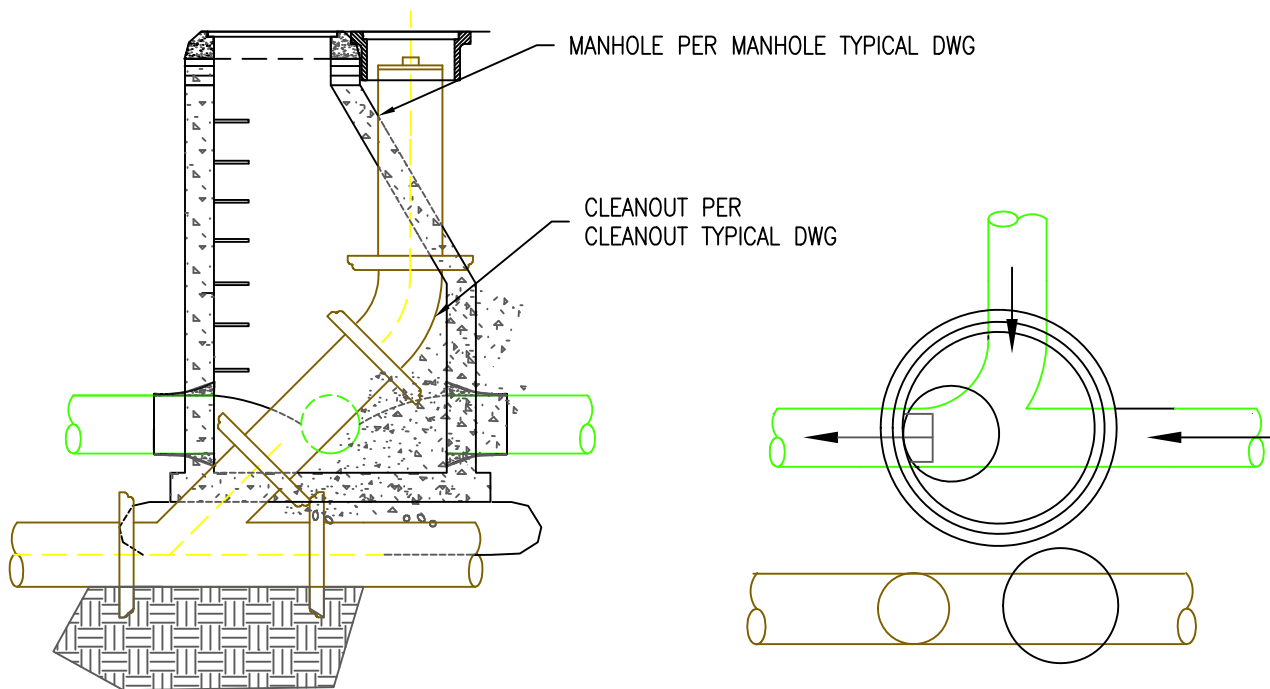


12 OZ MIN. NON WOVEN GEOTEXTILE
SURROUNDING SCREENED ROCK
PIPE BEDDING.

$\frac{3}{4}$ " - 1-1/2" SCREENED ROCK
6" LIFTS COMPACTED TO 95%
STD PROCTOR

PERFORATED HDPE
(SEEP LINE.).

SEWER W/GEOTEXTILE BEDDING DETAIL



SEEP LINE CLEANOUT

N.T.S.



TOWN OF RIDGWAY

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RIDGWAY, CO 81432

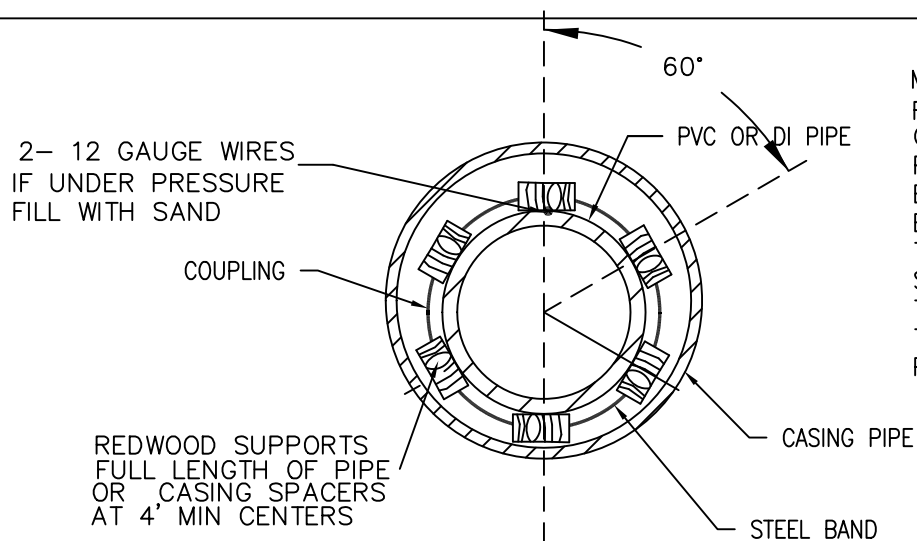
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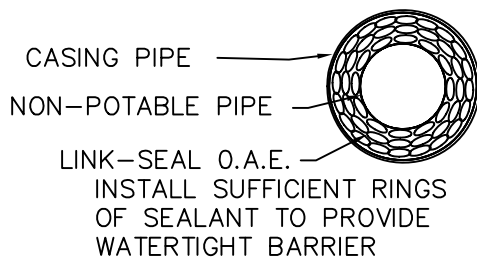
**SEWER / SEEP
TRENCH DETAIL**

DATE: 6/10/20

SHEET:



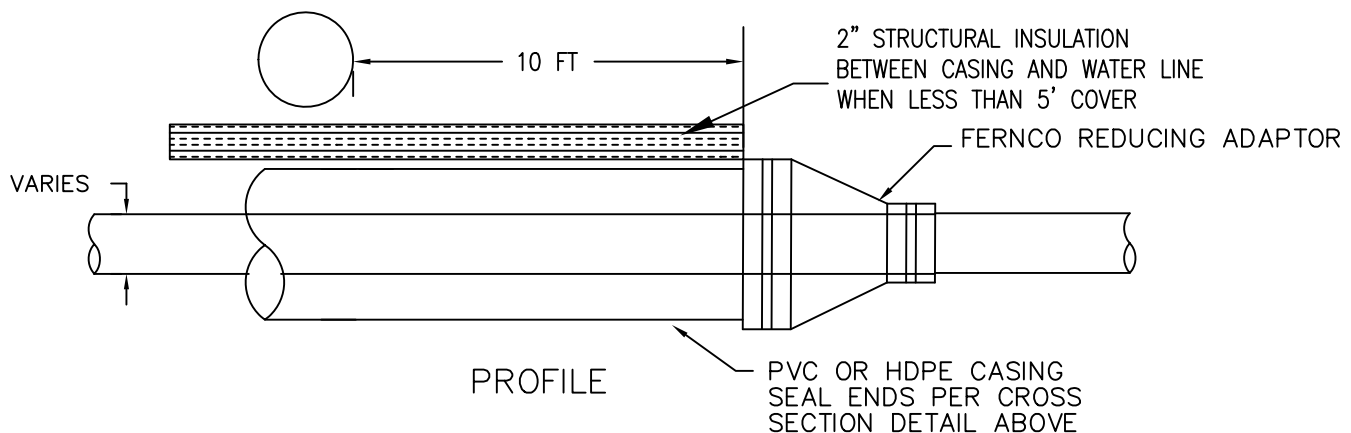
MANUFACTURED PIPE SUPPORTS OR REDWOOD STRIPS TO BE OF SUFFICIENT SIZE & SPACING TO PREVENT BELLS FROM RESTING ON ENCASING PIPE. WOODEN STRIPS TO EXTEND FULL LENGTH OF PIPE BETWEEN COUPLING. THREE STEEL BAND TIES TO BE USED TO CONNCT WOODEN SUPPORTS TO EACH JOINT OF PVC PIPE PLACED IN THE ENCASING PIPE.



WATERTIGHT ENDS — CROSS SECTION

NOTES:

1. CENTER CASING OVER OR UNDER WATER LINE W/CARRIER PIPE JOINT CENTERED IN THE CASING.
2. PLACE 2" INSULATION BETWEEN CASING & WATER MAIN, 5' ON EACH SIDE OF WATER LINE.
3. WHEN POTABLE LINE IS BELOW THE SEWER LINE SEALED ENDS ARE REQUIRED ON THE CASING.
4. CASING PIPE SHALL BE OF SUFFICIENT SIZE TO ALLOW FOR EASY INSTALLATION OF THE CARRIER PIPE INCLUDING THE BELL

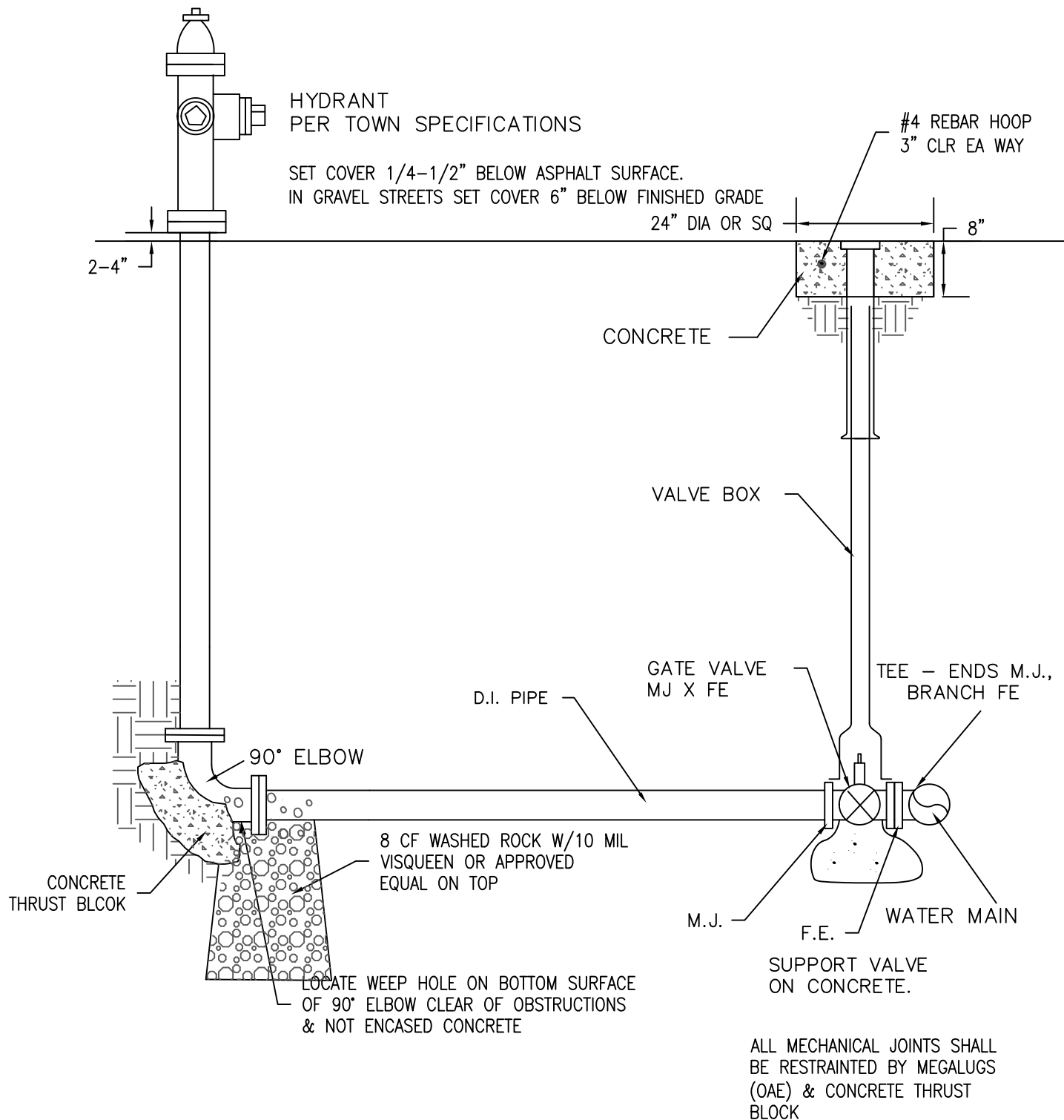


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CASING PIPE DETAIL

DATE: 6/10/20

SHEET:

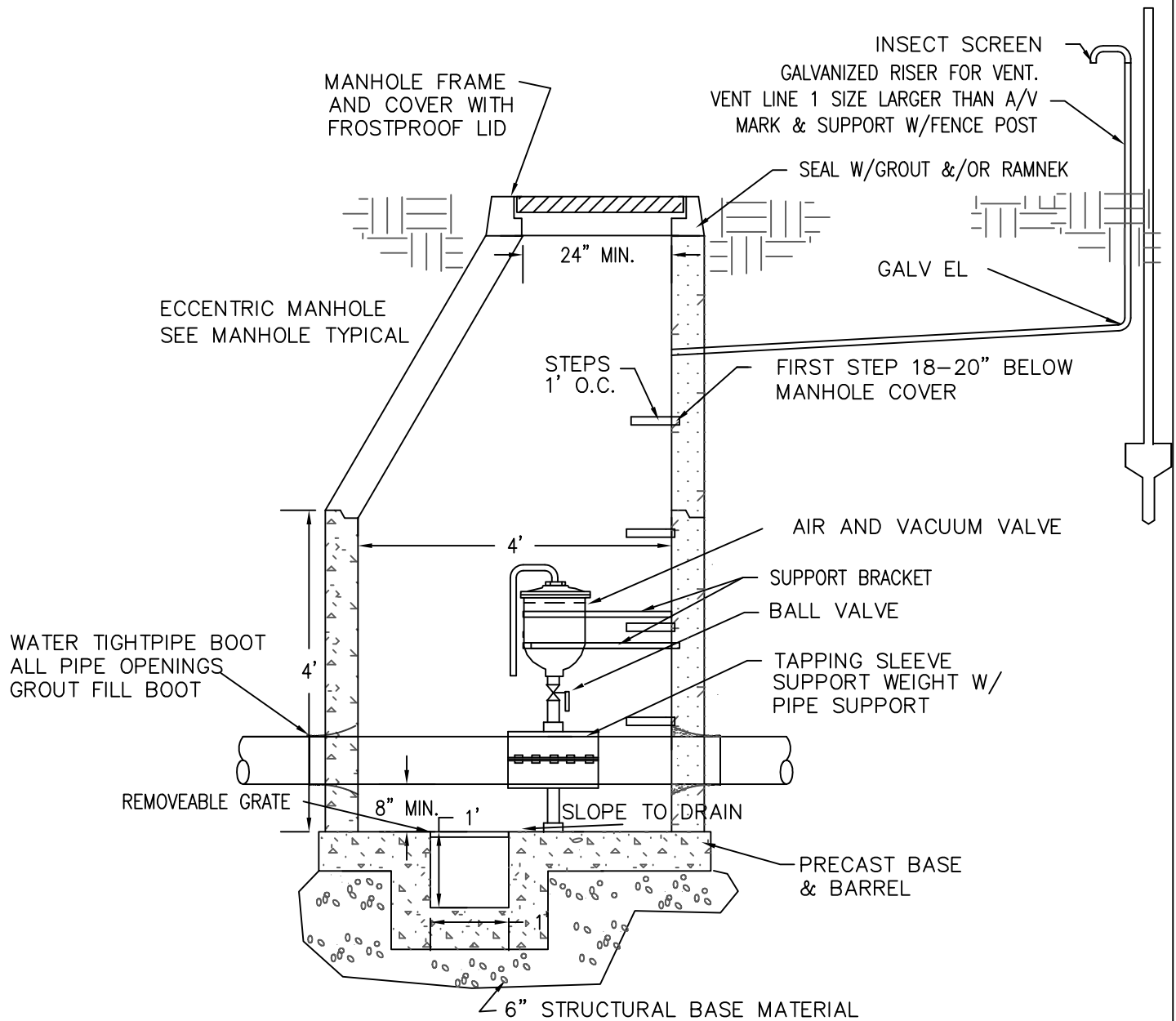


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FIRE HYDRANT DETAIL

DATE: 6/10/20

SHEET:



NOTES:

1. DETAIL APPLICABLE TO WATER & SEWER AIR VACUUM STATIONS
2. LOCATE VALVE DIRECTLY OVER PIPE
3. SIZE VALVE TO FLOW CONDITIONS
4. CONFIRM SIZE, MODEL, & BRAND W/ TOWN BEFORE PURCHASING
5. PLACE WATERPROOF INSULATION AROUND VALVE

6. FURNISH CLEANING APPARATUS FOR SEWER VALVES TO TOWN

7. WHERE SEASONAL HIGH GROUNDWATER TABLE IS MORE THAN 3' BELOW THE BOTTOM OF THE MANHOLE, THE SUMP IN THE FLOOR CAN BE REPLACED WITH DRAIN IN FLOOR AND 1 CY MIN SCREENED ROCK BELOW THE MANHOLE PLACED ON NON WOVEN HIGH PERMEABILITY FABRIC

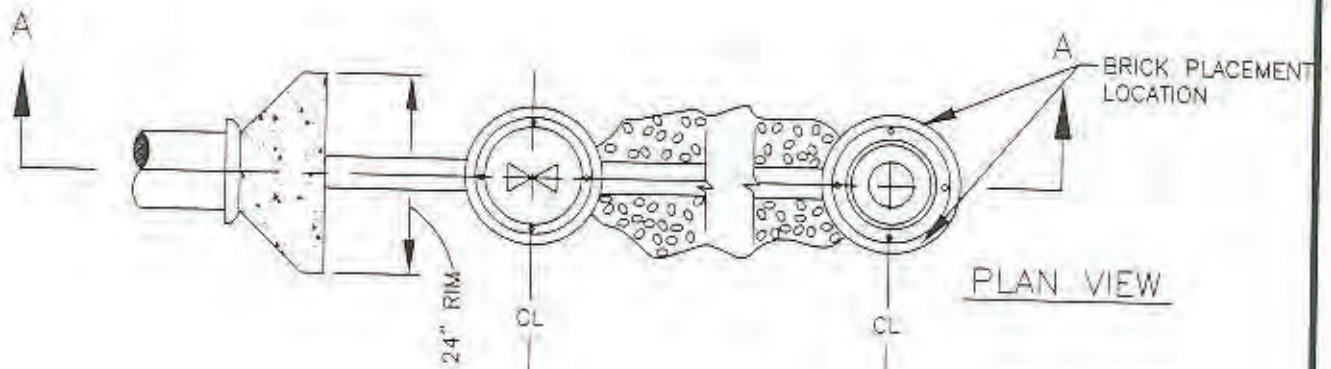


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AIR VACUUM STATION DETAIL

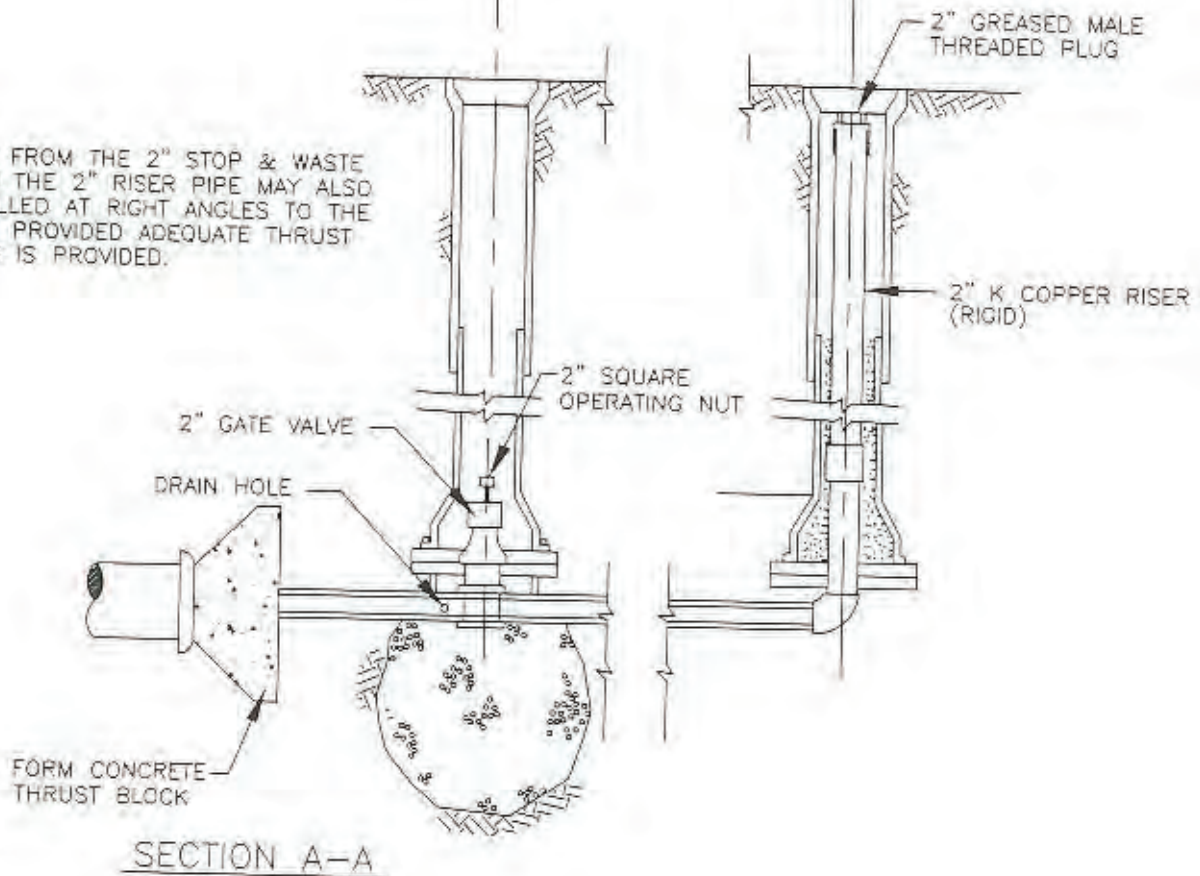
DATE: 6/10/20

SHEET:



NOTE:

THE LINE FROM THE 2" STOP & WASTE VALVE TO THE 2" RISER PIPE MAY ALSO BE INSTALLED AT RIGHT ANGLES TO THE MAINLINE, PROVIDED ADEQUATE THRUST BLOCKING IS PROVIDED.



BLOWOFF INSTALLATION

CHK:	TOWN OF RIDGWAY
DATE: 2/01	CONSOLIDATED CONSULTING SERVICES
DRN: R_TYP	PO BOX 738, DELTA, CO 81416
	BLOWOFF INSTALLATION

Bearing Area in Sq Ft

Pipe Size	Bends				Tees, Dead ends, Crosses & Dead end
	90°	45°	22-1/2°	11-1/4°	
3	1.0	0.6	0.3	0.0	0.7
4	1.8	1.0	0.5	0.0	1.3
6	4.0	2.2	1.1	0.0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4
24	64.0	34.5	17.7	8.8	45.0

Areas given in the table are based on internal static pressure of 100 psi and soil bearing capacity of 1,000 pounds per square foot

Bearing areas for any pressure and soil bearing capacity may be obtained by multiplying tabulated values by the following correction factor (F)

$$F = \frac{\text{Actual specified test pressure in hundreds of pounds}}{\text{Actual soil bearing pressure in thousands of pounds}}$$

All water line plans shall contain the following table, with the values filled in by the Design Engineer:

Soil Bearing capacity	_____	Lbs/SF
Test Pressure	_____	psi
Bearing Area Multiplier (F)	_____	_____

GENERAL NOTES:

1. THRUST BLOCKS AND MECHANICAL RESTRAINT SUCH AS MEGALUGS or single bolt REQUIRED ON ALL MECHANICAL JOINTS
2. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUMS
3. ALL FITTING AND BOLTS SHALL BE WRAPPED & TAPED CLOSED WITH 10 MIL MINIMUM POLY WRAP

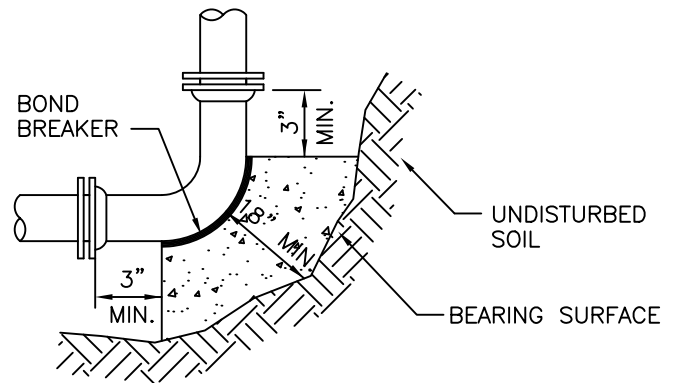
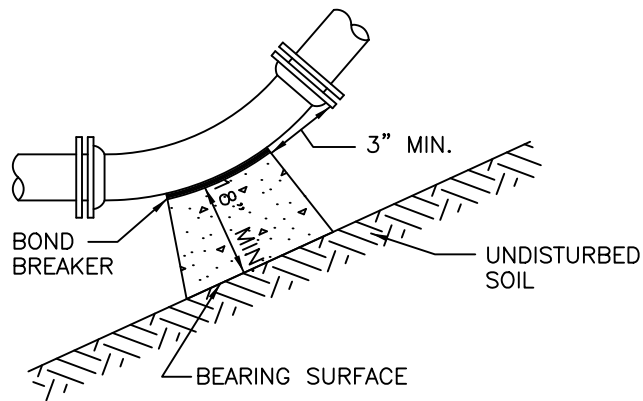


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THRUST BLOCK SIZING

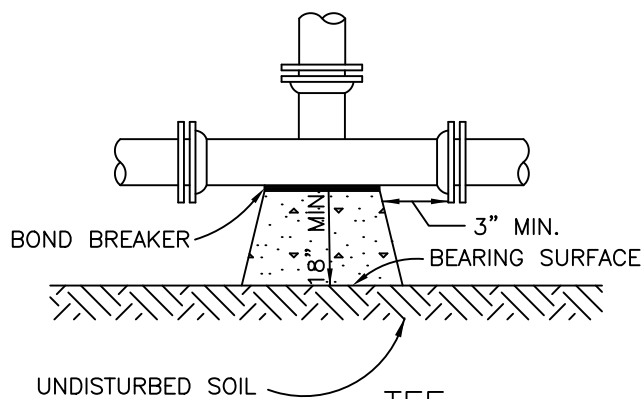
DATE: 6/10/20

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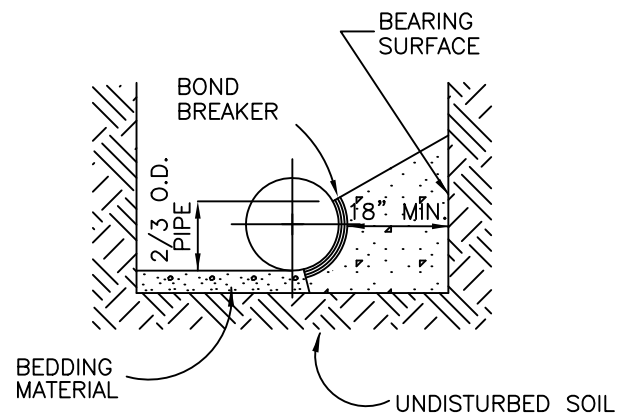


90° BEND

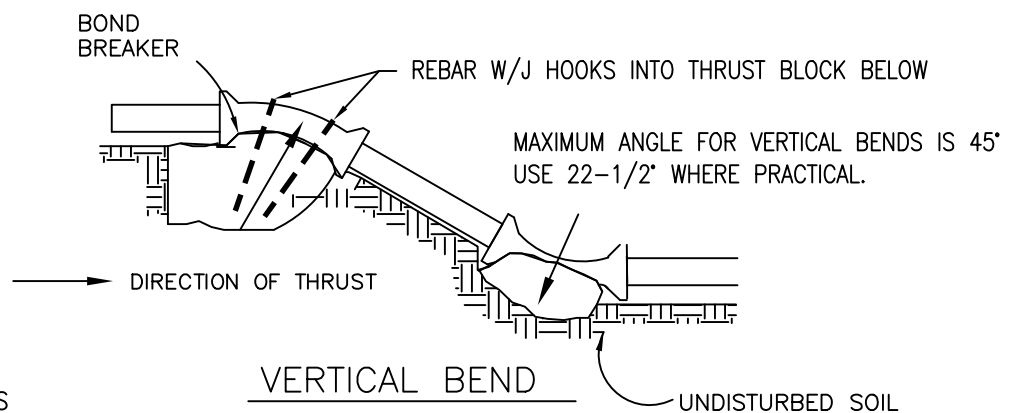
$\frac{11}{4}$ $\frac{1}{4}$, $\frac{22}{2}$ $\frac{1}{2}$ AND 45° BENDS



TEE



TYPICAL CROSS SECTION



VERTICAL BEND

FOR THRUST SIZING AND NOTES
SEE THRUST BLOCK SIZING DETAIL

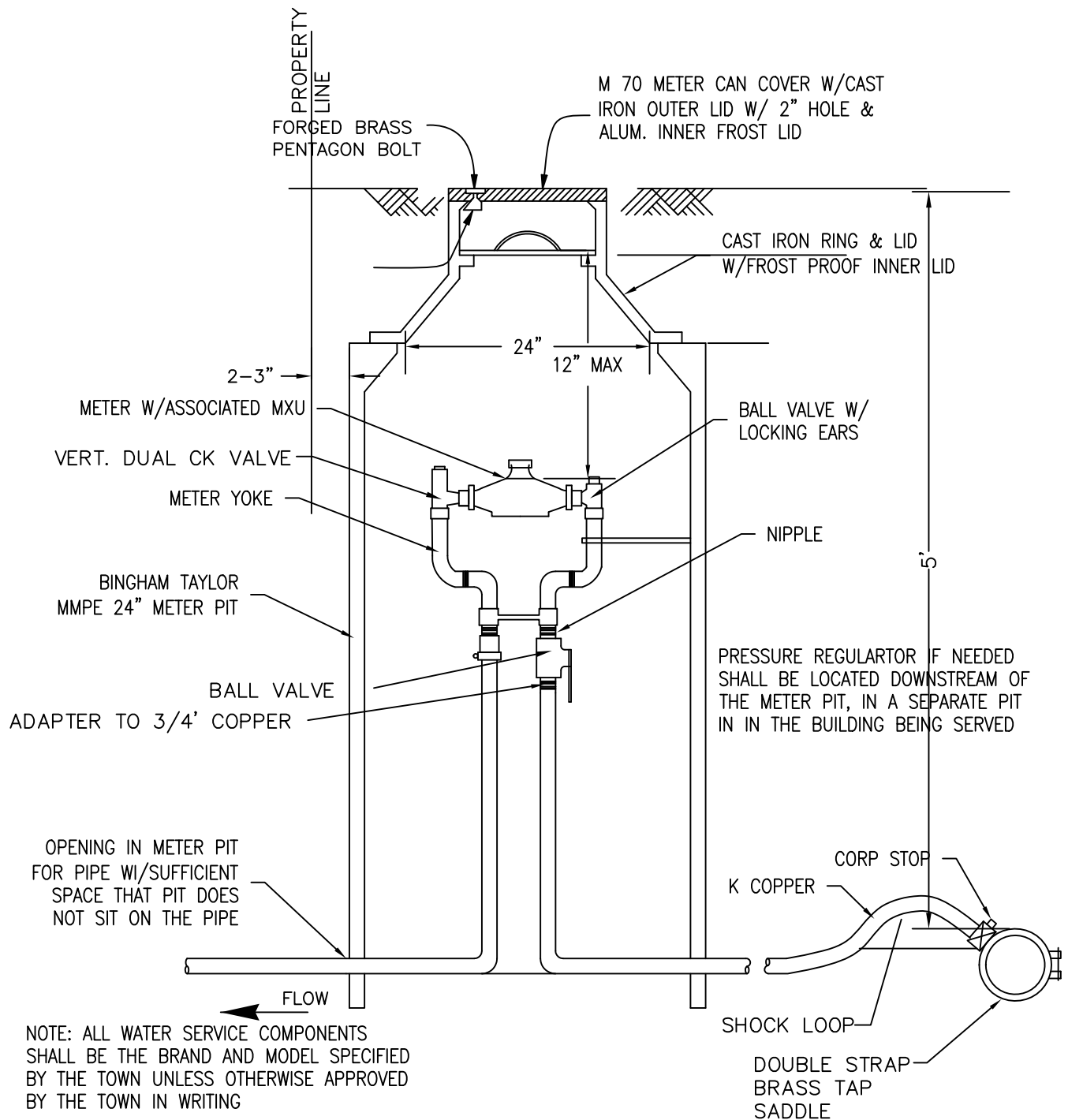


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**THRUST BLOCK
DETAIL**

DATE: 6/10/20

SHEET:

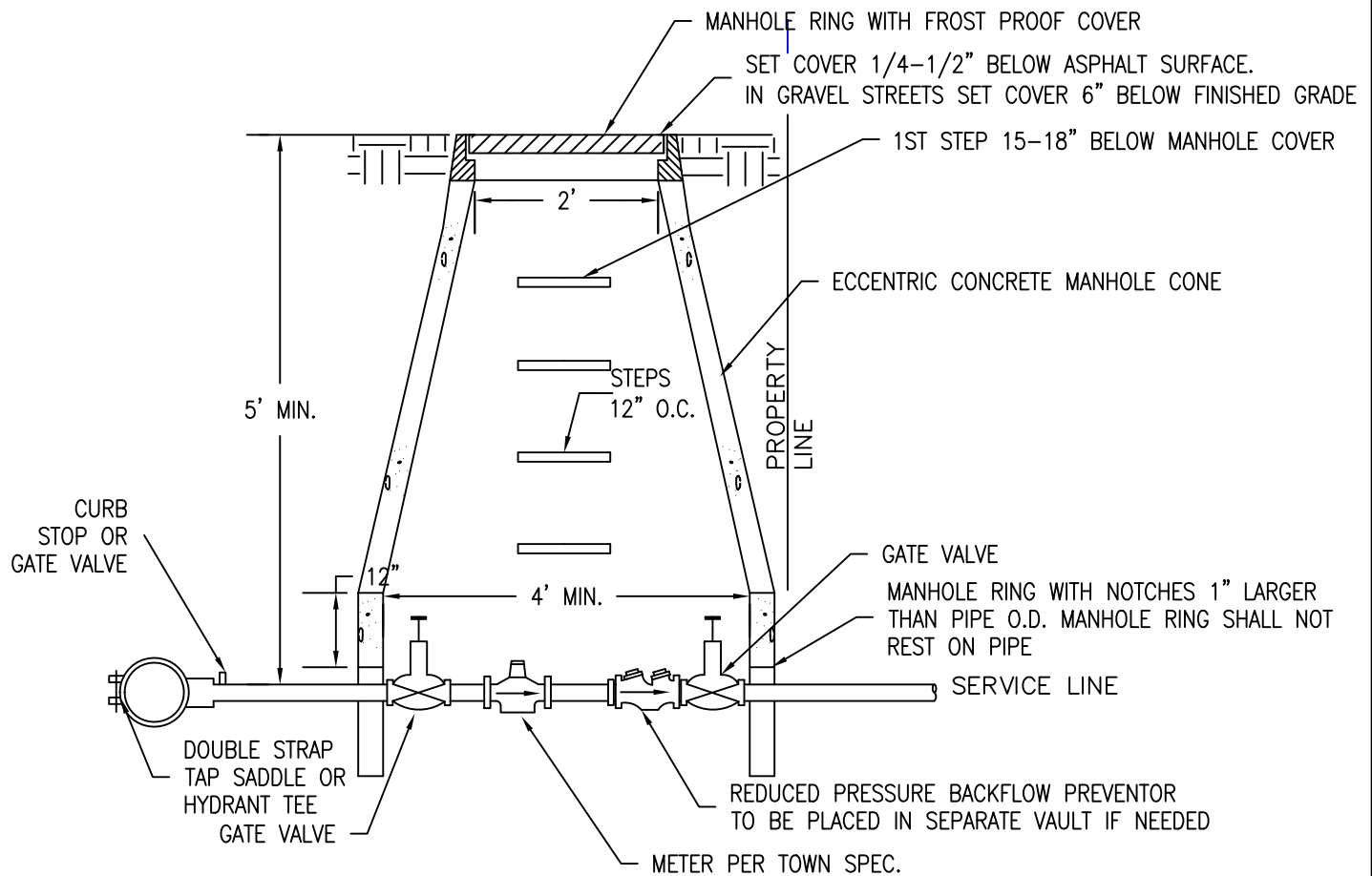


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**3/4" - 1" METER
DETAIL**

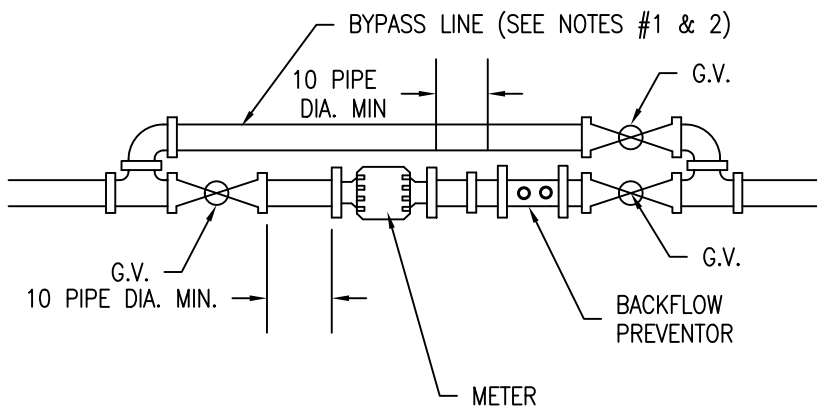
DATE: 6/10/20

SHEET:



NOTES:

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

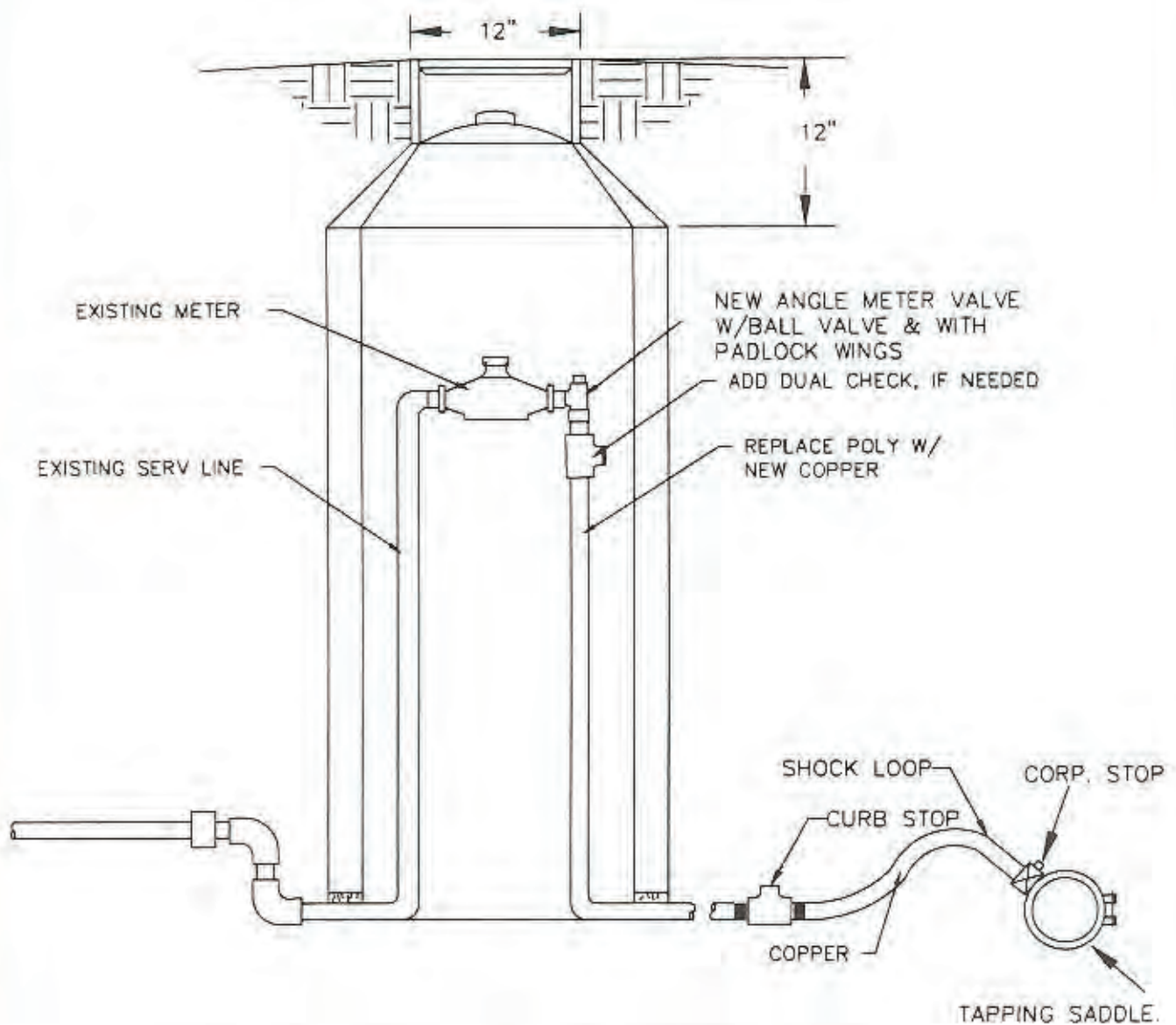


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**1-1/2 - 2" METER
 DETAIL**

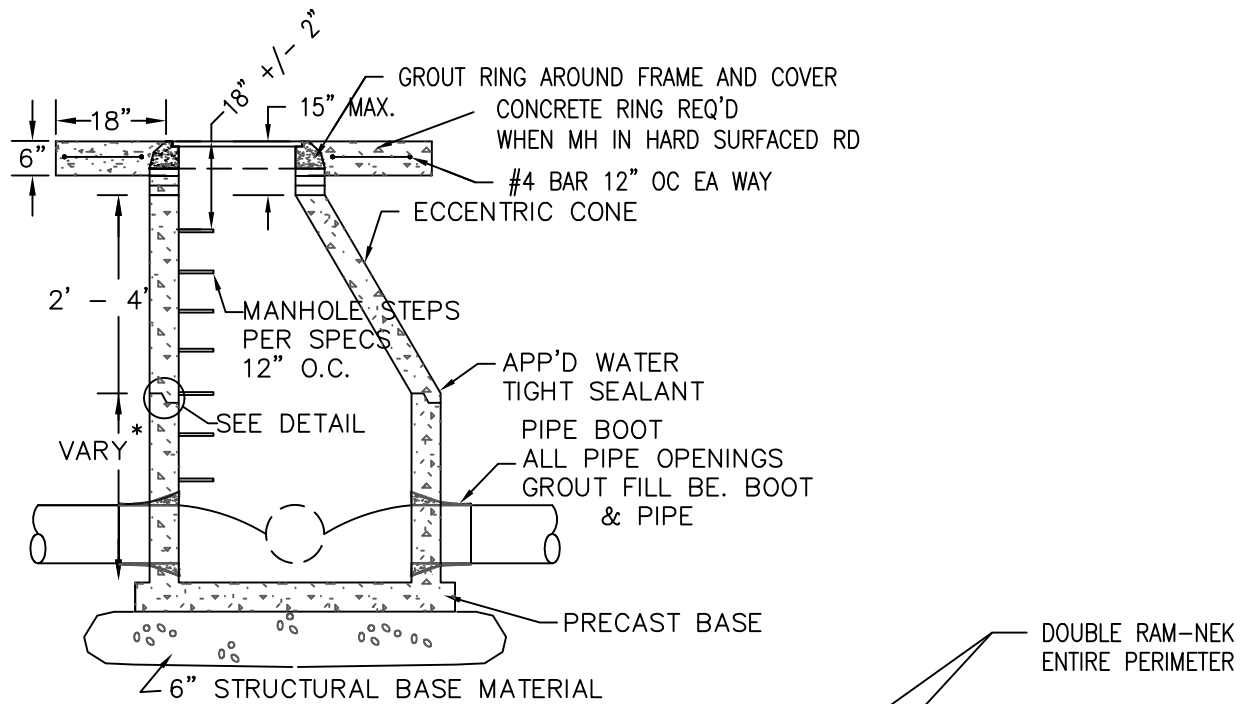
DATE: 6/10/20

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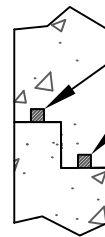


TYPICAL EXISTING SERVICE
RECONNECTION

CHK:	TOWN OF RIDGWAY
DATE: 6/06	CONSOLIDATED CONSULTING SERVICES
	PO BOX 738, DELTA, CO 81416
DRN: R_TYP	RECONNECT SERVICE

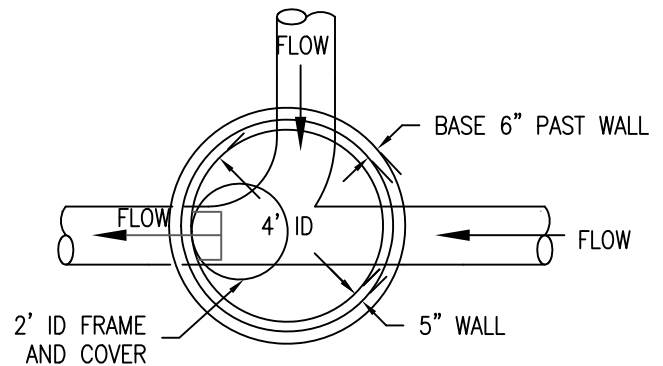


* BARREL SECTION HEIGHT
MUST BE AT LEAST 48" OR
VERTICAL WALLS ARE REQ'D



NOTES:

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

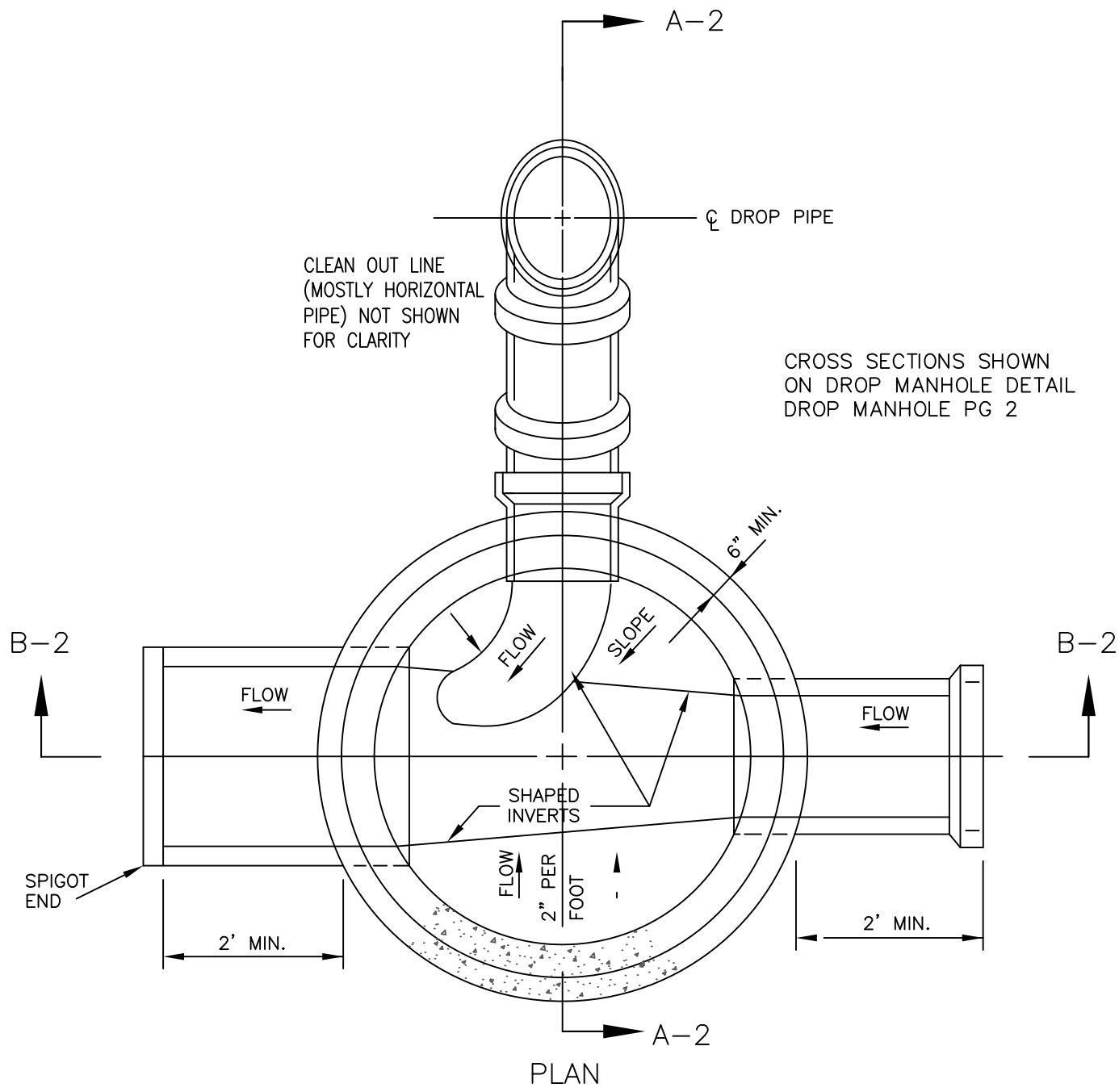


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MANHOLE DETAIL

DATE: 6/10/20

SHEET:



NOTES:

1. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER WILL EXCEED 15 FT AND IN ANY CASE WHEN THE INTERIOR DIA. OF MANHOLE IS 5' OR LARGER

DROP MANHOLE BASE

MONOLITHIC BASES FOR DROP MANHOLE

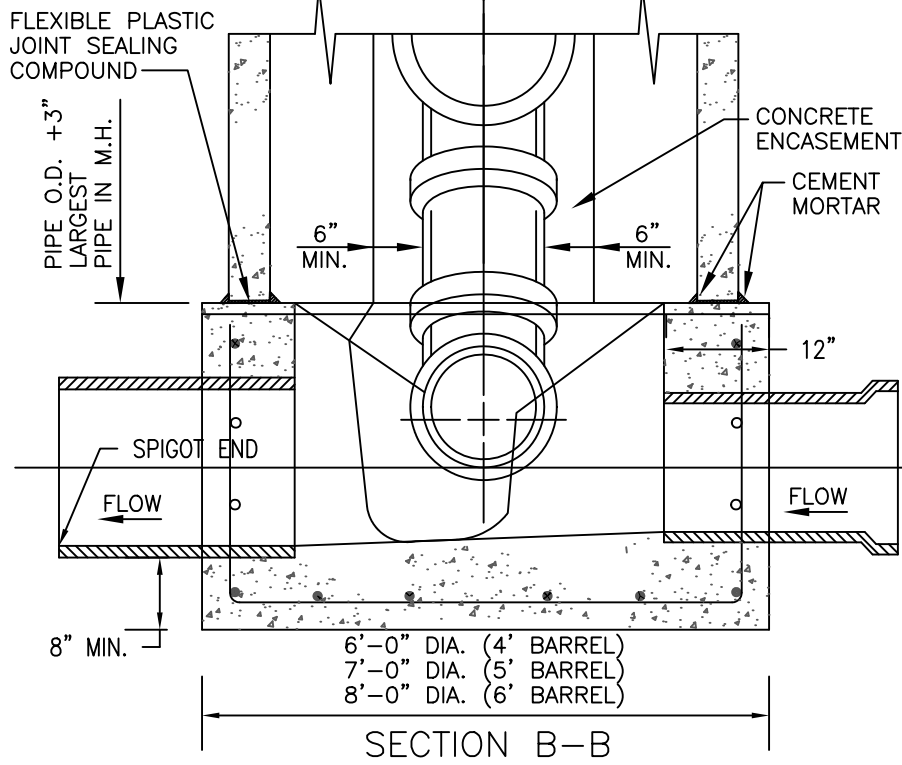
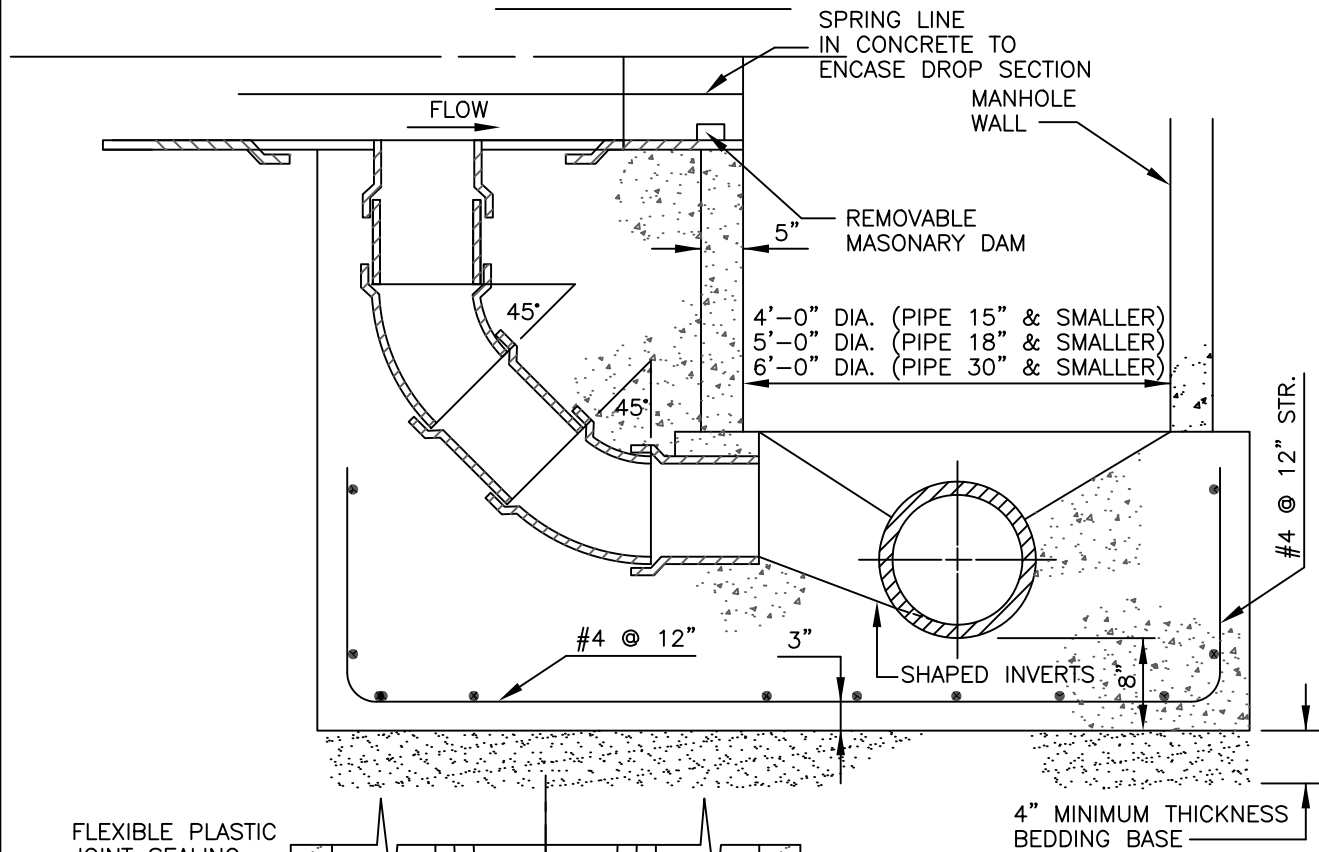


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DROP MANHOLE DETAIL

DATE: 6/10/20 SHEET: 1 OF 2

SECTION A-A



NOTES:

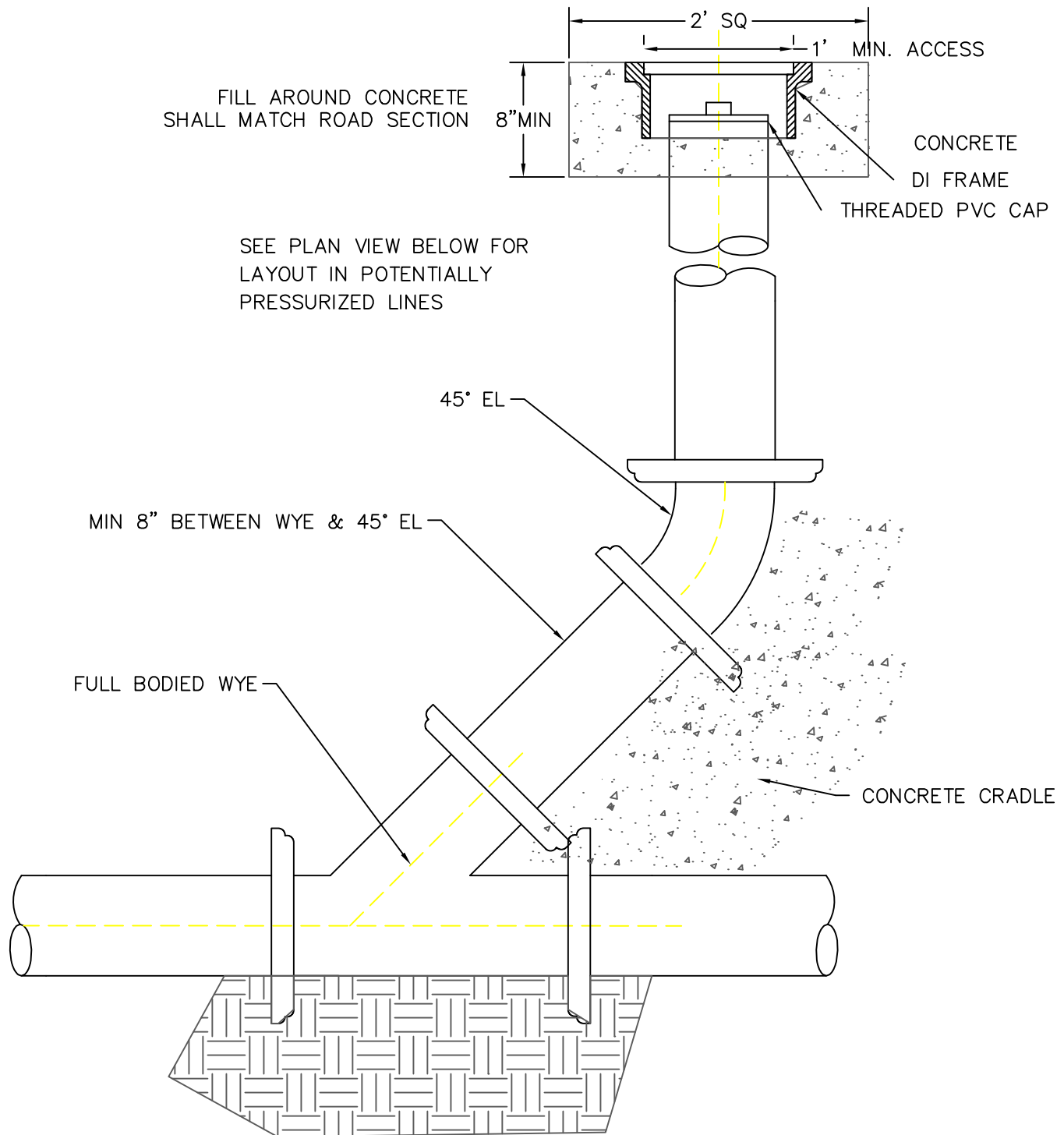
1. THIS MANHOLE REQUIRED WHEN A SEWER LINE ENTERS THE MANHOLE AT AN INVERT ELEVATION OF 18" OR MORE ABOVE THE INVERT OF THE MANHOLE
2. PIPE BOOTS REQUIRED AT MANHOLE PENETRATIONS
3. VERTICAL ANGLE CHANGES SHALL BE SUPPORTED W/FLOWABLE FILL
4. PRECAST MANHOLE BASE REQUIRED



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DROP MANHOLE DETAILS

DATE: 6/10/20 SHEET: 2 OF 2



TYPICAL CLEANOUT
ELEVATION VIEW

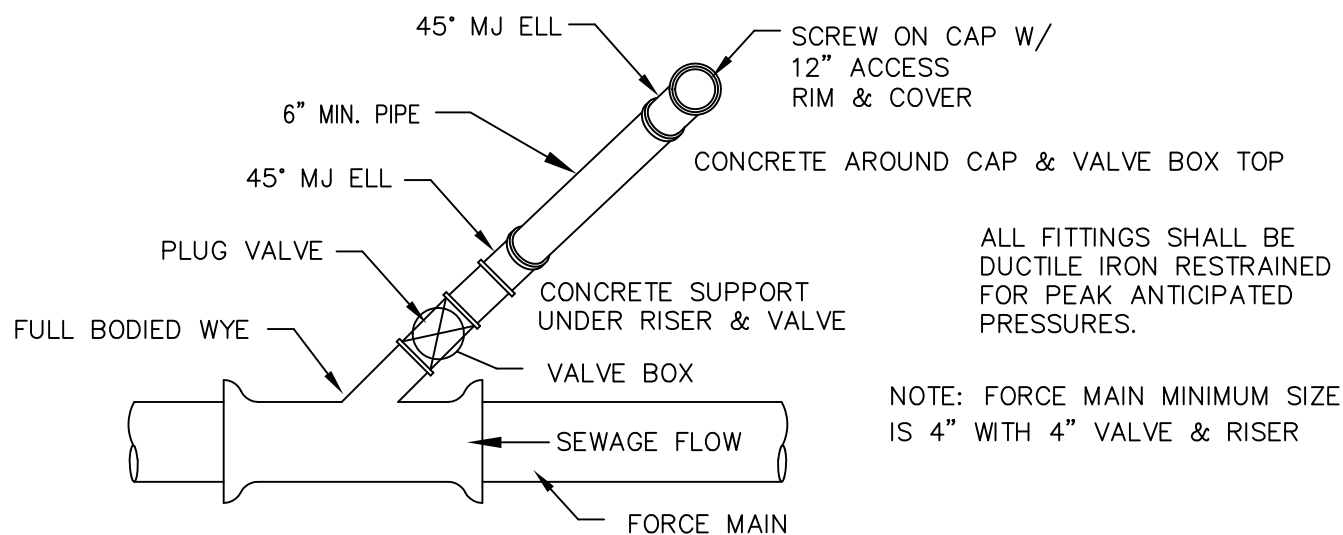


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GRAVITY CLEANOUT ELEVATION

DATE: 6/10/20

SHEET:



PRESSURE CLEANOUT
PLAN VIEW

ALL FITTINGS SHALL BE
DUCTILE IRON RESTRAINED
FOR PEAK ANTICIPATED
PRESSURES.

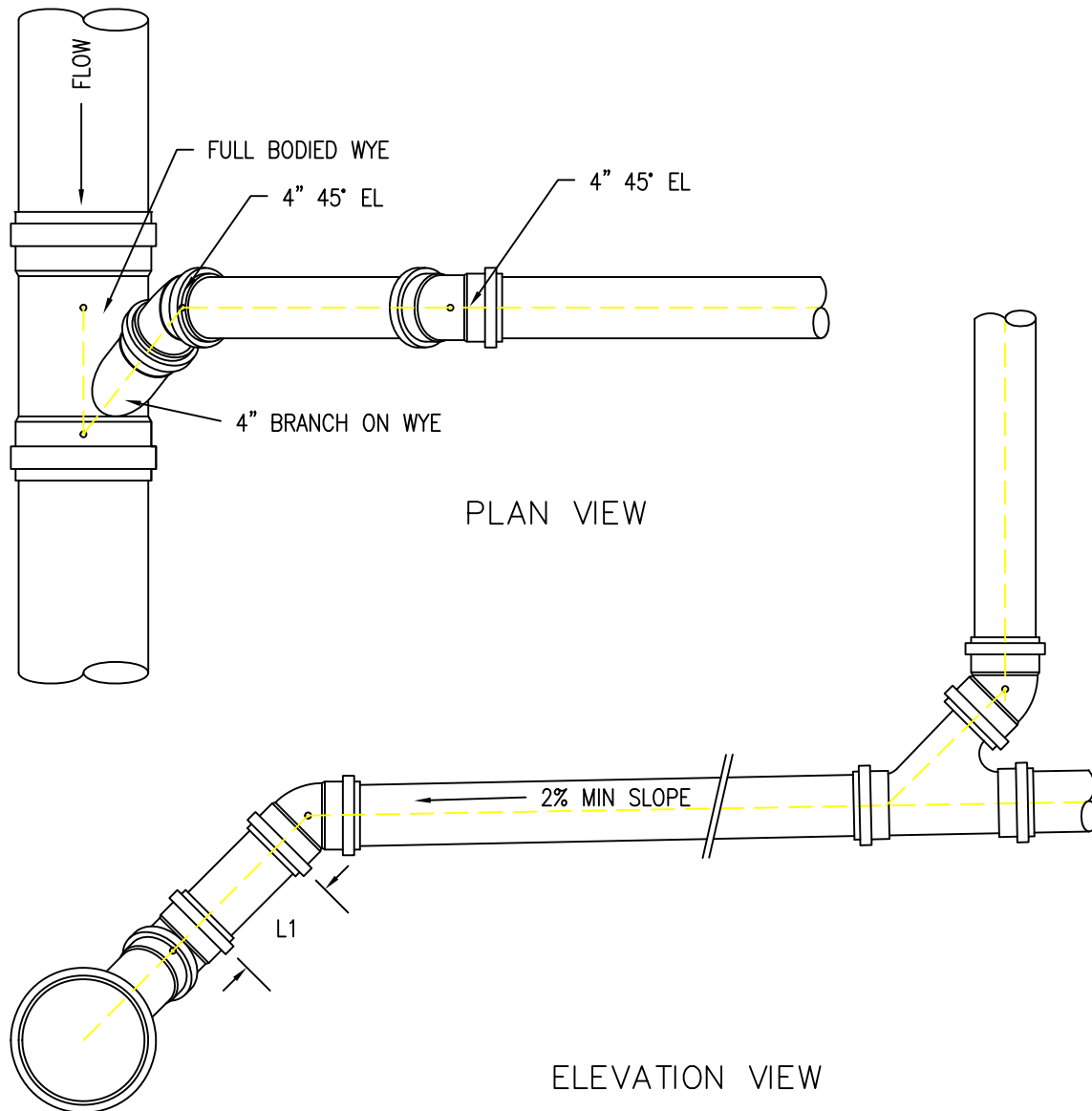
NOTE: FORCE MAIN MINIMUM SIZE
IS 4" WITH 4" VALVE & RISER



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**PRESSURE
CLEANOUT
PLAN VIEW**

DATE: 6/10/20 SHEET:



L1 = DISTANCE NEEDED TO ADJUST GRADE OF
THE SERVICE TO DESIGN ELEVATION

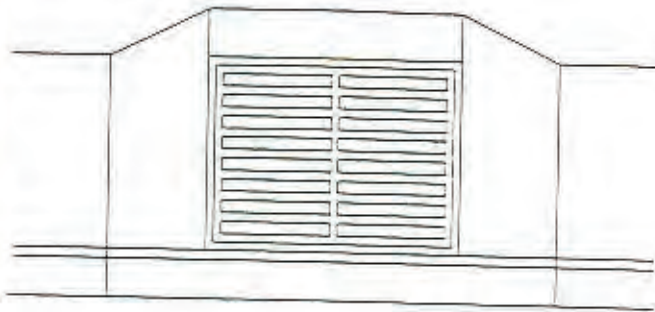


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**4" SEWER
SERVICE TAP**

DATE: 6/10/20

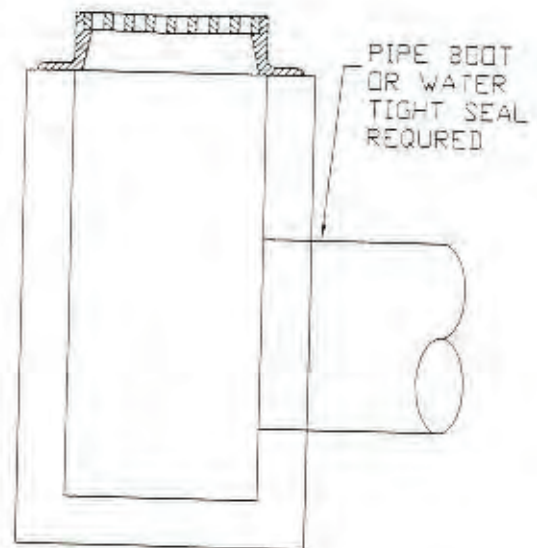
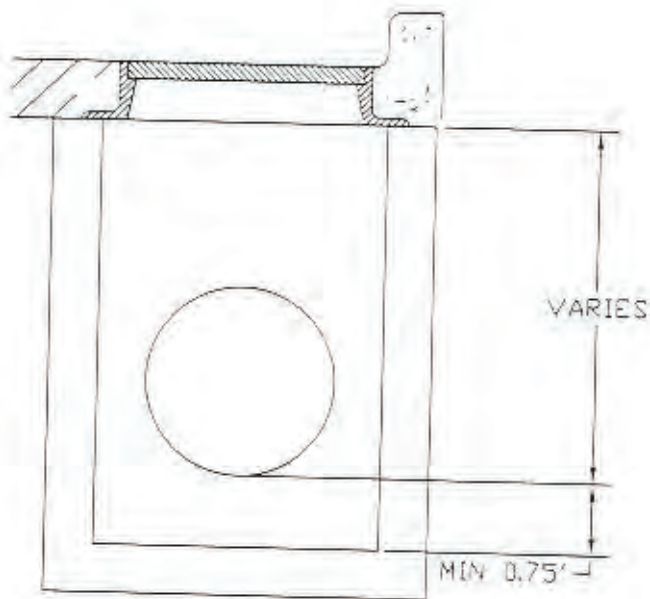
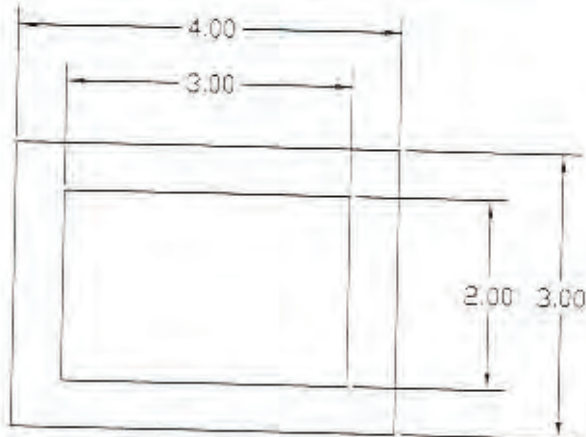
SHEET:



STORM DRAIN CASTING

CONFORM TO ASTM A48-83 CLASS 35B FOR
GRAY IRON OR ASTM A536-80 GRADE
65-45-12 FOR DUCTILE IRON

GRATE TO COMPLY WITH BICYCLE SAFETY
STANDARDS



STORM DRAIN PIPE

ADS N-12 OR APPROVED EQUAL
24" DIAMETER MINIMUM

STORM DRAIN DESIGN LIMIT

STANDARD INLET FOR LESS THAN 2 CFS
LARGER FLOWS REQUIRE FLOW SPECIFIC DESIGN

STORM DRAIN MANHOLES TO CONFORM
TO SEWER MANHOLE TYPE

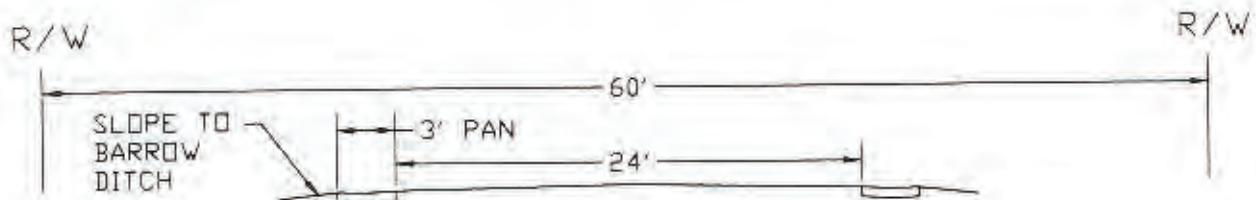
TOWN OF RIDGWAY

DATE:
2/01

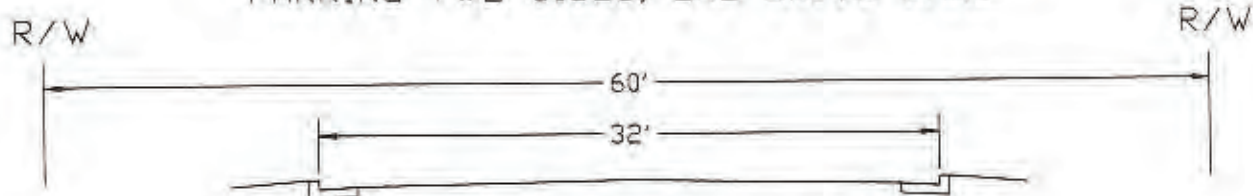
CONSOLIDATED
CONSULTING
SERVICES

DRN:

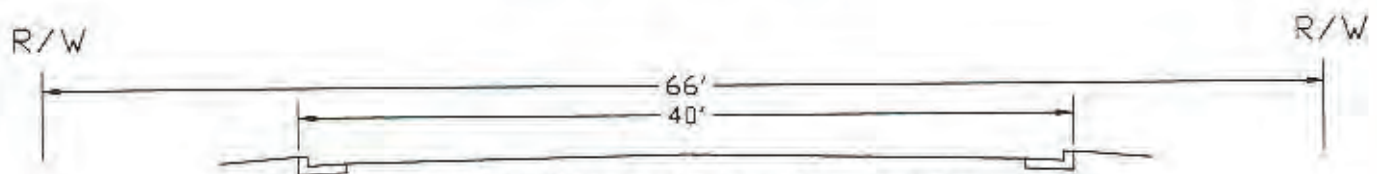
STORM DRAIN INLET



RESIDENTIAL LOCAL STREET
PARKING TWO SIDES, ONE DRIVE LANE



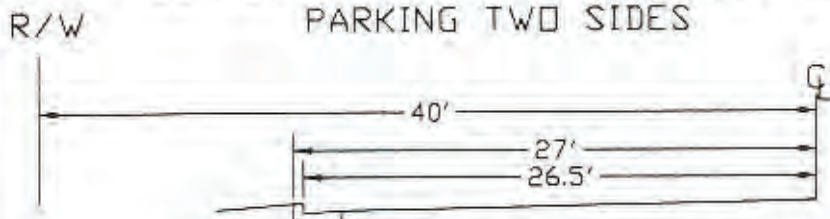
RESIDENTIAL COLLECTOR STREET
PARKING TWO SIDES



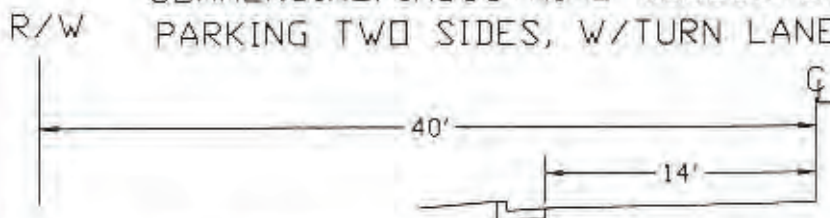
COMMERCIAL/INDUSTRIAL LOCAL
PARKING TWO SIDES



COMMERCIAL/INDUSTRIAL COLLECTOR
PARKING TWO SIDES



COMMERCIAL/INDUSTRIAL COLLECTOR
PARKING TWO SIDES, W/TURN LANE



COMMERCIAL/INDUSTRIAL COLLECTOR
NO PARKING

NOTES:

1. SIDEWALK TO BE LOCATED AT LOCATION DESIGNATED BY TOWN BETWEEN BACK OF CURB & PROPERTY LINE. SIDEWALK WIDTH & STRUCTURE SPECIFIED IN TOWN STDs & SIDEWALK TYPICALS.

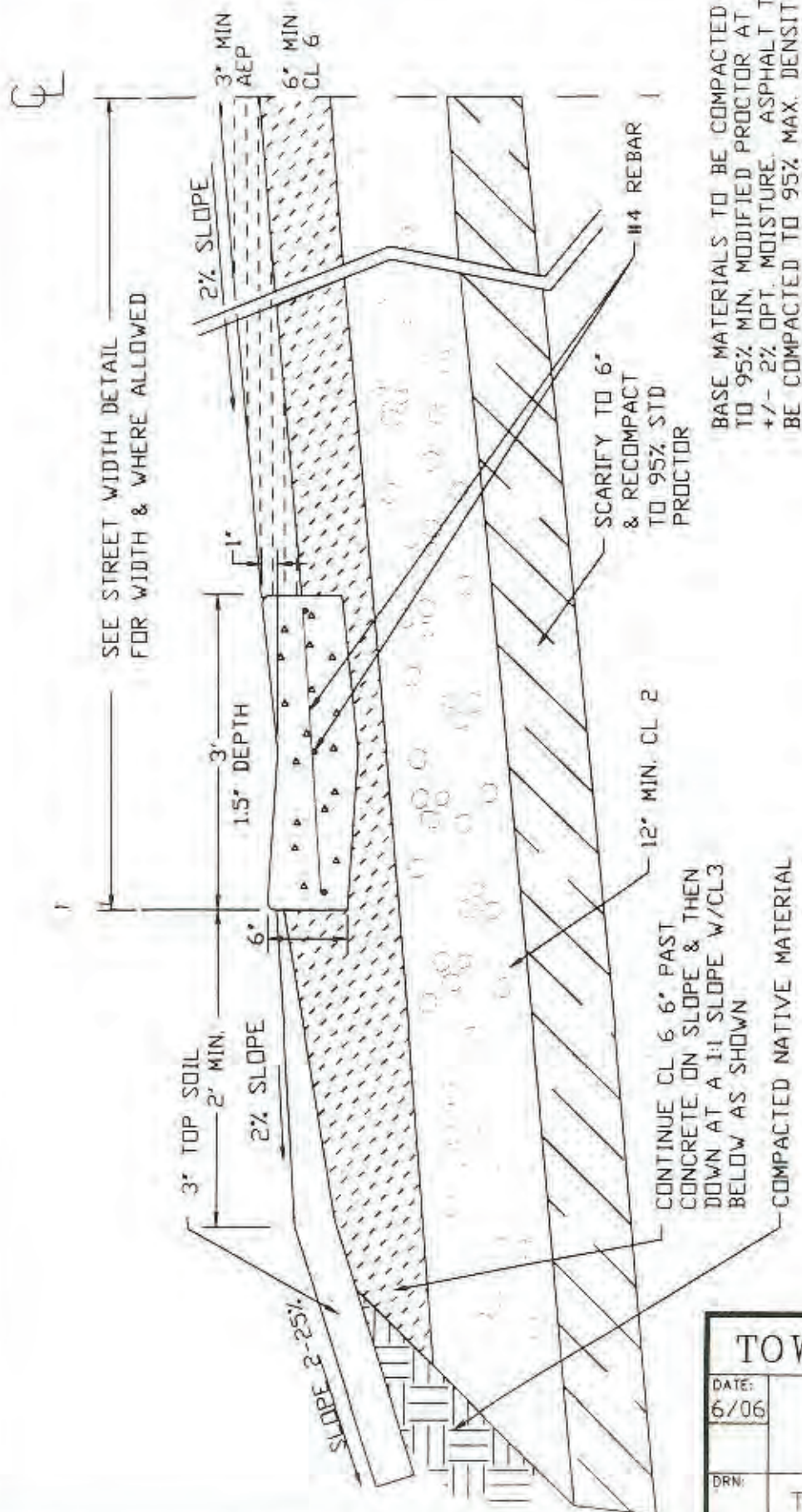
2. ROAD STRUCTURE REQ'TS ARE SPECIFIED IN TOWN STDs, AND ROAD SECTION TYPICALS.

TOWN OF RIDGWAY

DATE:
6/06

CONSOLIDATED
CONSULTING
SERVICES

DRN:

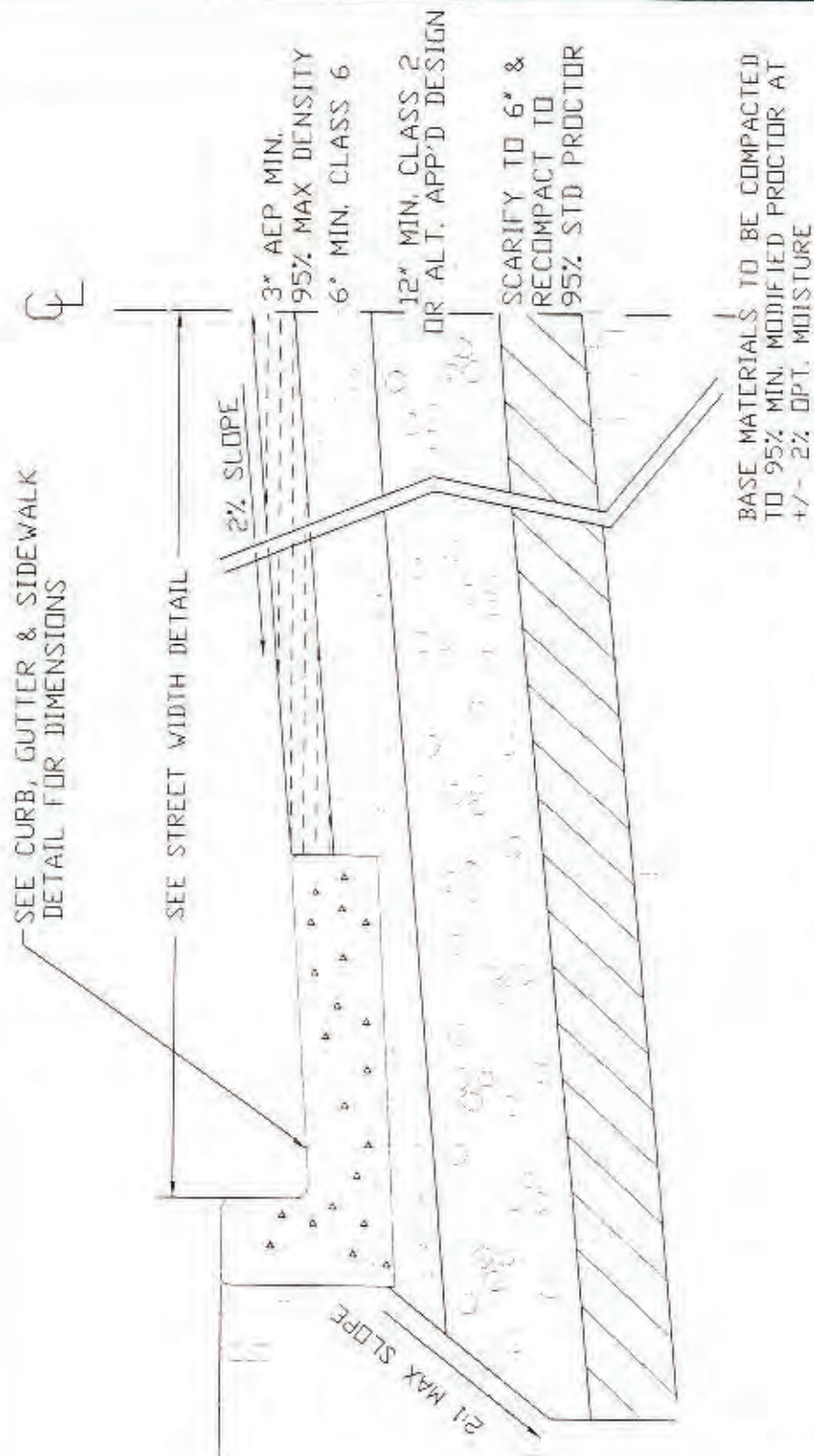


TYPICAL ROAD SECTION
WITH PAN

TOPSOIL CAN BE NATIVE
MATERIALS CAPABLE OF
SUPPORTING VEGETATIVE
GROWTH

STREETS WITH LOADS GREATER THAN A TYPICAL RESIDENTIAL STREET MAY REQUIRE ADD'L ROAD STRENGTH BASED ON ANTICIPATED TRAFFIC LOADS AS DESIGNED BY APP'D GEOTECHNICAL ENGINEER.

TOWN OF RIDGWAY	
DATE: 6/06	CONSOLIDATED CONSULTING SERVICES
DRN:	TYP ROAD SECTION



TYPICAL ROAD SECTION WITH VERTICAL CURB

STREETS WITH LOADS GREATER THAN
A TYPICAL LOCAL RESIDENTIAL STREET
MAY REQUIRE ADD'L ROAD STRENGTH
BASED ON ANTICIPATED TRAFFIC
LOADS AS DESIGNED BY APP'D
GEOTECHNICAL ENGINEER

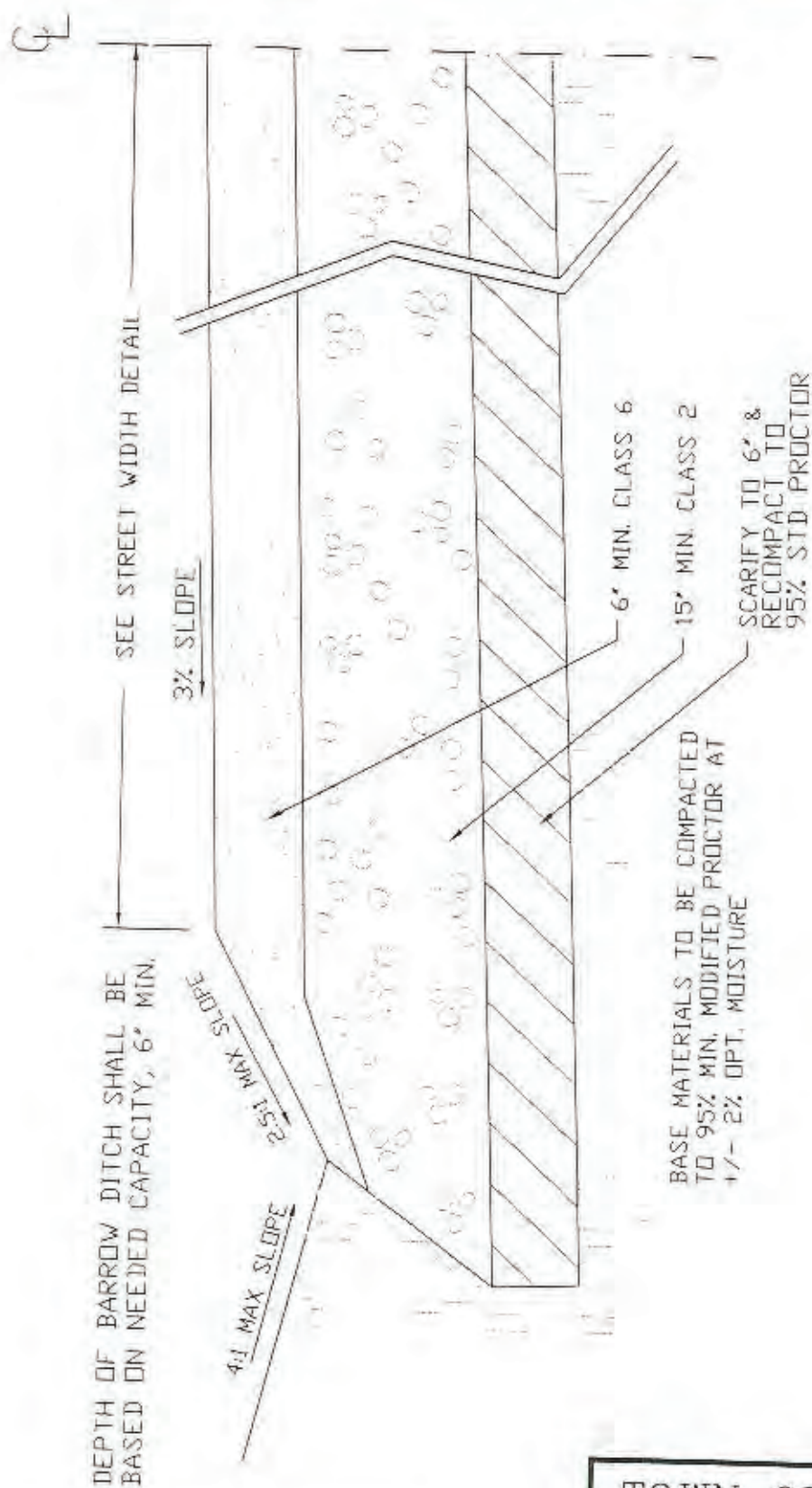
TOWN OF RIDGWAY

DATE:
2/01

CONSOLIDATED
CONSULTING
SERVICES

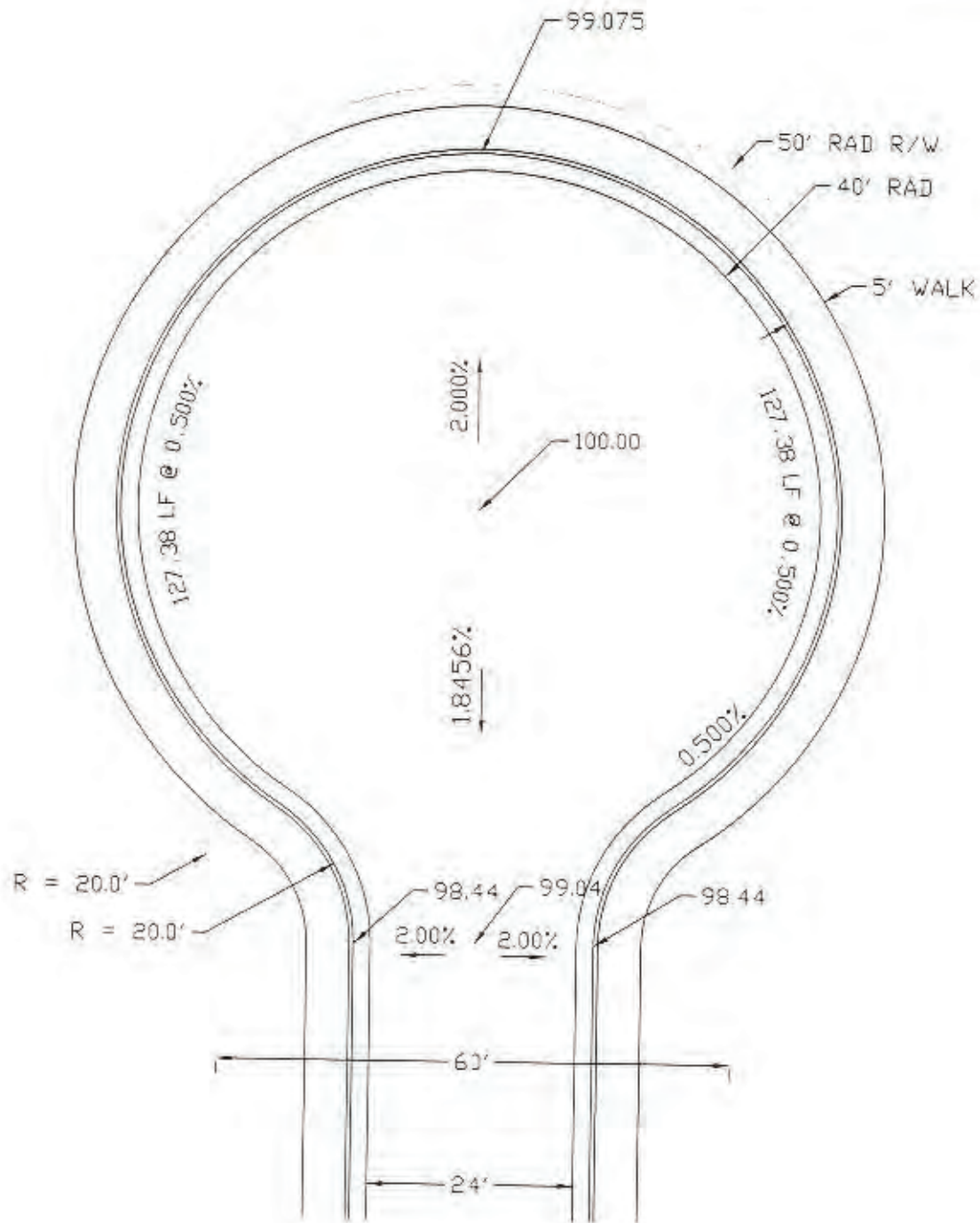
DRN

TYP PAVED STREET



TYPICAL ROAD SECTION
GRAVEL STREET

TOWN OF RIDGWAY	
DATE: 2/01	CONSOLIDATED CONSULTING SERVICES
ORN:	TYP GRAVEL STREET

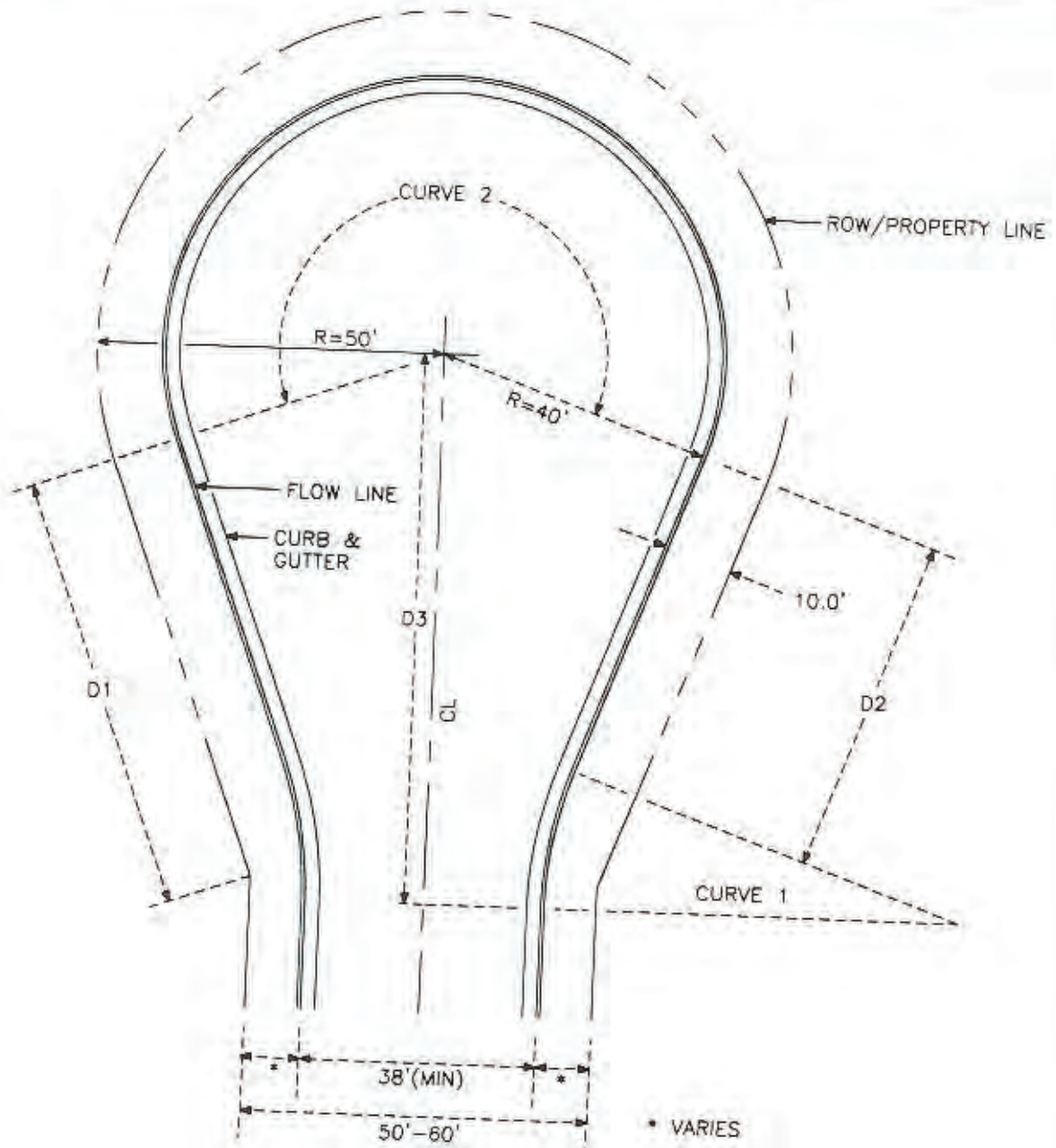


TOWN OF RIDGWAY

DATE:
2/01CONSOLIDATED
CONSULTING
SERVICES

DRN:

CUL DE SAC TYPICAL



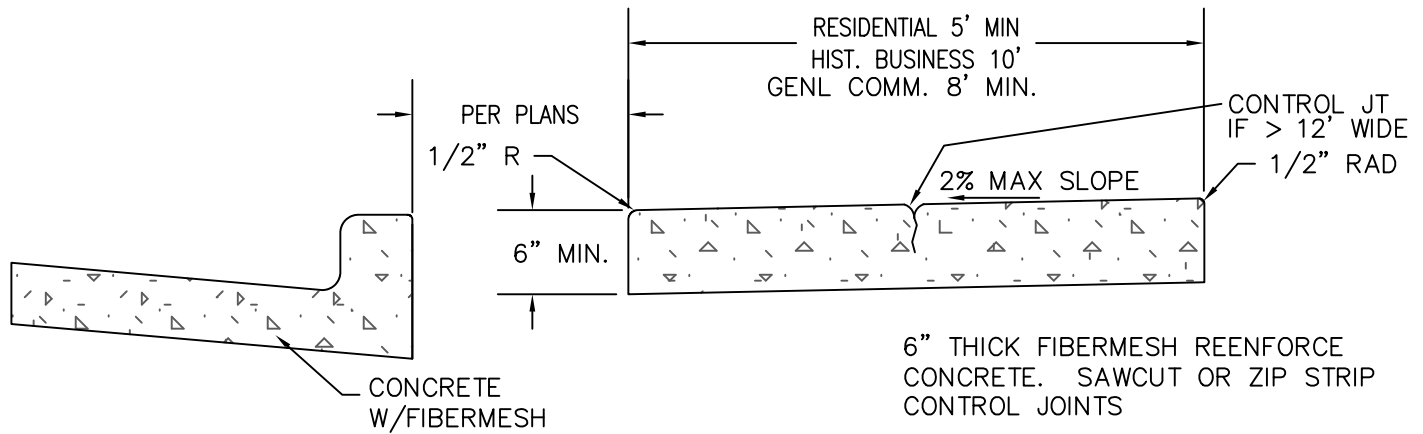
CURVE 1				CURVE 2			
\triangle	CURB			\triangle	CURB		PROP.
	R	L	T		R	L	R L
20°00'00"	60.0'	20.94'	10.58'	220°00'00"	40.0'	153.59'	50.0' 191.99'
STREET WIDTH		D1		D2		D3	
38'(MIN)		64.28'		49.61'		80.82'	

TOWN OF RIDGWAY

DATE:
6/06CONSOLIDATED
CONSULTING
SERVICES

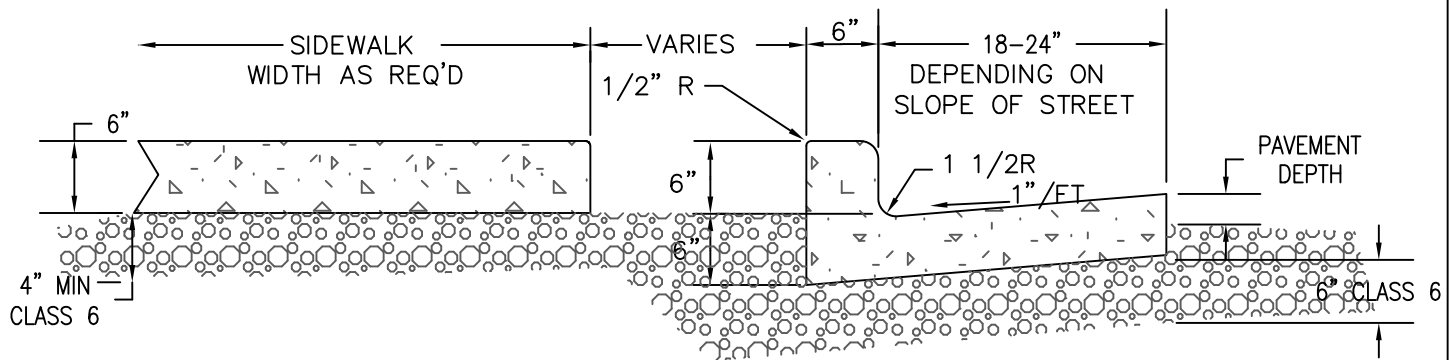
DRN:

CUL DE SAC (ALT)



SIDEWALK DETAIL

N.T.S.

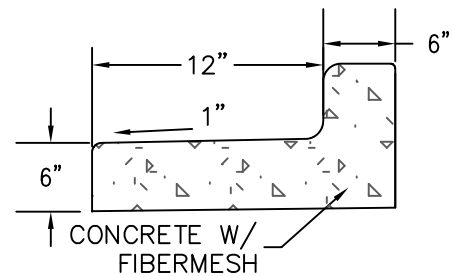


CURB AND GUTTER

N.T.S.

NOTES:

1. WHERE TOWN ALLOWS SIDEWALK TO BE PLACED ONLY ON ONE SIDE OF THE RIGHT OF WAY, THE STREET SHOULD BE OFFSET IN THE R/W & THE SIDEWALK WIDTH INCREASED TO 8' MIN.
2. SIDEWALK WIDTHS IN OTHER ZONES SHALL BE AT LEAST 8' UNLESS OTHERWISE ALLOWED BY THE TOWN.
3. CURB CUTTERS SHALL CONFORM WITH A.D.A. REQUIREMENTS



TIP OUT CURB & GUTTER



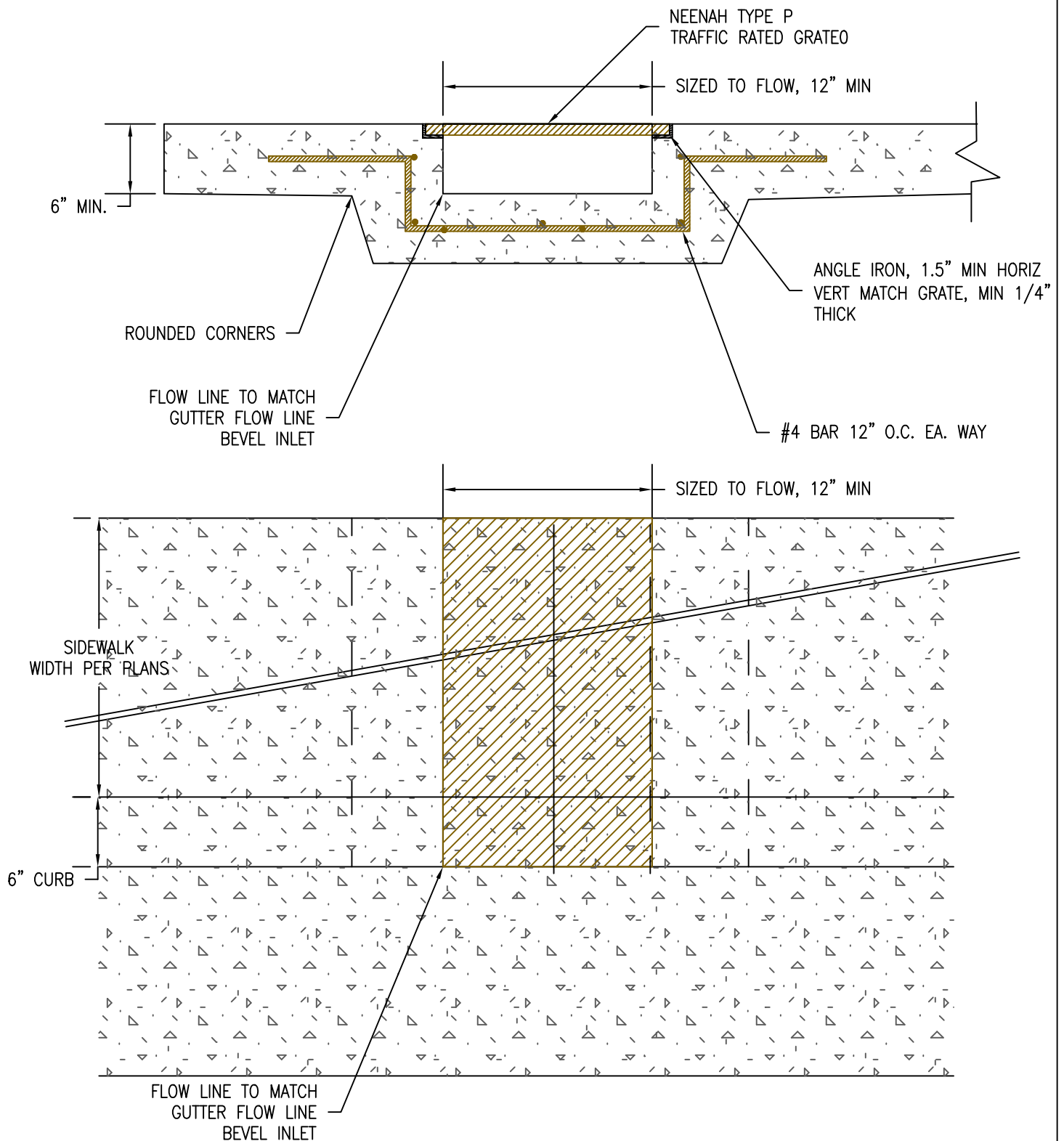
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RIDGWAY, CO 81432
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CURB, GUTTER, SIDEWALK DETAIL

DATE: 6/10/20

SHEET:

EXHIBIT A

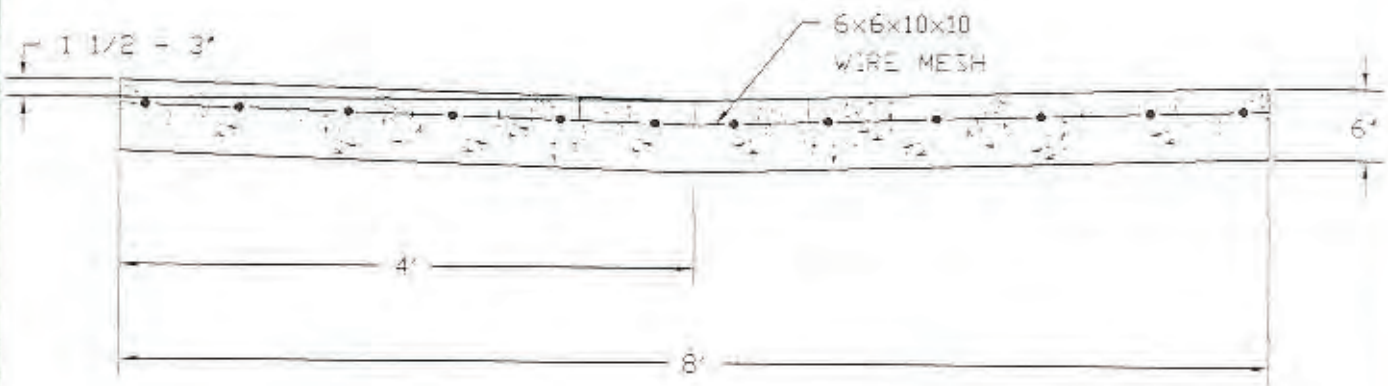


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SIDEWALK DRAIN BOX

DATE: 6/10/20

SHEET:



VALLEY DRAIN DESIGN

N.T.S.

VALLEY PAN DETAILS

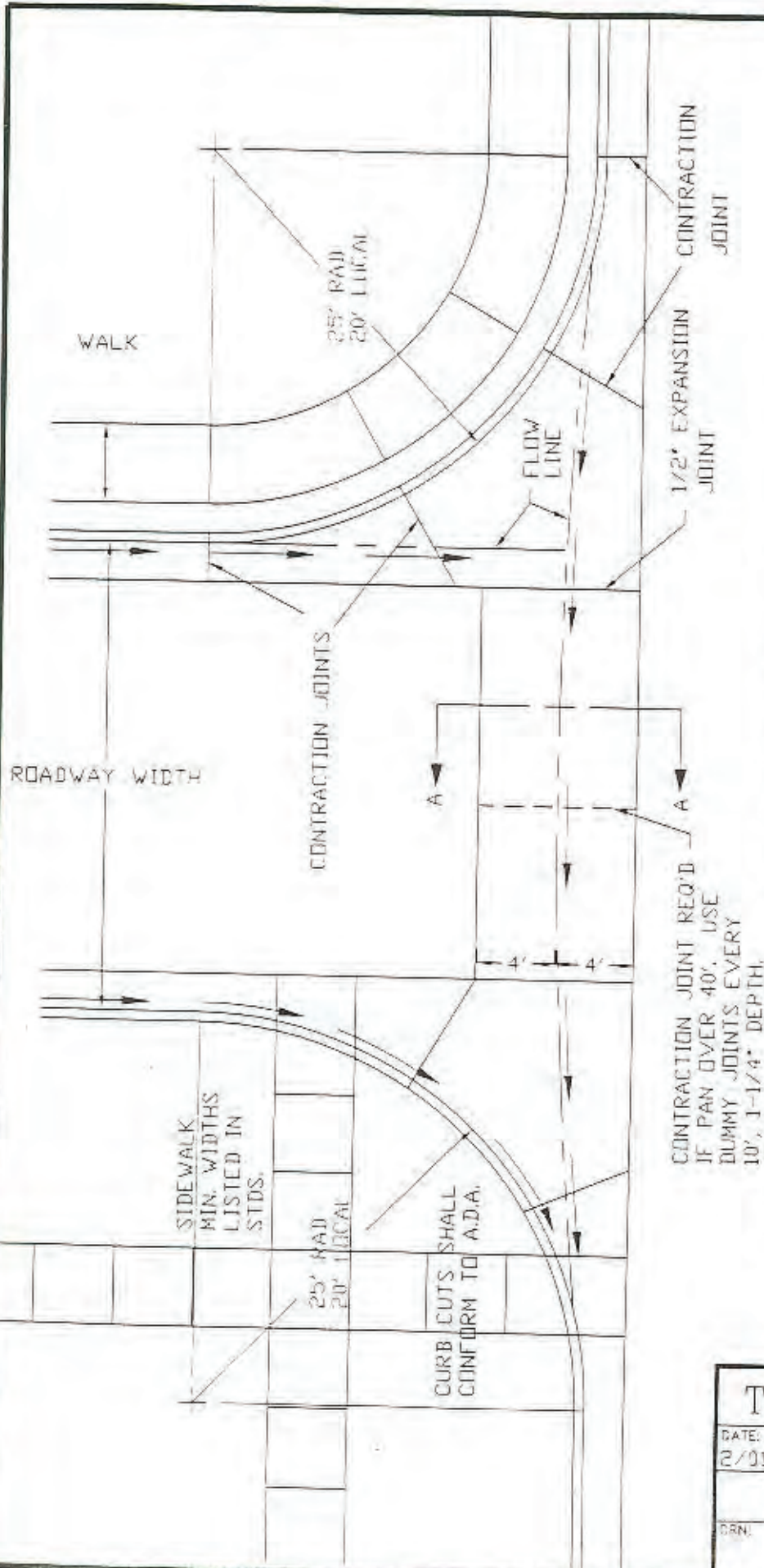
TOWN OF RIDGWAY

DATE:
2/01

CONSOLIDATED
CONSULTING
SERVICES

QRN:

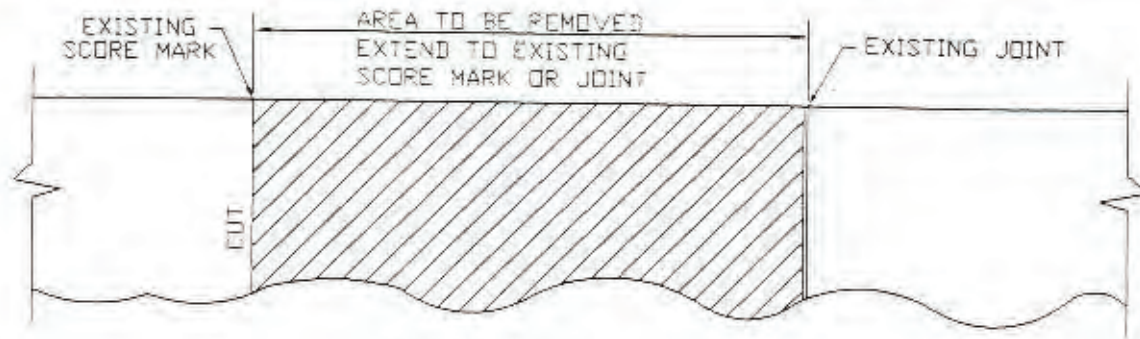
VALLEY PAN DETAIL



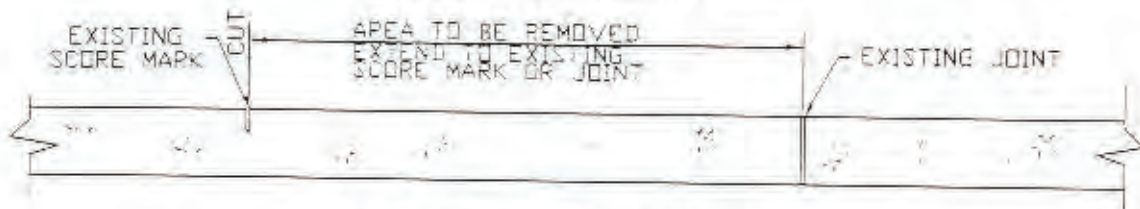
INTERSECTION GUTTER DETAILS - PLAN VIEW



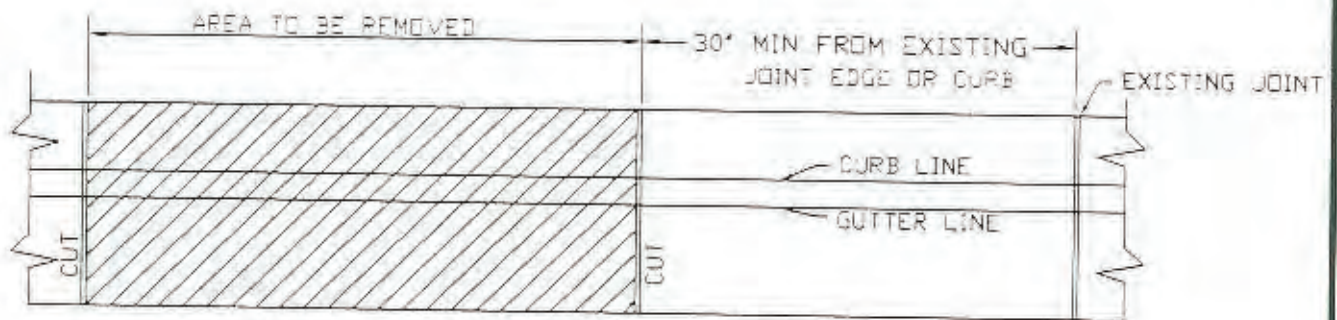
TOWN OF RIDGWAY	
DATE: 2/01	CONSOLIDATED CONSULTING SERVICES
DRN:	INTERSECTION DETAILS



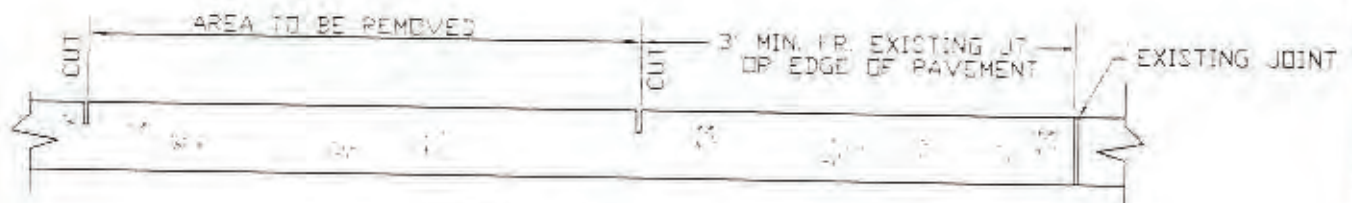
SIDEWALK PLAN



SIDEWALK SECTION

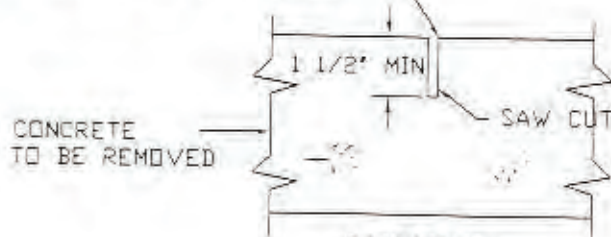


CURB PLAN



PAVEMENT SECTION

REMAINING EDGE TO BE SMOOTH
AND TRUE WITH NO SHATTER

SECTION
SHOWING CUT

WHEN DISTANCE FROM 'AREA TO
BE REMOVED', TO EXISTING JOINT
IS LESS THAN MINIMUM SHOWN,
'AREA TO BE REMOVED' SHALL
BE EXTENDED TO THAT JOINT
OR SCORE MARK.

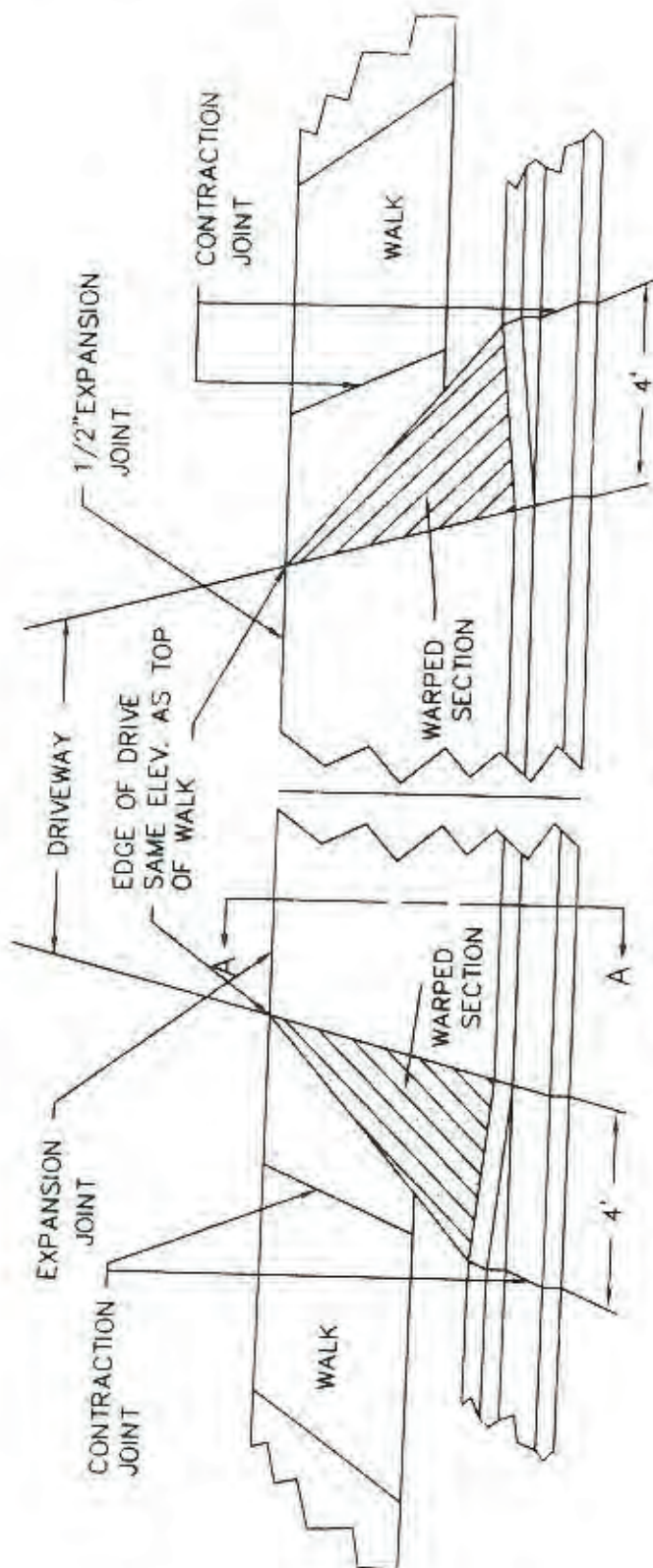
TOWN OF RIDGWAY

DATE:
2/01CONSOLIDATED
CONSULTING
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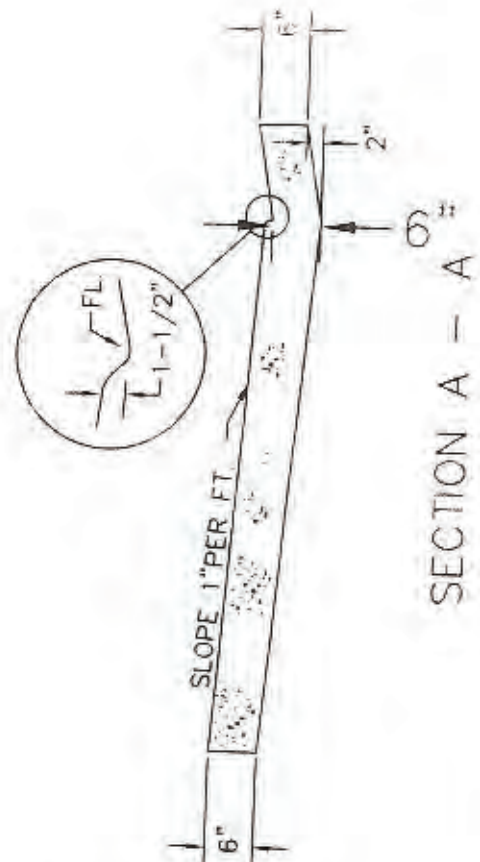
ORN:

PAVEMENT REMOVAL

PAVEMENT REMOVAL & REPLACEMENT



PERSPECTIVE VIEW



DRIVEWAY WIDTH

MINIMUM	12'
1, 2 FAMILY	22'
RESIDENTIAL, MAX	25'
BUSINESS, MAX,	35'

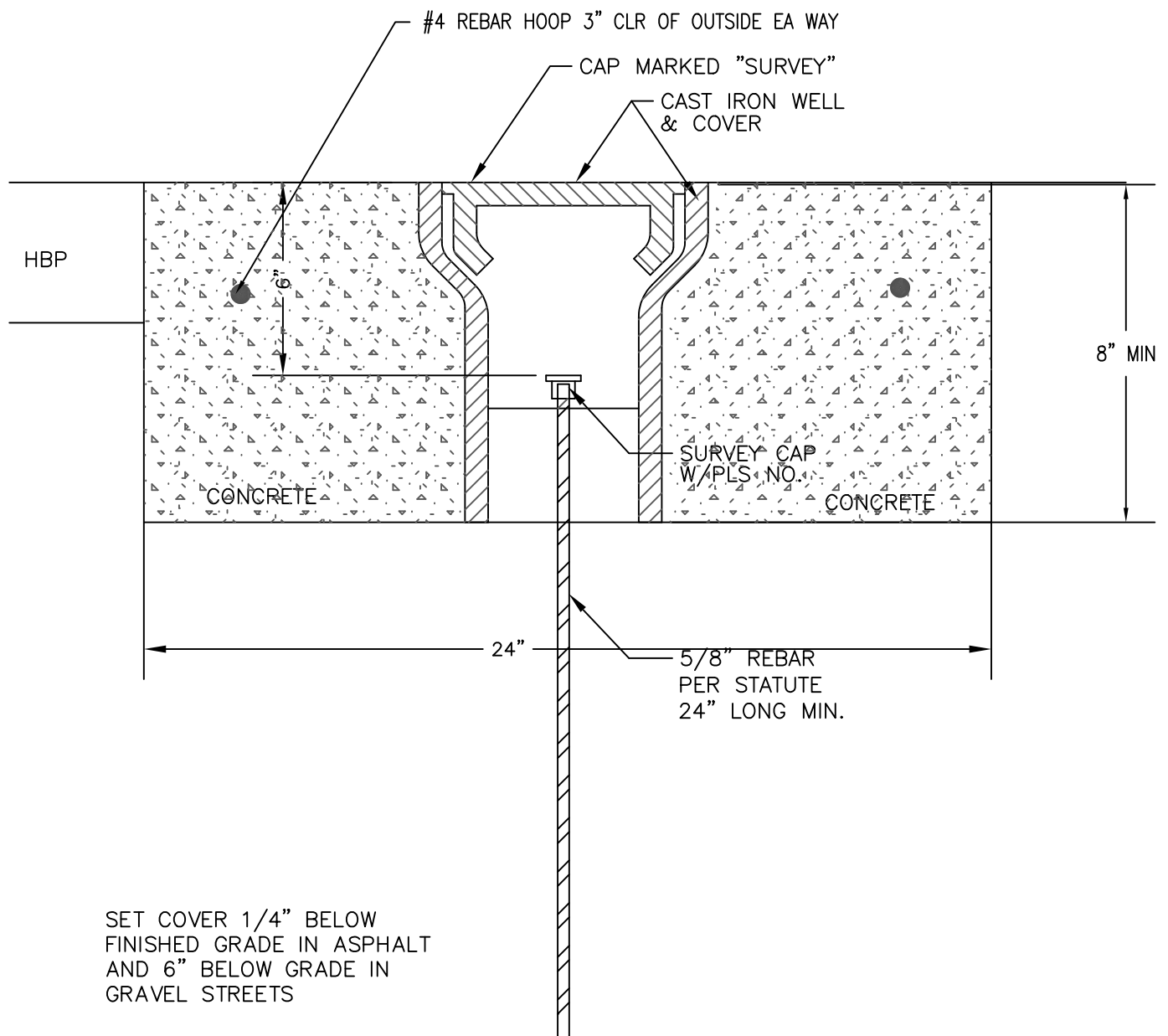
NOTES:

1. WHEN STREETS ARE HARD SURFACED DRIVEWAY SHALL BE HARD SURFACED FROM PROPERTY LINE TO THE STREET
2. DRIVEWAY WARP SECTIONS MUST MEET ADA.

3/12/07 - ADD NOTE RE: SURFACING

DRIVEWAY DETAILS

CHK:	TOWN OF RIDGWAY
DATE: 3/07	CONSOLIDATED CONSULTING SERVICES PO BOX 738, DELTA, CO. 81626
CRN: #_TYP	DRIVEWAY DETAILS



CENTERLINE MONUMENT DETAIL

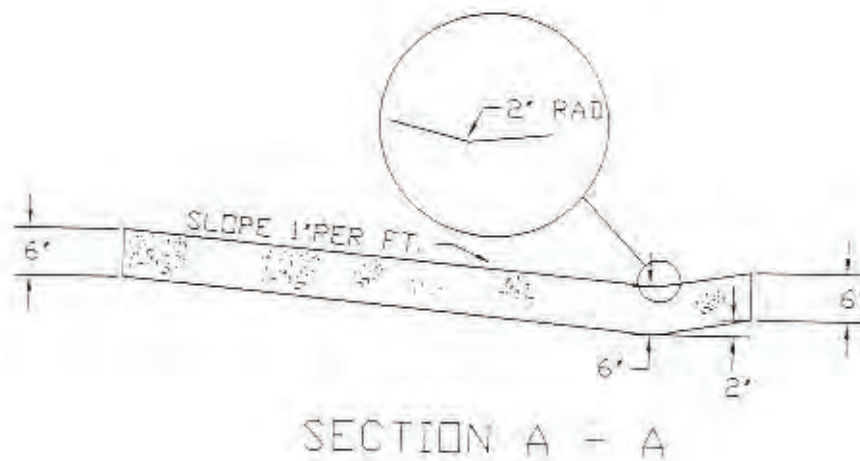
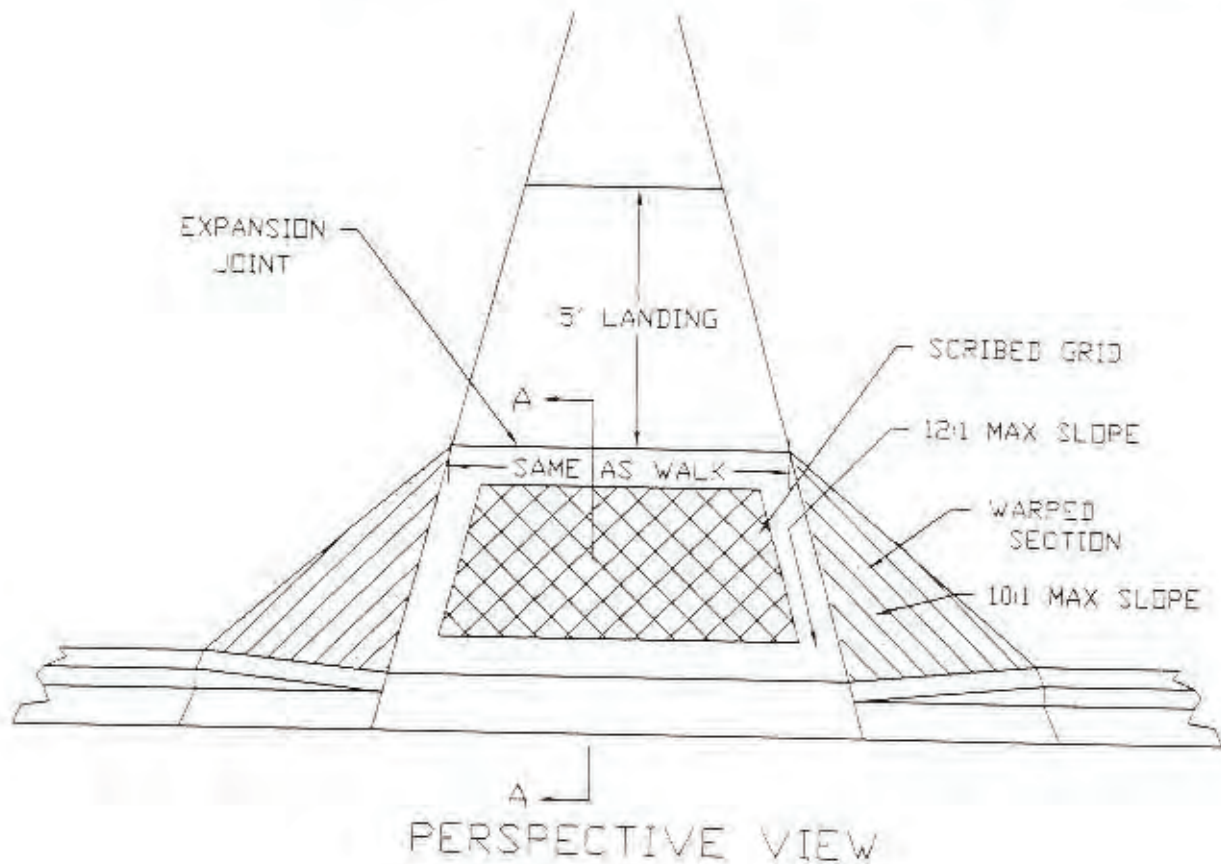


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**CENTERLINE
MONUMENT**

DATE: 6/10/20

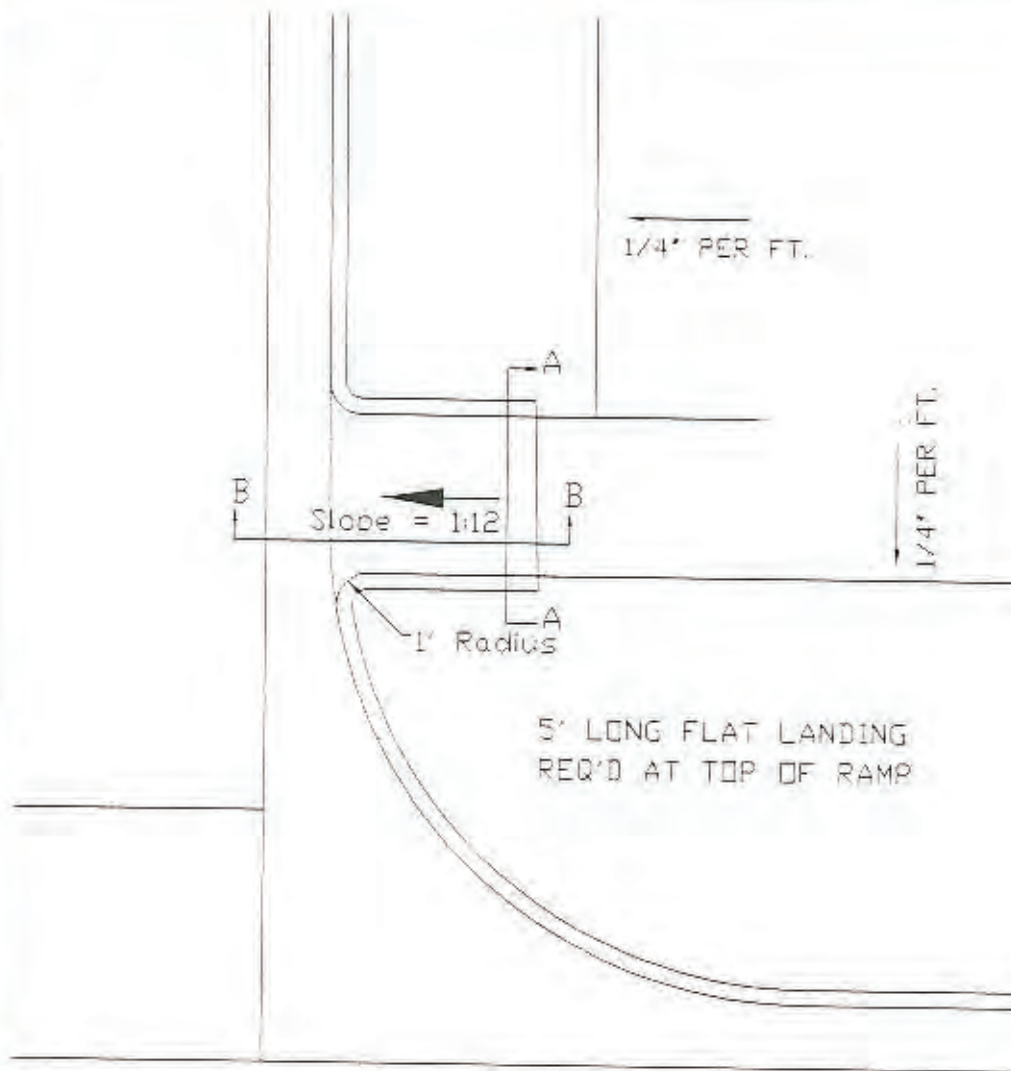
SHEET:



WHEEL CHAIR ACCESSIBLE TYPICAL

WALKWAYS AND CURB CUTS
SHALL CONFORM WITH
CURRENT A.D.A. REQ'TS

TOWN OF RIDGWAY	
DATE: 2/01	CONSOLIDATED CONSULTING SERVICES
DRN:	HANDICAP RAMP 1 OF 2



6" CONCRETE
5' WIDE X 6' LONG

WHEEL CHAIR CURBING

TAPERS FROM 10" TO 4"
IN 6 FEET



SECTION A-A



SECTION B-B

WALKWAYS AND CURB CUTS
SHALL CONFORM WITH
CURRENT A.D.A. REQ'TS

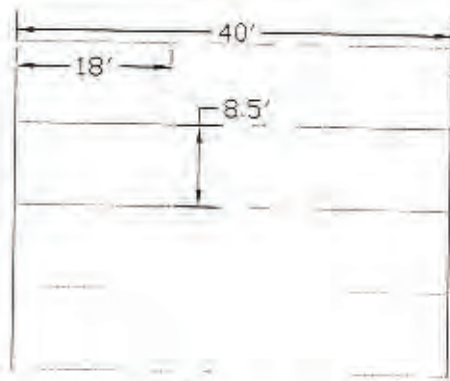
TOWN OF RIDGWAY

DATE:
2/01

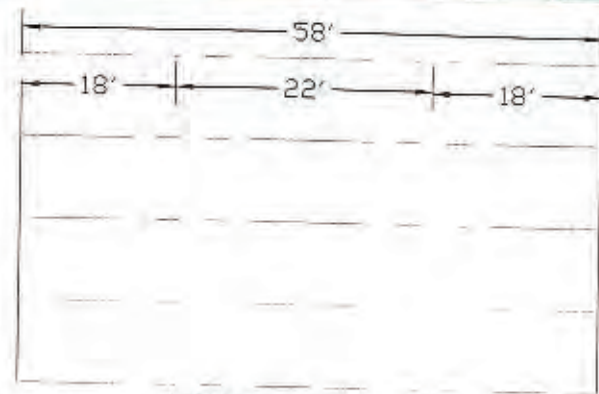
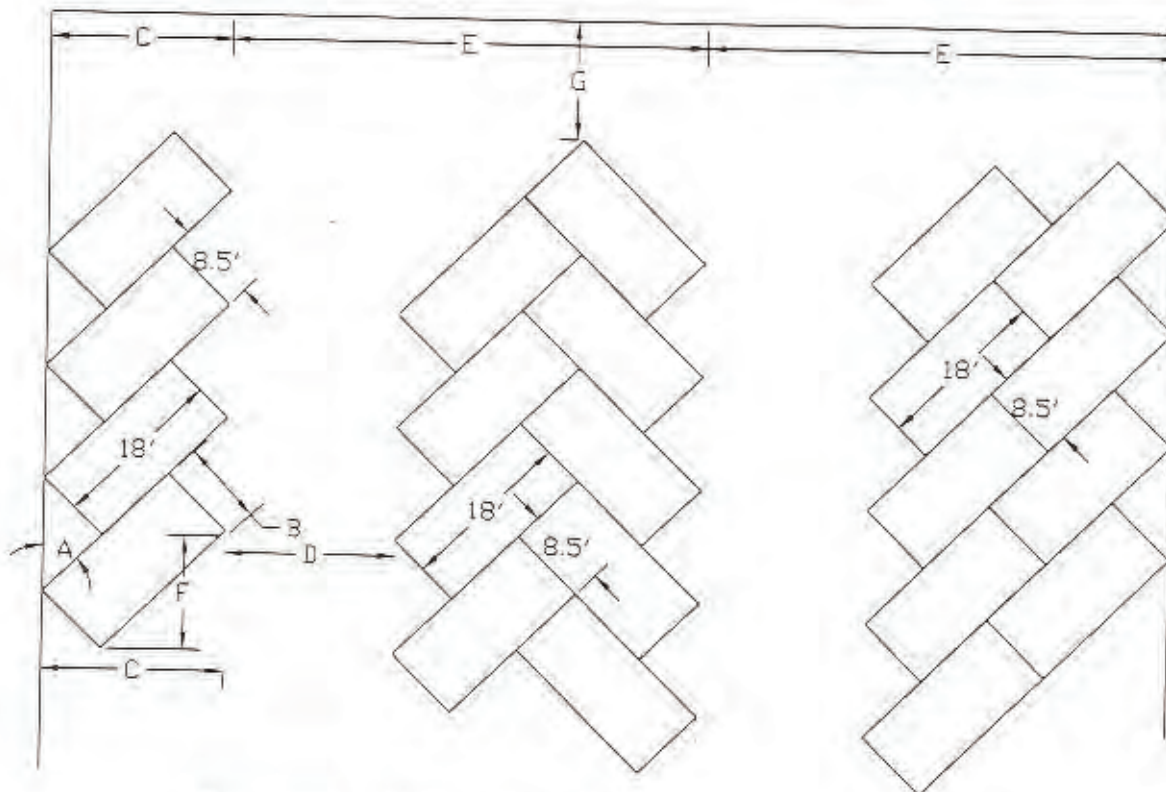
CONSOLIDATED
CONSULTING
SERVICES

DRN:

HANDICAP RAMP 2 OF 2



1 ROW

3 ROW 76'
4 ROWS 94'

STALL AND AISLE DIMENSIONS

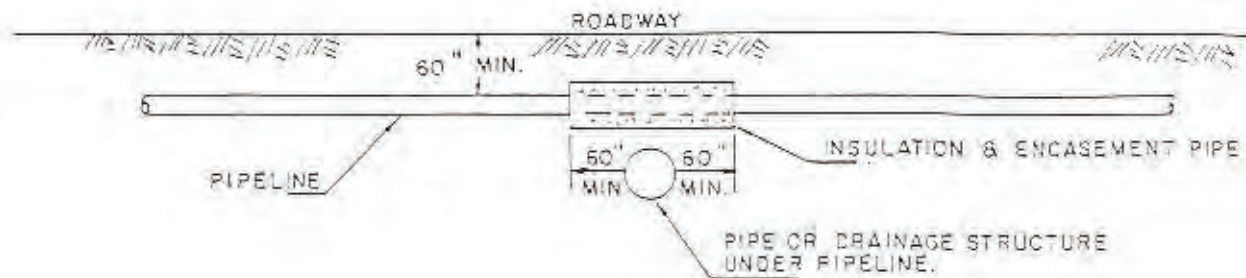
A	B	C	D	E	F	G	# stalls/ in "X" length	Area/ car
90	8'6"	18'0"	22'0"	58'	8'6"	18'0"	X/8.5	247
60	8'6"	18'10"	17'6"	55'	8'6"	18'0"	(X-11)/9.8	270
45	8'6"	17'6"	12'6"	47'	8'6"	18'0"	(X-17)/12	282

TOWN OF RIDGWAY

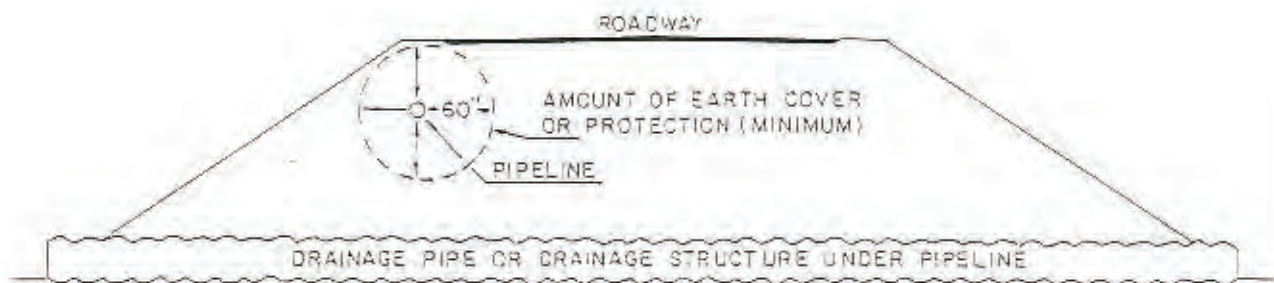
DATE:
2/01CONSOLIDATED
CONSULTING
SERVICES

DRN:

PARKING LOT SPACING

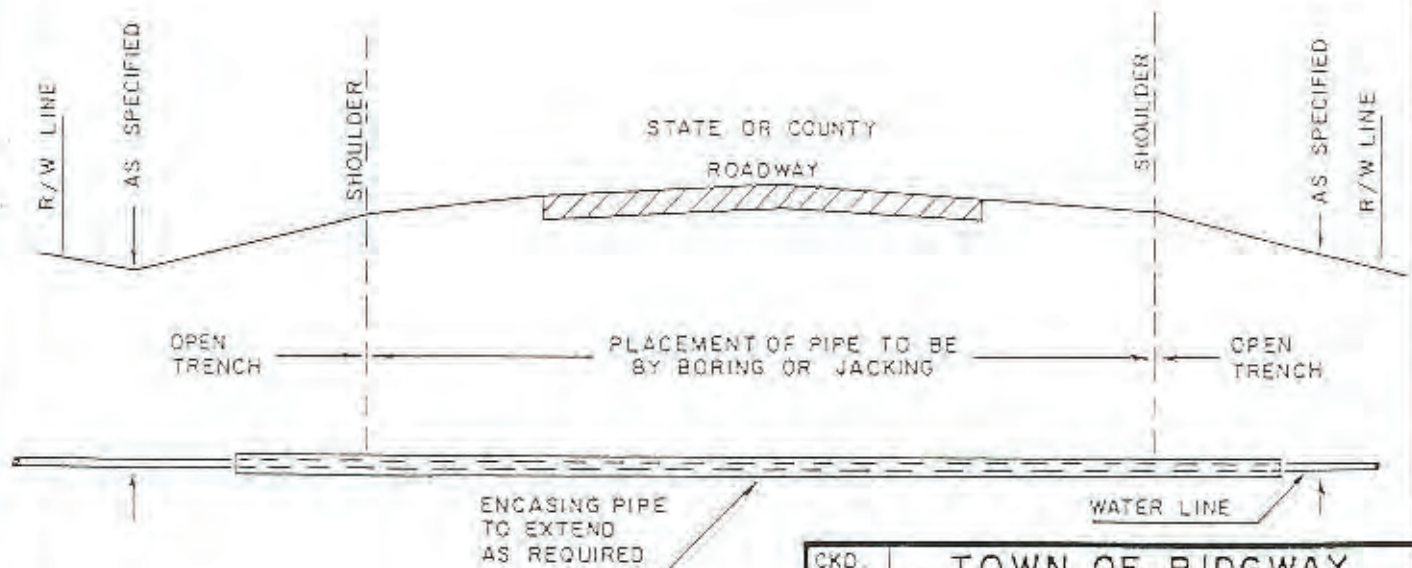


NOTE: FOR INSULATION AND ENCASEMENT OF PIPELINE SEE "DETAILS OF INSULATED PIPE" DRAWING.



NOTE: IF THERE IS LESS THAN 60" OF COVER MATERIAL AROUND PIPELINE, THEN THE PIPE MUST BE INSULATED.

IF THERE IS LESS THAN 24" OF COVER THE PIPELINE & INSULATION MUST HAVE AN ENCASEMENT PIPE AROUND IT.



NOTE: ENCASING PIPE TO EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE ON STATE HIGHWAY CROSSINGS.

CKD.	TOWN OF RIDGWAY
	ROADWAY CROSSINGS
DATE	CONSOLIDATED
	CONSULTING
	SERVICES
DRN.	

AGENDA ITEM #17



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 3, 2020
Agenda Topic: Request from Vista Park Commons development team regarding the Sewer Tap Surcharge

SUMMARY:

At the April 8, 2020 Council meeting, Council approved, by motion and vote, a 90-day extension for for Vista Park Commons to meet the conditions of preliminary plat approval. The new deadline is July 7, 2020. The history of this preliminary plat approval is summarized here:

1. Preliminary Plat approved by Council – August 14, 2019 with a number of conditions to be met within 90 days per the municipal code (by November 12, 2019).
2. 60-day extension request granted by Council on November 13, 2019.
3. 90-day extension request granted by Council on January 8, 2020.
4. 90-day extension request granted by Council on April 8, 2020.

The Vista Park Commons development team recently submitted a letter to Town staff detailing a variety of concerns including the Sewer Tap Surcharge. Ridgway Municipal Code Section 9-1-9(I) states, “All sewer taps which discharge sewer directly or indirectly to the East Ridgway Lift Station, unless exempted by a contract approved by the Town Council, shall be subject to a surcharge of fifty percent (50%) of the tap fees otherwise due. All property, unless otherwise authorized by the Town Council, lying east of the Uncompahgre River shall be required to discharge sewage through said lift station.” The Vista Park Commons development team is contending that the Sewer Tap Surcharge of \$3,000 per lot (50% x current sewer tap fee of \$6000) should apply to the five lots that are currently platted instead of the 23 residential units/lots that are included in the proposed development plan. Based on five lots, the total assessment would be \$15,000. Based on 23 lots, the total assessment would be \$69,000.

Town staff has discussed this issue with the development team multiple times including an in-person meeting in January 2018, via email in the fall of 2019, and in a virtual meeting in May 2020. It has been made clear that staff does not have the authority to alter applicable fee amounts that are established in the Municipal Code but that the Code allows for Town Council to consider fee changes. Attached to this memo is an excerpt from the Vista Park Commons development team’s recent letter in relation to the Sewer Tap Surcharge.

BACKGROUND:

The Sewer Tap Surcharge was put into place in 2006 to ensure that future development helps pay for a lift station that was installed at the fairgrounds. The lift station was expensive to construct as it is very deep and needed a new river crossing for a force main. To determine the surcharge amount, the Town analyzed how many lots might develop on the east side of the river over the life of the lift station and divided it by the initial cost to engineer and install the lift station. It was not based on the exact number of lots subdivided at that time but was a relatively broad look and estimate as there were (and still are) a lot of unknowns as to how land will develop east of the river. However, most of the lots being developed at the time included dense residential development so that was taken into consideration in establishing the surcharge. The surcharge was established as a percent of each tap per the code language supplied above. Staff assumes this was intentional because the uses of the lots were unknown. By basing the surcharge on the tap fee, one would



have to pay an amount per tap as well as an increased amount for larger taps that would carry more wastewater. It's worth noting that since the lift station was installed, not many taps have been sold on the east side of the highway to help pay for it. In addition, in 2018 the Town fully funded a replacement of the pump system for the lot 3 lift station which was also expensive.

DIRECTION REQUESTED:

Staff is requesting Council direction or specific action regarding the Sewer Tap Surcharge request that has been made by the Vista Park Commons development team.

ATTACHMENT:

Letter excerpt from Vista Park Commons development team to Town staff dated 5/26/2020

Letter excerpt from Vista Park Commons development team to Town staff dated 5/26/2020

The Town's ordinance requires a Sewer Fee Surcharge for all lots on the east side of HWY 550 that flow into the lift station. Our opinion is that this lift station was designed, engineered, and budgeted for the cost to be shared and paid for by the existing lots at the time, and prior to our request for our 23 Lot PUD... We contend that the surcharge of \$3,000.00 per lot should be based on our 5 Lots 30-34 for an assessment of $5 \times \$3,000 = \$15,000$. When this Fee Structure was established and budgeted, the fees had to have been based on the existing developed lots sharing this cost... there is no way that staff could have believed or considered these costs would be shared by 23 small home lots. Staff contends that the surcharge should be $\$3,000 \times 23 \text{ Lots} = \$69,000$. This is a highly unfair assessment, especially for a project that is being developed to serve our local workforce. We are already paying \$6,000 per 23 Lots for Sewer Fees... Our homes are "Studios, 1 Bdrm/1Bath, 2 Bdrms/1 Bath", and are less than a third to one-half the sewer load as compared to a 4 – 5 Bdrm/3 Bath home in town that is being charged the same \$6,000 sewer fee, and we are already paying... $(23 \text{ Lots} \times \$6,000 = \$138,000)$... This sure looks like the "Lower working class... and trying to be affordable project" is subsidizing the wealthy and more fortunate, if Staff's decision stands... I do not believe this will be fair to the community or an appropriate policy for a Town Board to subscribe too.

AGENDA ITEM #18



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 2, 2020
Agenda Topic: Review and action on Order Extending the Declaration of a Local Disaster in and for the Town of Ridgway

ACTION BEFORE COUNCIL:

Due to the ongoing nature of the COVID-19 pandemic, Council is asked to consider approving the attached Order that would extend the Declaration of a Local Disaster to July 9, 2020.

PROPOSED MOTION:

"I move to approve the Order Extending the Declaration of a Local Disaster in and for the Town of Ridgway."

SUMMARY:

On March 17, 2020, the Town Manager issued an Order Declaring a Local Disaster in and for the Town of Ridgway. The Order was issued pursuant to the authority granted to the Town Manager and issued with the approval and support of the Mayor. On March 20, 2020, the Town Council extended the Declaration to May 14, 2020, and on May 13, 2020, the Town Council extended the Declaration to June 11, 2020. With the Town of Ridgway and Ouray County continuing to navigate the immediate response to COVID-19, as well as the subsequent phases of reopening and economic recovery, staff is recommending that the Declaration be extended to July 9, 2020.

ATTACHMENT:

Order Extending the Declaration of a Local Disaster in and for the Town of Ridgway

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 March 17, 2020; 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 March 20, 2020, the Town Council extended the Declaration of a Local Disaster to May 14, 2020; and

WHEREAS, on May 13, 2020, the Town Council extended the Declaration of a Local Disaster to June 11, 2020; 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 an "emergency epidemic" is cases of an illness or condition, communicable or noncommunicable, caused by bioterrorism, pandemic influenza, or novel and highly fatal infectious agents or biological toxins; 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, because of the COVID-19 pandemic, which was recognized by the Governor of the State of Colorado on March 10, 2020, the Town is suffering and has suffered a disaster emergency as defined in the Act.

NOW, THEREFORE, IT IS HEREBY ORDERED on this 10th day of June, 2020, that the disaster emergency that was declared in and for the Town of Ridgway beginning on March 17, 2020, is extended to July 9, 2020, unless further extended or amended by action of the Town Council for the Town.

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 10th DAY OF JUNE 2020

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #19



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 4, 2020
Agenda Topic: Discussion regarding protocols for returning to live, in-person public meetings in light of COVID-19

SUMMARY:

At the May 27th Special Council meeting, Council asked staff to research how other local governments are approaching the return to in-person meetings. While many local governments across the nation continue to conduct their public meetings virtually to prevent the spread of and exposure to COVID-19, there are some that have returned to in-person meetings with precautions. Several approaches to returning to in-person meetings are described below.

Worcester County, MD

The Worcester County Board of Commissioners has made the return while keeping the meetings fully open to the public, but with a mask requirement and social distancing measures in place. Painter's tape is utilized throughout the facility to ensure that people are properly socially distanced. The Commissioners still sit on a platform/dais, but they are much more spread out. In the event of a public hearing that could attract a significant amount of public comment, they plan to limit the number of people in the commissioner chambers. Finally, they began live streaming their meetings, which is a new feature as a result of the pandemic. If someone felt uncomfortable coming to the meeting, but they wanted to see in real time what was occurring, they could go on to the website and view the meeting.

League City, TX

The League City Council returned to in-person meetings with strict social distancing measures. Seating in the council chambers is set at 25% capacity with paper signs blocking off individual seats and police tape blocking off every other row of seats. The City provides masks to members of the public if they arrive without one.

Vail, CO

The Vail Town Council recently returned to face-to-face public meetings with a number of safety protocols in place aimed at keeping participants socially distanced during the proceedings with opportunities for public comment to take place either in-person or virtually. The number of people allowed in council chambers is limited to town staff and presenters on agenda items. To maintain social distancing, members of the public are escorted into the chambers, one at a time, to comment during citizen participation or during public hearings and are required to exit the chambers upon completion of presenting public comment. Masks are required for in-person participants. Members of the public can offer live public comment in a virtual format through the town's website. The meetings are livestreamed by a local public access station.

OTHER IDEAS:

- Hold meetings in a larger venue, like the Ridgway Elementary School Gymnasium, to better allow Council, staff and members of the public to spread out and comply with recommended social distancing protocols.
- Hold meetings outside on the stage in Hartwell Park using an amplified sound system. This would allow Council, staff and members of the public to spread out and comply with recommended social distancing protocols.

DIRECTION REQUESTED:

Staff is requesting Council direction regarding how and when to return to in-person public meetings.

AGENDA ITEM #20



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 4, 2020
Agenda Topic: Resolution No. 20-07, a Resolution of the Town Council of the Town of Ridgway, Colorado, Adopting the Town of Ridgway Reopening Plan

SUMMARY:

At the May 27th Special meeting, Council briefly discussed the proposed Town of Ridgway Reopening Plan and elected to continue the item to the June 10th Regular meeting to allow time for Council to thoroughly review the Reopening Plan and develop feedback. The Reopening Plan is intended to govern the return of employees to the work environment and the opening of Town Hall to the public as we continue to navigate the reopening phase of the COVID-19 pandemic. The aim is to carefully implement the Reopening Plan in order to ensure the health and safety of all team members and the public.

Resolution No. 20-07, which is attached for Council's review and consideration, would 1) adopt the Reopening Plan, and 2) open Town Hall to the public on Monday, June 22, 2020, pursuant to the Reopening Plan as it is currently drafted. Back on March 20th, Council adopted Resolution No. 20-01 closing Ridgway Town Hall to the public until further ordered by Council, which is why formal action is required to open the facility to the public.

Staff welcomes any thoughts, comments or edits to the Reopening Plan for Council consideration prior to ratification.

PROPOSED MOTION:

"I move to approve Resolution No. 20-07, a Resolution of the Town Council of the Town of Ridgway, Colorado, Adopting the Town of Ridgway Reopening Plan."

ATTACHMENT:

Resolution No. 20-07

RESOLUTION NO. 20-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, ADOPTING THE TOWN OF RIDGWAY REOPENING PLAN

WHEREAS, the State of Colorado and the Town of Ridgway (“Ridgway”) are working to stop the spread of coronavirus 2019 (COVID-19); and

WHEREAS, on January 30, 2020, the World Health Organization declared the worldwide outbreak of COVID-19 a “public health emergency of international concern” and on March 11, 2020 declared it a global pandemic. On January 31, 2020, the United States Department of Health and Human Services declared the virus a public health emergency and on March 13, 2020 the President of the United States issued a Proclamation that the “COVID-19 outbreak constitutes a national emergency;” and

WHEREAS, the Town Manager issued an Order Declaring a Local Disaster on March 17, 2020, and the Order was subsequently extended by the Town Council on March 20, 2020 to May 14, 2020, on May 13, 2020 to June 11, 2020, and on June 10, 2020 to July 9, 2020; and

WHEREAS, on March 17, 2020, the Mayor signed into effect the Town’s COVID-19 Response Plan to offer guidelines, strategies, frameworks and thought processes on how to deal with COVID-19; and

WHEREAS, on March 20, 2020, the Town Council adopted Resolution No. 20-01 closing Ridgway Town Hall to the public until further ordered by the Town Council; and

WHEREAS, the Governor of Colorado issued a state-wide Stay at Home Order, Executive Order D 2020 017 on March 25, 2020 and the Colorado Department of Public Health & Environment (“CDPHE”) issued Amended Public Health Order 20-24 (followed by an Updated Public Health Order 20-24 on March 26, 2020, Third Updated Public Health Order 20-24 on April 1, 2020, and Fourth Updated Public Health Order 20-24 on April 9, 2020) implementing stay at home requirements; and

WHEREAS, the Governor of Colorado issued a state-wide Safer at Home Order, Executive Order D 2020 044 on April 26, 2020 and the CDPHE issued Public Health Order 20-28 on April 27, 2020 (followed by Amended Public Health Order 20-28 on May 4, 2020) implementing safer at home requirements for all Colorado residents; and

WHEREAS, the Governor of Colorado issued a state-wide Safer at Home in the Vast, Great Outdoors Order, Executive Order D 2020 091 on June 1, 2020 and the CDPHE issued the Fifth Amended Public Health Order 20-28 on June 2, 2020 implementing safer at home requirements for all Colorado residents; and

WHEREAS, Town staff has developed the Town of Ridgway Reopening Plan to govern the return of employees to the work environment and the opening of Town Hall to the public; and

WHEREAS, the Town has enumerated police powers to protect the health, safety and welfare of the citizens of the Town of Ridgway; and

WHEREAS, the Town Council believes it is necessary and proper to open the offices of the Town to the public beginning on June 22, 2020 in a manner that is consistent with the Town of Ridgway Reopening Plan; and

WHEREAS, the Town, by and through its Town Council believes it is in the best interests of its citizens, businesses and visitors to commence a phased reopening in compliance with all State of Colorado Executive Orders; and

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Ridgway, Colorado, as follows:

1. The Town of Ridgway Reopening Plan, attached hereto and incorporated herein as Exhibit A is hereby adopted; and
2. Pursuant to the Town of Ridgway Reopening Plan, Town Hall for the Town of Ridgway shall open to the public on Monday, June 22, 2020.

ADOPTED AND APPROVED this _____ day of June, 2020.

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk



Town of Ridgway Reopening Plan

June 10, 2020

OVERVIEW

To protect the health and safety of Town employees and citizens in relation to the COVID-19 pandemic, the Town of Ridgway will implement the following approach to return employees to the work environment and in its opening of Town Hall to the public. This approach will take place during the month of June. This plan will be carefully implemented to ensure the health and safety of all team members and the public. Please note that nothing contained herein is absolute and our aim is to remain flexible as we work to address this unique, constantly evolving situation and the challenges that come with it.

RESUMPTION OF BUSINESS OPERATIONS

Town Hall will remain closed to the public through Friday, June 19. On Monday, June 22, Town Hall will re-open to the public with the following guidelines that will remain in place until further notice:

1. Employees must wear a mask or face covering when interacting with members of the public. We encourage the public to continue to conduct business online, if feasible, or by phone.
2. Signs will be posted at the entrance to Town Hall stating that individuals experiencing any symptoms of COVID-19 or any other transmittable illnesses should not enter the facility but may call 970-626-5308 or email staff to conduct business. Members of the public will be required to wear masks or face coverings to enter the building. Signs stating such will be posted at the entrances to Town Hall.
3. All meetings and conferences with the public will continue to be held remotely via phone or other electronic means of participation through the end of June. If an on-site meeting is required, it will only be held with employees and attendees following social distancing protocols and using adequate personal protective equipment (PPE).
4. The Town will continue to conduct public meetings via telephone or other electronic means of participation, which are governed by the *Town of Ridgway Amended and Restated Electronic Meeting Policy for Regular and Special Meetings*.
5. The Town will cease utilizing staggered shifts and telework for all employees beginning Monday, June 22, unless the Governor's Safer at Home Executive Order is extended, to remain in full force and effect as originally promulgated, to on or after June 22. In that case, an alternative date will be pinpointed when critical government functions are no longer strongly encouraged to allow workers to telecommute whenever possible. All employees not already reporting to physical work

EXHIBIT A

locations will begin to do so on that day. Any employee that is considered to be in the high-risk category will be allowed to continue working remotely. With this transition, the below Workplace Safety Enhancement Protocols shall be followed.

WORKPLACE SAFETY ENHANCEMENT PROTOCOLS

The following health and safety protocols will be put in effect until further notice:

Employee Health Screening Procedures

- Employees that exhibit any symptoms of illness should not report to work and should seek medical attention, while also reporting any absences to the appropriate supervisor.
- An employee who has a fever at or above 100 degrees Fahrenheit or who is experiencing coughing or shortness of breath will be sent home. The employee should monitor his or her symptoms and call a doctor or use telemedicine, if they are concerned about the symptoms.
- An employee who is sent home can return to work when:
 - He or she has had no fever for at least three days without taking medication to reduce fever during that time; and
 - Any respiratory symptoms (cough and shortness of breath) have significantly improved for at least three days; or
 - A written medical clearance from a licensed medical professional releasing the employee to return to work has been obtained.

Personal Protective Equipment

Employees:

- In accordance with *Executive Order D 2020 067 Extending Executive Order D 2020 039 Ordering Workers in Critical Businesses and Critical Government Functions to Wear Non-Medical Face Coverings*, employees will be required to wear a mask or face covering when working in close contact with other employees or members of the public.
- Employees may wear their own personal mask or face covering or one can be provided by the Town of Ridgway.

Members of the Public:

- All members of the public will be required to wear a mask or face covering when entering Town Hall.

EXHIBIT A

Cleaning Procedures

- Frequently touched surfaces (tables, doorknobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets, sinks, etc.) will be cleaned regularly using appropriate cleaning and disinfectant products. Employees should wear disposable gloves and face masks for all tasks in the cleaning process, including handling trash. The Town will follow Colorado Department of Public Health and Environment recommendations, available at <https://covid19.colorado.gov/cleaning-guidance>, to routinely clean and disinfect commonly touched surfaces to control the spread of the virus that causes COVID-19.
- The Town will provide sanitation supplies to employees to clean their work areas.
- Employees should practice good hand hygiene including frequent, proper handwashing, avoiding touching the face, and properly covering any cough or sneeze.

Social Distancing Guidelines

All employees should try to avoid in-person meetings. Online conferencing, email or phone should be used when possible, even when employees are in the same building. Unavoidable in-person meetings should be short, in a large meeting room where people can sit at least six feet from each other and observe other social distancing protocols, and employees should avoid shaking hands with people. Employees should not congregate in work rooms, storerooms, copier rooms or other areas where people socialize. Keep six feet apart when possible.

Public Contact Protocols

Employees should observe and encourage the following to the greatest extent possible:

- Direct members of the public through the workplace to reduce unnecessary contact with other employees.
- Limit the number of people in any area of Town Hall at one time.
- Avoid handshakes or other greetings with physical contact
- Remain six feet apart.
- Use video conferencing or telephone conferencing instead of in-person meetings.
- Utilize contactless pick-up/drop-off of requested items (plans, records, bills, etc.).

Approved: _____
Mayor John Clark

Date: _____

AGENDA ITEM #21



J. David Reed, P.C.

ATTORNEYS AT LAW

J. David Reed | Bo James Nerlin | James D. Mahoney | Andrew M. Boyko

MONTROSE • RIDGWAY • TELLURIDE

Memo

To: Town of Ridgway – Town Council

From: Bo James Nerlin

CC: Mr. Preston Neill

Date: June 5, 2020

Re: Agenda Item No. 21

Enclosed herein is a proposed extension of the Temporary Access Agreement granting Echo Properties and its tenants, the Railroad Ranch Museum, and the Ouray County Ranch History Museum access off of Railroad Street to 16.7 acres of real property east of Town Hall (the "Property"). The Town has granted numerous extensions to the interested parties while attempting to negotiate long-term access for the Property. This past spring, the Town entered into a Temporary Access Agreement that expired on June 1, 2020. The Town, by and through its staff, and the Property owner and its' tenants, are interested in entering into a long term agreement; however, due to the recent COVID-19 global pandemic, the Town's resources have been dedicated elsewhere. This proposed extension grants access through January of 2021. All interested parties are hopeful that a long-term solution will be entered into before the enclosed extension expires.

Suggested Motion:

"I move that the Town enters into the Temporary Access Agreement dated June 10, 2020, by and between the Town, Echo Properties, Railroad Depot Funding, the Ridgway Railroad Museum, and the Ouray Count Ranch History Museum."

TEMPORARY ACCESS AGREEMENT

THIS TEMPORARY ACCESS AGREEMENT (this “**Agreement**”), dated as of June 10, 2020 (“**Effective Date**”), is by and between the TOWN OF RIDGWAY, a home-rule municipality and political subdivision of the State of Colorado (“**Grantor**”); and ECHO PROPERTIES CORP., a Colorado corporation (“**Echo Properties**”); Railroad Depot Funding LLC, a Colorado limited liability company (“**Depot Funding**”); Ridgway Railroad Museum (“**RRM**”); and Ouray County Ranch History Museum (“**OCRHM**”) (collectively referred to hereinafter as “**Grantee**”).

RECITALS

A. Echo Properties is the owner of real property comprising approximately 16.7 acres of land located in Ridgway Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, and Depot Funding is the owner of real property comprising approximately 0.6 acres of land located in Ridgway Colorado, more particularly described on Exhibit B, attached hereto and incorporated herein, (both properties combined referred to hereinafter as the “**Property**”).

B. The western boundary of the Property is adjacent to the eastern boundary of Railroad Street, Ridgway, Colorado.

C. RRM and OCRHM operate museums on the Property.

D. The Parties wish to provide for temporary access pending the potential negotiation of a long term license agreement regarding access, without prejudice to either Party’s position regarding its respective rights, claims or defenses (collectively “**Rights**”) if such agreement is not reached.

NOW, THEREFORE, in consideration of the premises and the covenants stated herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

ARTICLE 1. GRANT OF LICENSE

1.1 Grant of Revocable License.

(a) Grantor hereby grants a nonexclusive revocable license to Grantee, its guests, employees, authorized agents and contractors, for ingress, egress, entry and access over the Property by way of Railroad Street at the points as further depicted on **Exhibit C**, attached hereto and incorporated herein as the N. Farm Access, the Middle Access, and the W Depot Access.

(b) This Agreement is intended and shall be construed only as a temporary license and is not intended to be a grant of an easement or any other interest in the Property.

1.2 License Revocable; Restoration of Property. Grantor shall be entitled to revoke the license granted under this Agreement at any time by written notice to Grantee.

ARTICLE 2.
ASSIGNMENT AND TERMINATION

2.1 Assignment, Successor and Assigns. Grantee may not assign or delegate this Agreement or its rights and obligations hereunder without the prior written consent of Grantor, which may be granted or withheld in Grantor's sole discretion. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

2.2 Termination. This Agreement shall automatically terminate, without any further action of either Grantor or Grantee, on January 31, 2021.

ARTICLE 3.
MISCELLANEOUS

3.1 Governing Law. This Agreement shall be construed in accordance with the internal laws of the State of Colorado, excluding any conflict of law principles that would direct application of the laws of another jurisdiction. This Section shall survive indefinitely. Venue is proper in Ouray County District Court.

3.2 Authority to Enter into Agreement. Grantor and Grantee each represents and warrants to the other that it has full right, power and authority to enter into and perform this Agreement, that it has taken all requisite action to authorize the execution, delivery and performance of this Agreement, and that the person signing this Agreement on behalf of the parties hereto has the full power to do so, with the effect of fully binding such party.

3.3 Further Assurances. The parties shall execute such additional documents and perform such further acts as may reasonably be necessary to give effect to the purposes of this Agreement.

3.4 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

3.5 Recitals: The Recitals stated above are incorporated into this Agreement.

3.6 No Admission and Reservation of Rights: The Parties agree that each Party fully retains and reserves their respective Rights, which are independent of this Agreement; and nothing in this Agreement is to be construed in any way as an admission against interest or as a waiver of any Rights.

IN WITNESS WHEREOF, the Grantor and Grantee, and each of them, has caused this Agreement to be duly executed as of the Effective Date.

Signatures on next page.

GRANTOR:

TOWN OF RIDGWAY, a home-rule municipality and political subdivision of the State of Colorado

By: _____

Date:_____

Print Name and Title

ATTEST: _____
_____, _____

Grantee Signatures continued on next page

GRANTEE:

RAILROAD DEPOT FUNDING, LLC, a Colorado limited liability company

By: _____

Date: _____

Print Name and Title

ECHO PROPERTIES CORP., a Colorado corporation

By: _____

Date: _____

Print Name and Title

RIDGWAY RAILROAD MUSEUM, a Colorado Non-Profit Corporation

By: _____

Date: _____

Print Name and Title

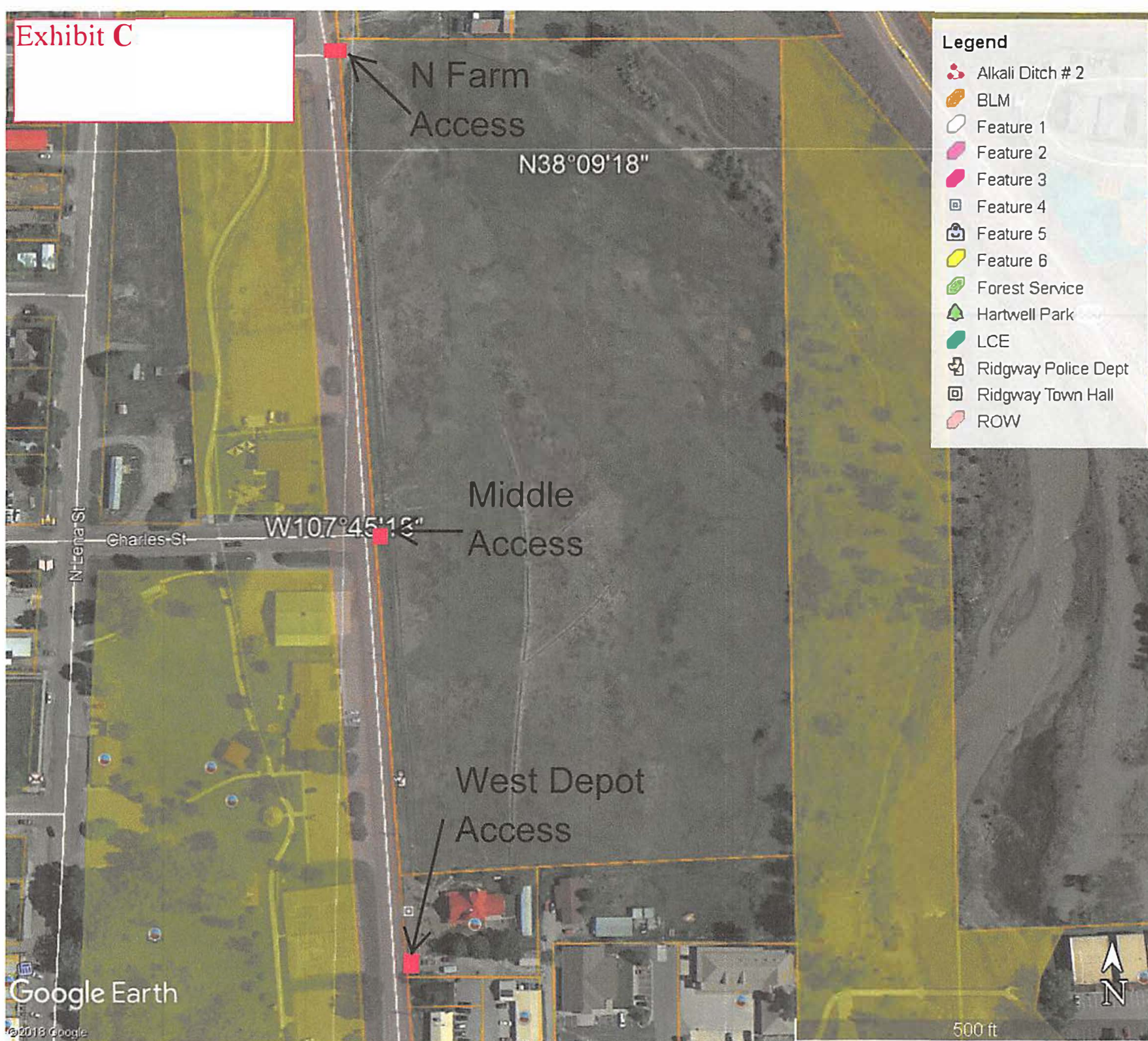
OURAY COUNTY RANCH HISTORY MUSEUM, a Colorado Non-Profit Corporation

By: _____

Date: _____

Print Name and Title

Exhibit C



AGENDA ITEM #22



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 5, 2020
Agenda Topic: Review and direction on the establishment of a Town of Ridgway Youth Advisory Council

SUMMARY:

In April 2019, Mayor Clark suggested that Council explore forming a Youth Advisory Council to encourage greater youth participation in the Town's government. Council agreed to pursue the idea.

Many communities have enacted youth advisory councils after recognizing youth to be a valuable resource when given the opportunity to provide input and participate in the determination of municipal policies and procedures. The large majority of youth advisory councils that staff has researched have been established to serve as advisory boards to their respective governing bodies, giving them opportunities for input on projects, programs, and events, and affording them opportunities to have influence and impact on issues and decisions they care about.

Prior to drafting a resolution for Council consideration that would formally establish a Youth Advisory Council, staff is looking for some direction on details like membership requirements, term of office, roles and responsibilities, and specific goals of the program. Staff has proposed the following as a starting point.

Specific Goals of the Youth Advisory Council Program

- To provide an opportunity for the youth of this community to acquire a greater knowledge of and appreciation for the American political system through active participation in that system.
- To help the Ridgway Town Council solve the problems and accomplish the goals of this community by working directly with the representatives of the youth.
- To serve the youth of this community by:
 - Informing the town government of the needs and wishes of the youth.
 - Planning and implementing social, educational, cultural, athletic and recreational activities for the youth.
 - Working with the Ridgway Town Council, Ridgway School District and other local organizations to provide new opportunities for Ridgway youth.

Roles and Responsibilities

- Makes specific recommendations for youth programs and activities to town government.
- Serves as a forum for the expansion of ideas, needs, concerns, and goals relating to community issues particularly as they may affect youth.
- Makes recommendations to enhance the range and quality of opportunities for young people.
- Enlists community-wide participation in assuming the responsibility for resolving youth concerns.
- Initiates and encourages youth-driven community service projects.

Eligibility

- Must reside in the Town of Ridgway.
- Must be between the ages of 14 and 18 and be in high school entering the 10th, 11th, or 12th grade.



- Must be able to commit to one year of participation.
- Must maintain at least a 2.75 GPA throughout the school year.

Membership and Term

- The Youth Advisory Council is composed of five high school youth.
- The Ridgway Town Council appoints members after the candidate completes an application and interviews with the Town Council.
- Members serve one-year terms and may reapply until they graduate from high school.
- Current members who meet expectations will be given preference for reappointment year to year.
- Youth Advisory Council openings and requests for application are distributed at local schools, published in a variety of places, and advertised by word of mouth through Youth Advisory Council members, social media and Town staff.
- Recruiting efforts will begin at the start of each school year.
- Applications are due by the last week in September with appointments occurring in October.

Rules and Regulations

The Youth Advisory Council shall operate in accordance with the duties, terms and responsibilities specified by the Town Council as provided for in Section 5-3 of the Ridgway Town Charter.

Meetings

Youth Advisory Council members are required to attend regular meetings held once a month at Ridgway Town Hall. Youth Advisory Council members may be required to attend other meetings during their terms, including Ridgway Town Council meetings or presentations to local groups or organizations.

DIRECTION REQUESTED:

Staff is requesting further direction from Council on the establishment of a Town of Ridgway Youth Advisory Council.

AGENDA ITEM #23



WRITTEN REPORT

To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: June 8, 2020
RE: Town Manager's Report

INTRODUCTION

This report serves as an update to Council on key projects, activities and community issues.

COVID-19 PANDEMIC UPDATE

As you all know, Governor Polis issued **Executive Order D 2020 091 Safer at Home and in the Vast, Great Outdoors** on June 1st. It implements a number of measures that allow many Coloradans to return to work and recreation in the great outdoors while we maintain a sustainable level of social distancing. The accompanying Public Health Order 20-28 issued by CDPHE sets forth the requirements for implementation of Safer at Home and in the Vast, Great Outdoors. Individual restrictions remain in place concerning limitations on activities, travel, and public gatherings. Workplace restrictions remain necessary to implement standard social distancing requirements, cleaning standards, and other items necessary to reduce the possibility of disease spread. Additionally, certain businesses and activities require specific guidance based on their business practices, and those are included in the appendices to CDPHE Public Health Order 20-28.

Ouray County Unified Command is in the process of hosting another round of business sector meetings, through June 11th, to review guidance recently issued by CDPHE and answer questions from business owners and representatives. The PIOs on the Unified Command team have developed an inventory of resource materials and posters for the business community to use as they prepare to reopen. Those materials and the business sector meeting schedule are available on the home page of the Town's website.

RECAP OF TOWN COUNCIL ASSISTANCE MEASURES

- On April 8th, Council temporarily suspended water service shut offs and waived penalty and interest for water, sewer and trash collection utility services until June 1st.
- On May 13th, Council adopted, temporarily by way of an emergency ordinance, amendments to the Town's Sign Regulations in Section 7-3-12 of the Ridgway Municipal Code in order to relax certain signage requirements for lawfully operating businesses for a four-month period until September 13, 2020. Normally a business must apply for a sign permit before installing a portable sign within the Town right-of-way. In recognition of the difficult business environment created by the COVID-19 pandemic and orders related to business operations, the emergency ordinance waives the need for a portable sign on Town right-of-way proposal/sign permit application to be submitted to the Town with applicable fee and reviewed and approved by Town staff.



- On May 13th, Council approved a deferment of sales tax remittance and waiver of penalty and interest for qualifying businesses for the month of April. Businesses with tax filings for the month of April of \$2,000 or less were qualified to request to participate in the deferral program.
- On May 27th, Council approved a resolution that 1) streamlined the process for restaurants to apply for a permit to expand their outdoor dining offerings onto sidewalks, parking areas, streets and other areas adjacent to their properties, and 2) streamlined the process for restaurants to request a temporary modification of their premises for on-premises sales and consumption of alcoholic beverages.

ECONOMIC RECOVERY

As directed by the Policy Group (Ridgway Town Council, Ouray City Council and Ouray County Board of County Commissioners), a Request for Proposals (RFP) has been developed and finalized that seeks proposals from experienced firms, groups or individuals to address County-wide economic recovery from the impacts of the COVID-19 pandemic. The RFP has been issued by Ouray County and is available for public viewing at <https://ouraycountyco.gov/259/Bids-and-Request-for-Proposals-RFPs>. Some of the essential functions of the “Contract Economic Recovery Coordinator” include, but are not limited to:

- Participate in regional collaboration and planning efforts relating to mitigation, response, and recovery efforts associated with the COVID-19 pandemic.
- Coordinate with and provide technical assistance to Ouray County, municipalities, and other political subdivisions and organizations in implementing strategies and projects to assess and forecast the current and future economic impact of the COVID-19 pandemic.

This is an independent contractor/consulting position and the RFP proposes a contract of up to one year, which may be extended based on the mutual agreement of the parties for up to one additional year. At the last Joint Policy Group Work Session, the group discussed the prospect of each jurisdiction sharing the cost. More discussions on this topic and approaches to achieve collective goals will be held in the coming days.

CORONAVIRUS RELIEF FUND

The Department of Local Affairs recently announced plans to allocate \$275M in Coronavirus Relief Funds, and they have released details of the Coronavirus Relief Fund (CVRF) Local Government Distribution program and process. One of the critical aspects to the funding allocation is the requirement for municipalities and their respective counties to collaborate on how the total amount allocated per county for all municipal and county reimbursements will be utilized. Equally important is for municipalities to fully understand the variety of direct coronavirus-related costs that may be aggregated for reimbursement request discussions with the counties. We are currently working to understand what the eligible expenditures are based on the guidance that has been provided by the U.S. Treasury. It's worth noting that the Town's costs related to COVID-19 have been minimal outside of payroll expenses for services substantially dedicated to mitigating or responding to the COVID-19 public health emergency.



BUDGET UPDATE

In anticipation of negative financial impacts to the Town due to the COVID-19 pandemic, Council adapted the FY2020 Budget during the April 8 Regular meeting. Council reviewed line items in the General, Water and Sewer Funds that contain various projects and capital expenditures and elected to freeze a number of items for the time being totaling \$585,900 (\$335,900 in the General Fund and \$250,000 in the Water Fund). With General Fund Expenditures totaling \$3,086,682 in the FY2020 Adopted Budget, this equates to a 10.88% reduction in the General Fund. With Water Fund Expenditures totaling \$1,044,398, this equates to a 23.93% reduction in the Water Fund.

There were also a number of items that Council decided could potentially be reduced in scope and thus cost, if deemed necessary by staff. **Staff is planning to present updated financial reports and a progress report on the 2020 Strategic Plan at the July 8th Council meeting for review and discussion by Council.** While we anticipate we'll have several months and perhaps years of revenue impacts, we're starting from a sound financial position and have time to work through strategies to maintain our services to the community.

CONCERT SERIES CANCELLATION

A few weeks ago, given the current conditions regarding COVID-19 and our top priority of keeping our residents and visitors safe and healthy, we made the difficult decision to postpone this year's Ridgway Concert Series. We are hoping to rebook the same lineup of musicians for 2021. We are also hoping to put something special together when circumstances allow in lieu of this beloved summer event. Stay tuned!

TOWN OF RIDGWAY YOUTUBE CHANNEL

This is reminder about the Town's new YouTube channel. We have integrated our video recordings from the Zoom video conferencing platform with YouTube so that residents can watch past meetings online. Check it out at <https://www.youtube.com/channel/UCtwVSRIxtjKbTpy5sHw42EQ>. You can also watch meetings from the Town's website at <https://townofridgway.colorado.gov/i-want-to/ridgway-town-council> thanks to the Open Media Foundation's online video platform that we've embedded onto that webpage.

PLANNING UPDATE

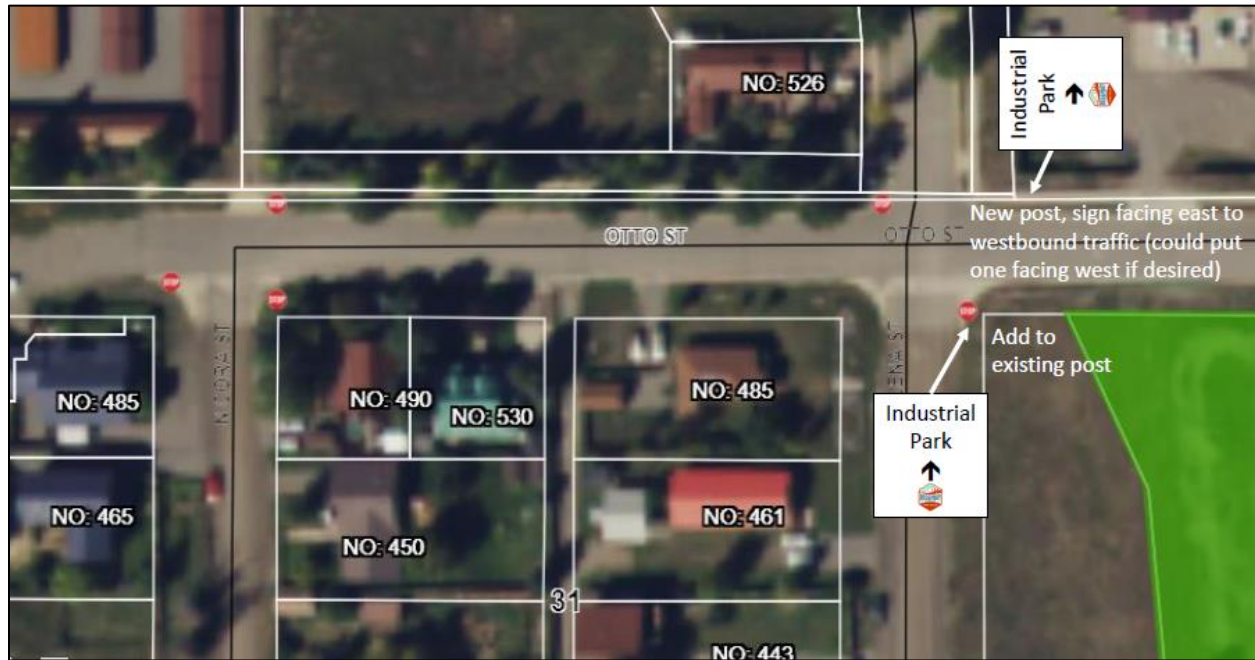
From Shay Coburn, Town Planner:

Signs Directing Traffic to Industrial Park

At the March 11, 2020 Council meeting, Annabel Clarke spoke during the public comment period and requested some signage to try to direct trucks to the industrial park and not to the Otto and N Cora intersection. She noted it has been a bit of a problem with trucks trying to turn around in the intersection and using these mostly residential streets to access the industrial park. Staff came up with the following plan:



1. We can use our somewhat standard sign format, which looks something like the signs in the image below.



2. The majority of traffic likely comes from Railroad St. and maybe Lena St., so the proposal is:
 - a. One sign on the NE corner of Lena and Otto facing east to direct westbound traffic on Otto to go right to the industrial park. This would require a new post. This sign could be double sided if Council prefers.
 - b. One sign on the SE corner of Lena and Otto facing south to direct northbound traffic to go straight to the industrial park. This could likely be attached to the existing Stop sign post.

Athletic Park Pavilion

We are under construction! Kuboske Construction, LLC fenced off the construction area and started to excavate for the foundation. The crew ran into some ground water, so staff has been working with the designer to rework the foundation design a bit to ensure the building is totally secure. Construction should fully resume shortly without much delay.

2020 Census

The Colorado Census response rate was 63.0% on May 31, 2020. Colorado has fallen in state ranking to 18th. We all need to work hard together to increase the self-response rate. The Census Bureau resumed its field operations in Colorado on May 18, 2020, after the COVID-19 pandemic delayed many operations in April and May. This includes full staffing of Census field offices and hand-delivery of Census packets to rural households. Census enumerators will be in rural areas throughout the months of June and July dropping off forms and updating their records to count rural residents in the right place.



The Non-Response Follow-Up (NRFU) operation will begin on August 11, 2020. This means Census workers showing up to nonresponsive households. For everyone's health, it is best if people respond before this date. Encourage everyone you know to respond today online, by phone, or by mail. It is not too late to be counted (and avoid having someone show up at your door)!

COMMUNITY INITIATIVES UPDATE

From Diedra Silbert, Community Initiatives Facilitator:

Ridgway Space to Create

HUGE news! After interviewing with the Colorado Housing Finance Authority (CHFA), the Town was notified of a successful Artspace application for low-income housing tax credits for the Town's Space to Create facility project. The CHFA award of \$800,081 annually for 10 years in Low-Income Housing Tax Credits has allowed planning for the project to move forward toward developing construction documents and finalizing funding, possibly with closings by the end of the year and groundbreaking by spring 2021.

Business Grant Program

Through repurposed grant funding from Colorado Creative Industries, the Town and Ridgway Creative District are in the process of awarding up to \$350 per application to assist businesses, organizations, and creative enterprises with re-opening or restarting costs due to the COVID-19 pandemic. More than 13 applications have been received since the grant opportunity was initially publicized on May 20, primarily requesting reimbursement for masks, disinfectants, hand sanitizer, and specialized thermometers. Awards will continue to be made until the funds run out.

Heritage Park Improvements

The Colorado Main Street 2019 mini-grant will allow the Town to clean up, level, lay gravel, and place picnic tables in an area near the parking lot, south of the Visitor Center's pergola, with labor and equipment from Public Works used as the match for the \$5,000 grant. Though it's not the level of improvement to Heritage Park that was budgeted for 2020, it should at least take a step toward cleaning up the area with the funds available in this year's reduced Town budget. Plans are still being made for how best to utilize the 2020 mini-grant funds, given the pandemic's budgetary impacts.

Town Website Platform

The upgraded Town website went live on June 3! Many hours went into this project in response to the State's recommendation that the Town transition to a new website platform. We hope you like the new look. If you have any suggestions for updates or changes, please contact Diedra Silbert.

Town Council Workshop on Colorado Main Street and Ridgway Creative Main Street

Through Colorado Main Street technical assistance funds, consultant Melissa Antol from hrQ provided a workshop and discussion on May 27 with Town Council which functions as the Main Street program "board." Much information was shared about the national and State Main Street program, its purposes, and Ridgway's history and successes with it. Ridgway is now included in a small group of communities in the state which have achieved the highest level of standing in the program as a Graduate community.



Colorado Creative Corridor

Though tourism isn't the focus at the moment, the five communities on the Creative Corridor, including Ridgway, are moving toward the creation of a film featuring our creative districts and communities for future promotional purposes. Zach Wolfson of Infusion 5, who has filmed in town previously, will visit again this fall. Businesses that are interested in being featured in the film can apply by June 15 at the following link: <https://infusion5.com/corridor/>.

UPCOMING MEETINGS AND EVENTS

- **Regular Town Council Meeting** – June 10, 2020 at 5:30 p.m. via Zoom
- **Planning Commission Regular Meeting** – June 30, 2020 at 5:30 p.m. via Zoom
- **Regular Town Council Meeting** – July 8, 2020 at 5:30 p.m. via Zoom

JOKE OF THE DAY

What do lawyers wear to work?

Lawsuits